
FLAT 1, 18 CHESTERFORD GARDENS, LONDON NW3 7DE

PLANNING: DESIGN & ACCESS STATEMENT

JOHN ALLSOPP STUDIO LTD

Address

1 Belsize Park
London NW3 4ET
United Kingdom

Tel

Studio: +44 (0)20 7693 5759

Online

Email: info@john-allsopp.com
Website: john-allsopp.com
Instagram: [@johnallsoppstudio](https://www.instagram.com/johnallsoppstudio)



CONTEXT

The property is located on the lower ground and ground floors of 18 Chesterford Gardens. The proposals are for the demolition of the existing rear conservatory extension and replacement with a new extension in the same location.

The front façade of the building is typical for the western half of Chesterford Gardens, being double-fronted and in red brick. However, uniquely, it has a 'half-timbered' appearance on its upper levels. The principal axes of symmetry and those of the roof lines are generated from the front façade.

The rear façade contrasts in that it is highly non-uniform and has been the subject of alterations in the past. This is explored further on the following pages. The exception, and most prominent feature is the four-storey bay window which anchors the façade with its isolated uniformity.

DRAWINGS:

- A-1-1000: Location Plan
- A-1-1003: Existing Lower Ground Floor Plan
- A-1-1004: Existing Roof Plan
- A-1-2001: Existing Rear Elevation
- A-1-2002: Existing Side (North) Elevation)
- A-3-1002: Proposed Lower Ground Floor Plan
- A-3-1003: Proposed Roof Plan
- A-3-2001: Proposed Rear Elevation
- A-3-2002: Proposed Side (North) Elevation



CONTEXT (CONT'D)

The property is located within the Redington and Frogna Conservation Area. The Conservation Area statement identifies the key features which contribute to the character of Chesterford Gardens, namely:

- “The character of this road is defined by its compactness of development and the extent and density of roadside trees ...”
- “It comprises comparatively tightly spaced detached and semi-detached three or four storey red brick houses ...”
- “Bay windows and dormer windows are prominent features in the street scene ...”
- “... decoration is restrained ...”

Our proposal continues this visual language including an interpretation of the bay window.

Seven cases are identified in the statement which detract from the character of the area. Broadly, these deal with visual impact on the street (side) scene. Our proposals do not impact the street scene in any way.

Further, five elements are listed that contribute to the streetscape, including:

- Red brick paving of (parallel, to the south-west) Greenway Gardens
- The mature roadside London Place trees on Chesterford Gardens
- The red letterbox and “CHESTERFORD GARDENS” sign at the junction of Frogna Lane
- The low brick walls and hedges of (parallel, and further to the south-west) Bracknell Gardens
- Trees along the Bracknell Way footpath

Our proposals also do not impact these elements in any way.



THE REAR FAÇADE

As mentioned, apart from the central four-storey bay window there are 10 separate window styles and scales on the façade. These windows are set out on an almost equal number of 'central' axes.

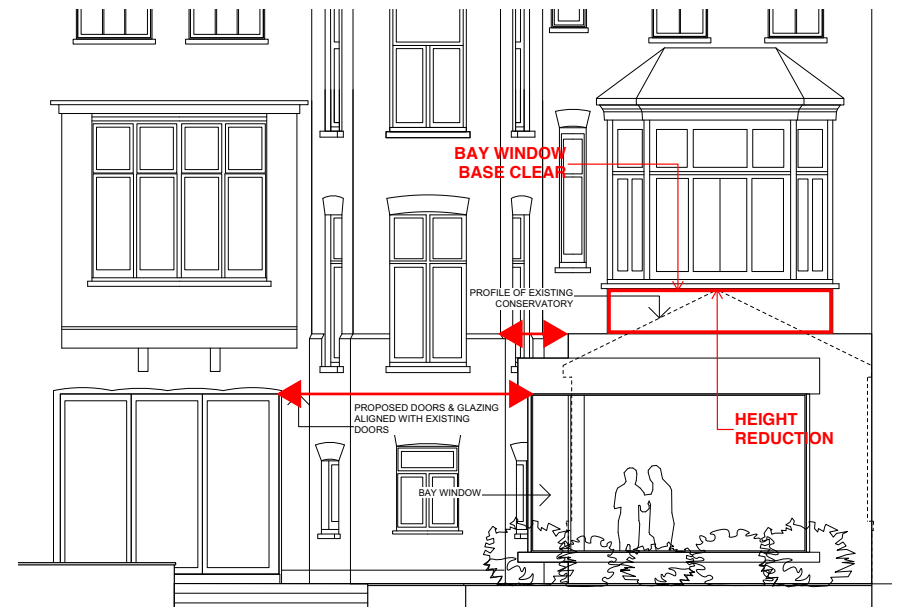
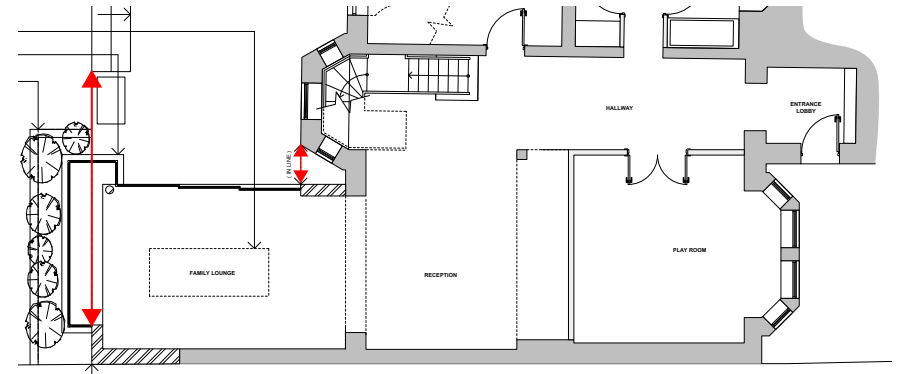
Our proposal enhances the rear façade by eliminating the unsightly clash of the existing conservatory sloping roof with the ground floor bay window directly above. The existing clash is further highlighted by the concealment of part of the bay window base, and the presence of the conservatory roof's flashing, intersecting with this base. The central bay window is unchanged.



RELATIONSHIP TO THE EXISTING

In response to the pre-application advice received (your ref 2018/6216/PRE), we have reduced the scale of the proposal in several ways and taken visual cues from the existing building:

- Front to back depth has been reduced. It now aligns with the existing external steps immediately adjacent. This continues the existing foundation line.
- We have also aligned the nib wall adjacent to the central bay window. This wall sits on the footprint of the existing conservatory.
- The height of the fixed and sliding door glazing has been reduced to align with the adjacent sliding-folding doors from the kitchen. This has also served to reduce the surface area of glass.
- The current surface area of glass in the proposal is **less than 50%** (28 sq m) of the area of glass of the existing conservatory (57 sq m)
- When analysed further we see that the surface area of roof glass at 3.6 sq m proposed is about **14%** of the surface area of roof glass of the existing conservatory (26.2 sq m). This will provide a significant enhancement in amenity for neighbouring properties as well as other residents of 18 Chesterford Gardens - with this significant reduction in the most impactful source of light pollution.
- Measured as shown on the rear elevation the proposed conservatory occupies only **10.9%** of the area of the vertical face of the rear façade - making it comfortably subordinate in scale.
- The proposed conservatory is also approximately 650mm shorter than the existing conservatory.



RELATIONSHIP TO THE EXISTING (CONT'D)

- We propose to match the brick stock of the existing main house, which will be an enhancement over the existing 'commercial' appearance of the brickwork of the conservatory.
- Lastly, we notice that there are a number of properties with conservatory and other styles of extensions of a significant scale, along both the western and eastern sides of Chesterford Gardens.

We believe that our proposal is sympathetic to the character of the building and the area, and in fact will serve to enhance both.



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