

5 CHALCOT GARDENS, DESIGN AND ACCESS STATEMENT FOR REAR EXTENSION

INTRODUCTION

5 Chalcot Gardens is a 4 storey semidetached property on Chalcot Gardens within the Eton conservation area. The house is of stock brick with a slate hipped roof. A number of houses on the street have substantial rear extensions at basement and ground floor level.



AERIAL VIEW FROM THE SOUTH



LOCATION PLAN

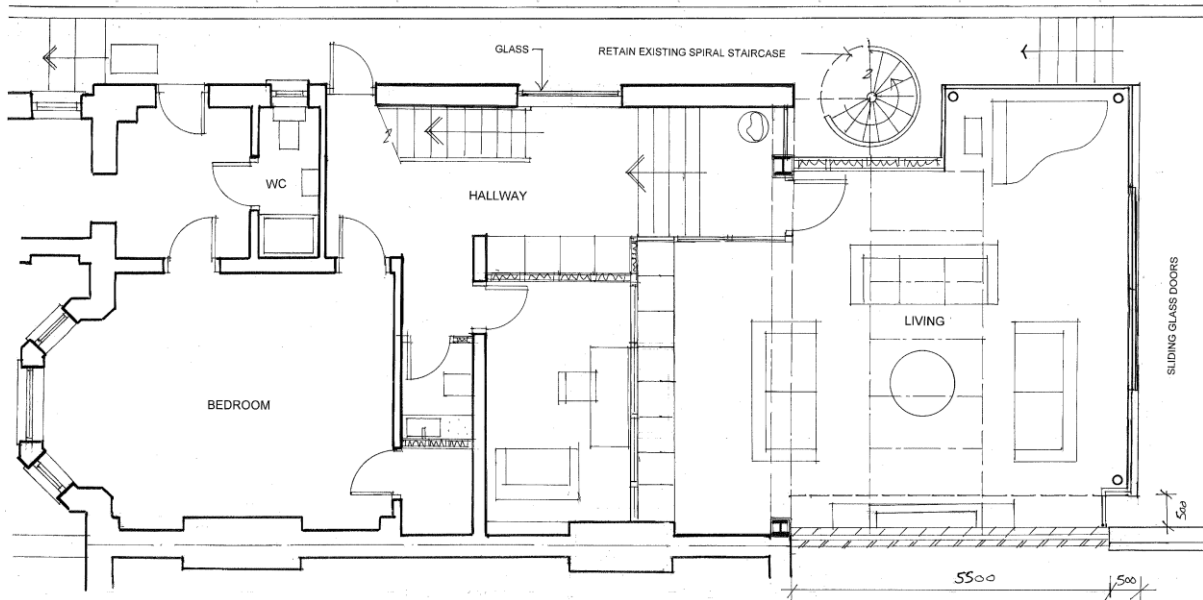


VIEW OF REAR OF HOUSE AND SCREEN FENCING TO NO 4 CHACOT GARDENS (BELOW)

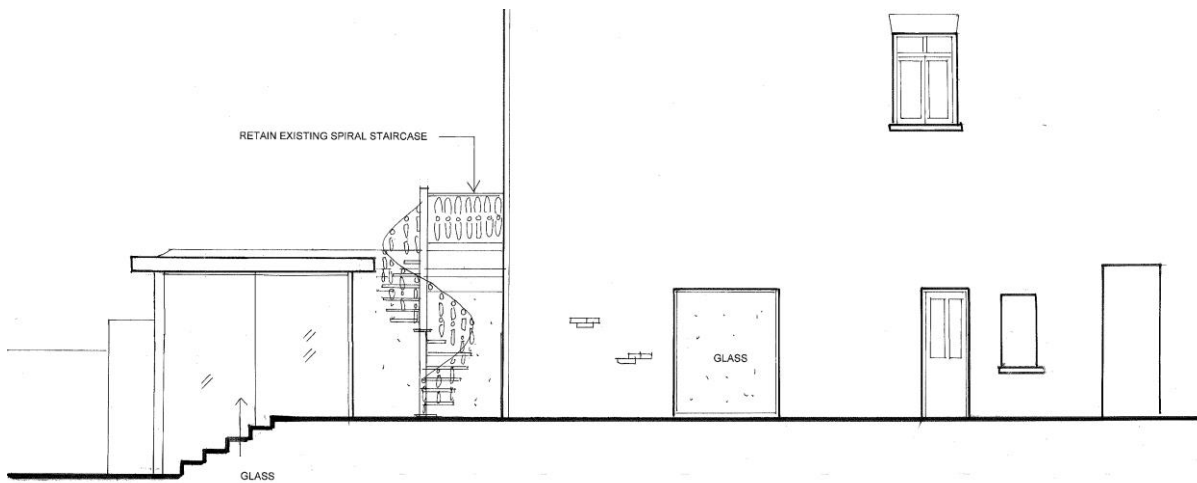


PROPOSAL

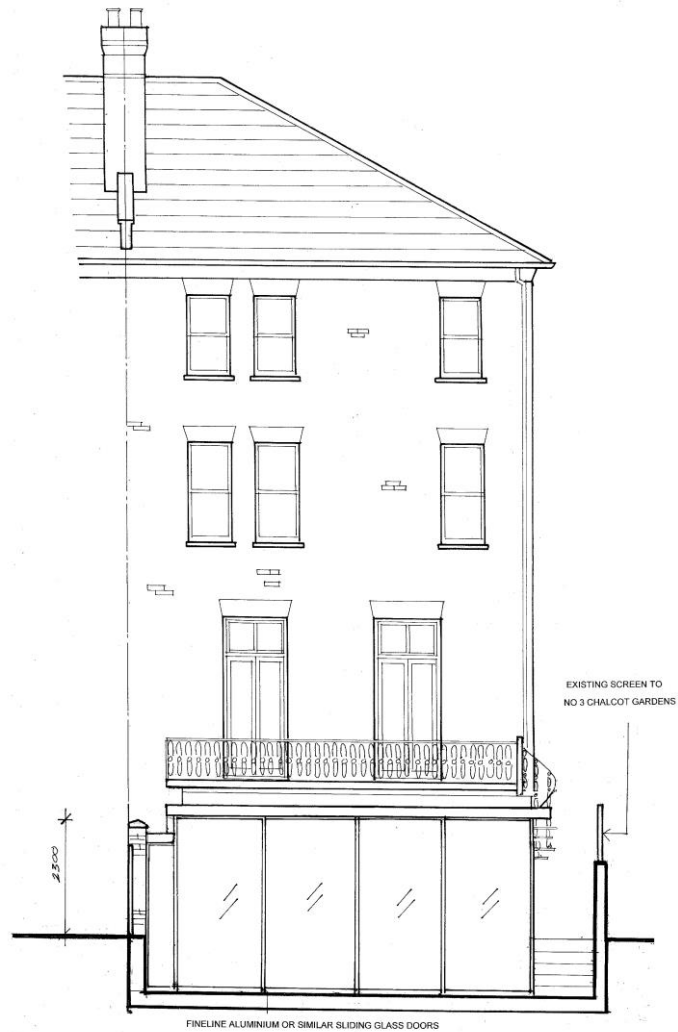
The proposal is for a rear extension at basement level. The proposed extension is set down at the lower garden level to minimise any impact on adjacent properties.



PROPOSED BASEMENT PLAN



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

DESIGN

The design of the rear extension would be contemporary in character, using slim profile aluminium sliding glass doors and fixed panels, with a glazed roof light and sedum planting on the roof. This is thought to complement the existing building as it provides a clear distinction between the host property and the later extension, like the example below by the same Architect to the rear of a listed building at 34 Belsize Avenue, NW3.





EXAMPLE OF SEDUM GREEN ROOF AT GLOUCESTER CRESCENT

AMENITY

Owing to the low level of the proposed extension compared to the adjacent properties the proposed extension would have a limited impact on adjoining properties. From No 4 it would not be seen from basement level as there is a similar extension, as well as a high timber screen on the boundary which is higher than the roof of the proposed extension.

From the view point of No 7 there is an existing brick wall on the boundary and tall trees in pots which provide a screening function to the terrace but do obstruct a certain amount of light from No 7. The existing wall would be replaced with a 2.3m high wall brick wall on the boundary, only 300mm higher than the maximum garden wall allowed under permitted development. Given the width of the rear gardens and the omission of the foliage there would be no loss of light to No 7.

DESIGN PRECEDENTS

Consent was granted for a similar rear extension to No 7 set at the lower garden level, with high screening to either side which is higher than the proposed wall height for this application.



APPROVED REAR EXTENSION TO NO 4 CHALCOT GARDENS

ACCESS

Access would be improved by providing level access between the living room and the rear garden.