

5 CHALCOT GARDENS, DESIGN AND ACCESS STATEMENT FOR WINDOW CHANGES

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



REAR OF HOUSE AS EXISTING

PLANNING HISTORY

Planning consent has been granted recently for the

Erection of dormer roof extensions to front, rear and side roof slopes”
2017/6444/P 6th March 2018

Erection of a single storey rear extension at lower ground floor level
2017/6757/P 6th March 2018

The above works are in the process of being implemented

PROPOSALS AND DESIGN

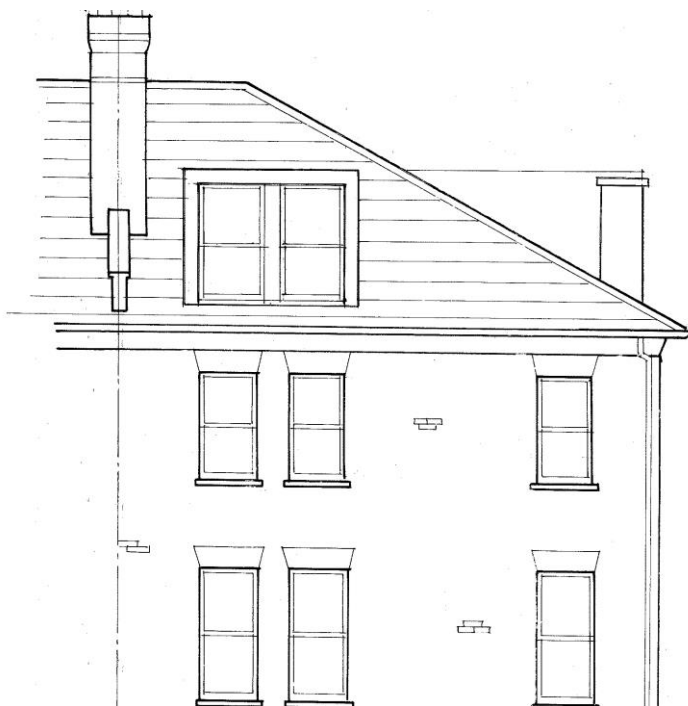
Planning permission is sought for the additional modifications as follows

- 1) Add longer doors and a Juliet balcony with inward opening door to the rear facing dormer window.**
- 2) Add additional windows to create a pair on the right hand side at first and second floor levels.**
- 3) Add a bay window to the rear ground floor. This would be largely in place of the balcony (apart from access to the spiral staircase).**



PHOTOMONTAGE SHOWING PROPOSED AMENDMENTS. JULIET BACONY TO REAR DORMER WINDOW, ADDITIONAL SASH WINDOWS TO FIRST AND SECOND FLOOR AND BAY WINDOW TO GROUND FLOOR

REAR DORMER AND NEW WINDOWS



DORMER WINDOW AS APPROVED

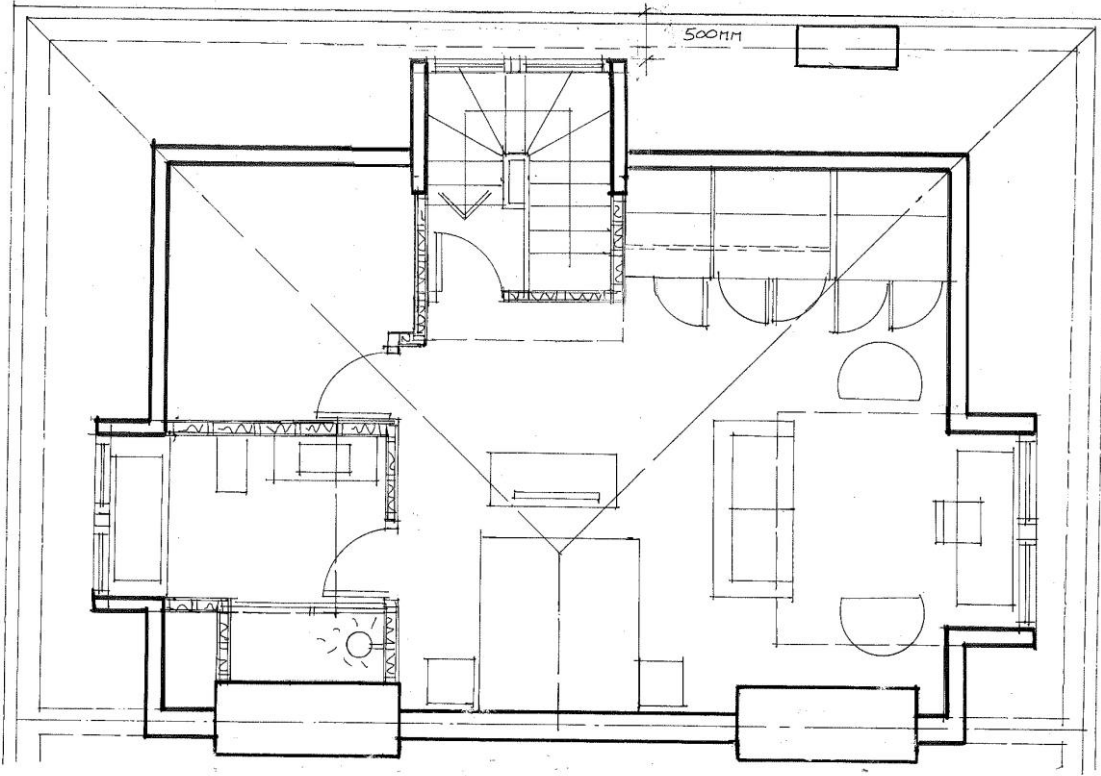


DORMER WINDOW AS PROPOSED WITH
ADDITIONAL WINDOWS AT SECOND AND
THIRD FLOOR LEVELS

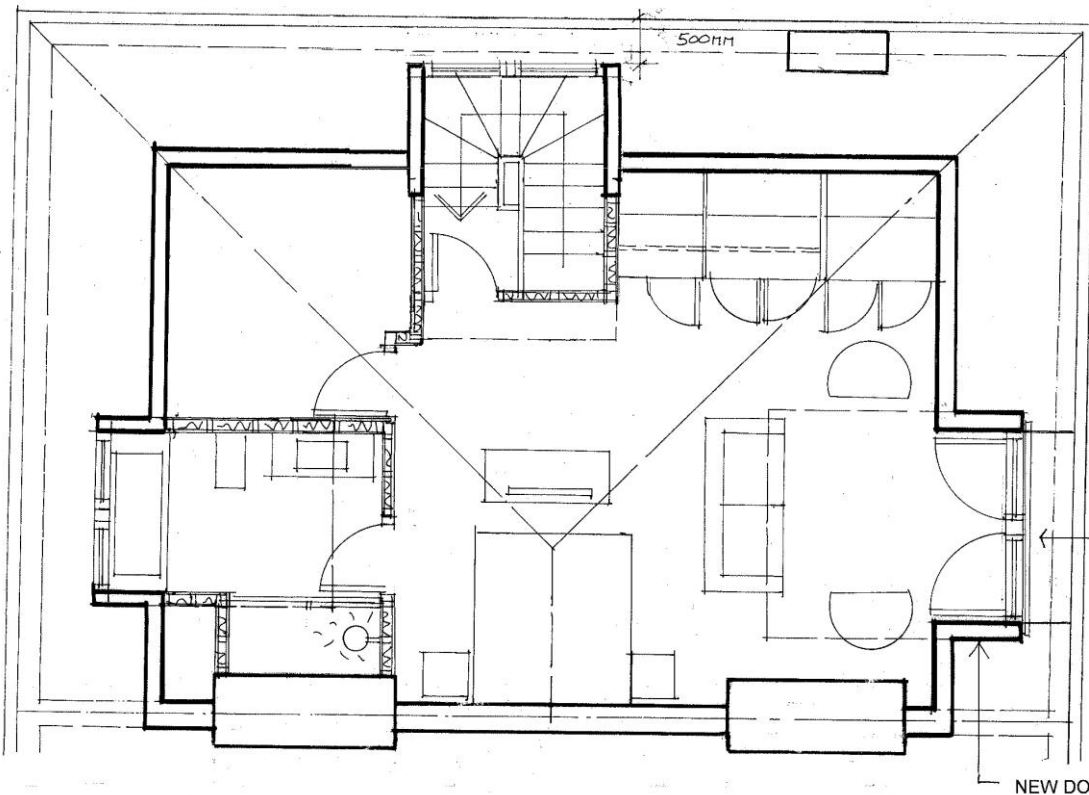
The size and shape of the rear dormer window would be the same as granted planning consent recently under 2017/6444/P. The window would be extended down to gutter level with a small section of lead lined sloping roof in front to discharge water into the gutter. The metal railings would match the style of the existing metalwork to the rear façade. The French windows would be timber and painted to match the style of the approved sash windows.

2 New sash windows are proposed to create two sets of pairs of window on each floor. The sash windows would be the same as the existing with gauged brick arched lintels above, painted sash window and painted concrete window cills.

There would be no increase of floor area to the new attic floor.



ATTIC FLOOR PLAN AS APPROVED



INWARD OPENING FRENCH WINDOW
AND METAL BALUSTRADE

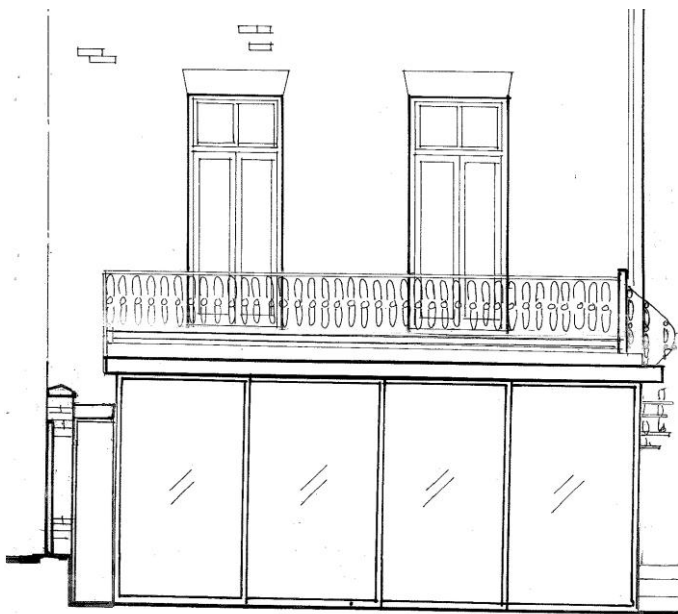
NEW DORMER WINDOW APPROVED UNDER 2017/6444/P

ATTIC FLOOR PLAN AS PROPOSED

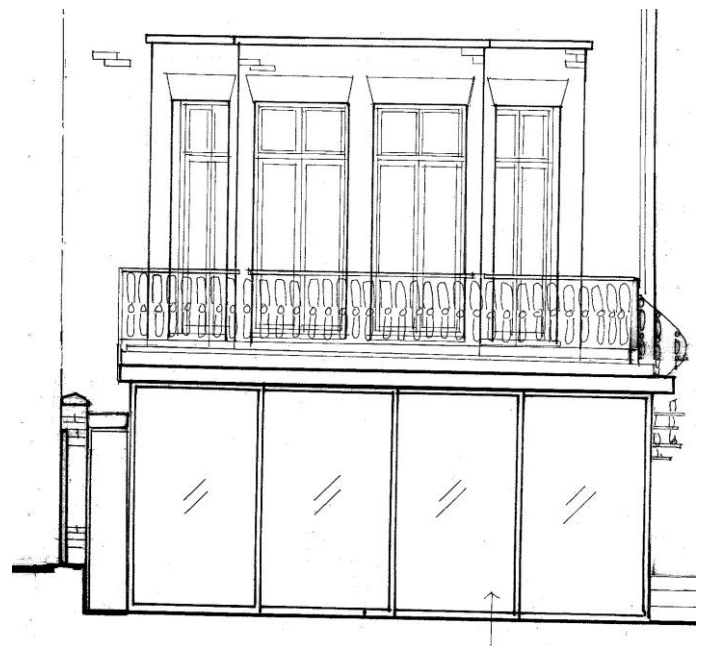
GROUND FLOOR BAY WINDOW



THERE ARE A NUMBER OF GROUND FLOOR BAY WINDOWS AND GROUND FLOOR EXTENSIONS TO ADJACENT HOUSES AT NO'S 1,2 ,3 AND 4 CHALCOT GARDENS



REAR EXTENSION AS APPROVED

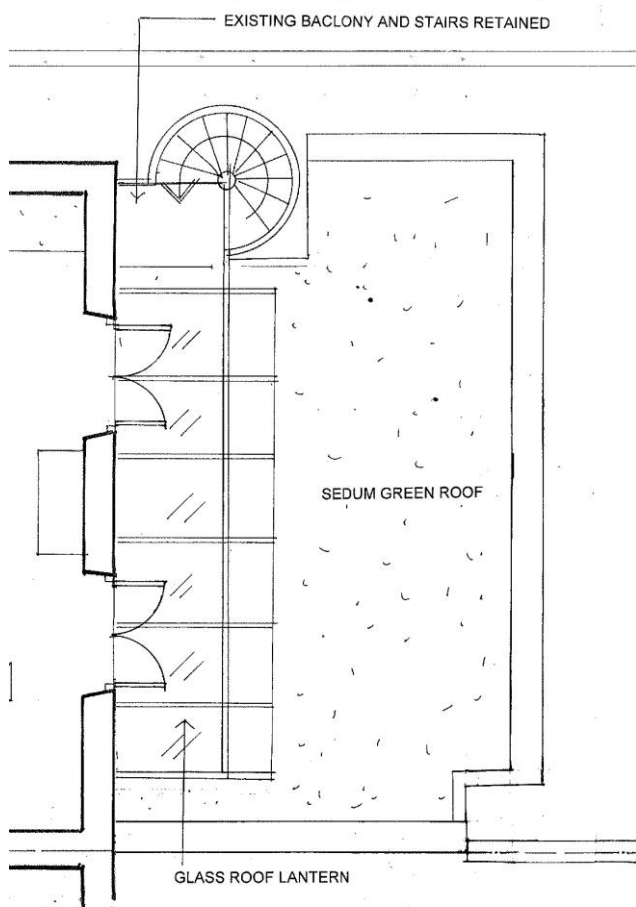


REAR ELEVATION AS PROPOSED

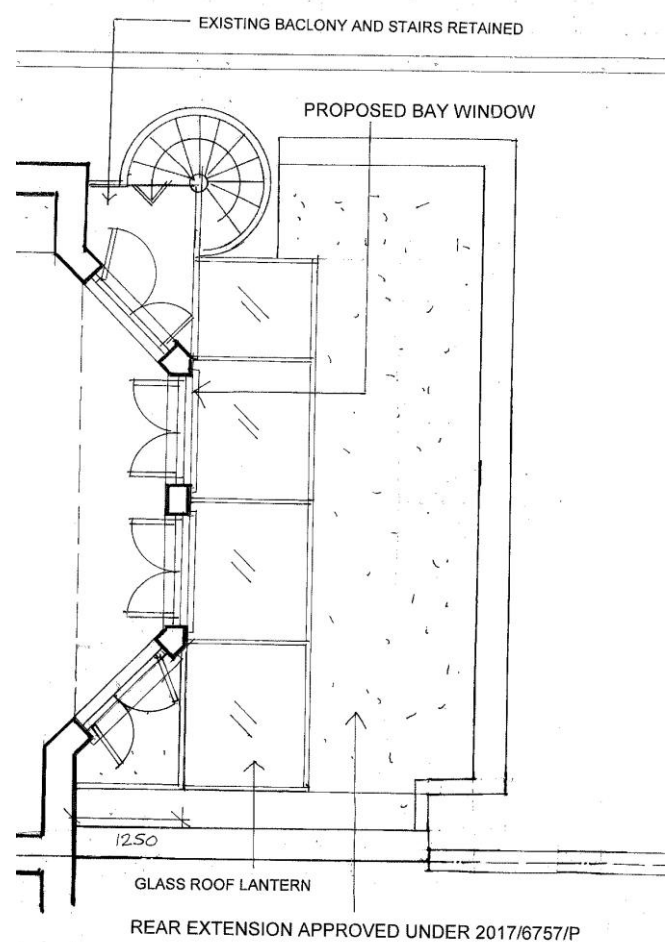
The proposed ground floor bay window would be built of stock brickwork to match the host building, and would have timber French windows to match the windows which are being replaced, but would have four rather than the existing two openings. The window openings would have gauged brick arches to match the existing window openings. The metal balcony railings would be in approximately the same place as approved, but the area of balcony would be reduced by the presence of the bay window.

AMENITY

As there is already an approved balcony in the same position as the bay window there would be no loss of privacy to adjoining neighbours compared with the existing or the approved condition.



GROUND FLOOR AS APPROVED



GROUND FLOOR AS PROPOSED

ACCESS

Access would not be affected by the proposed amendments.