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FLAT 1, 18 CHESTERFORD GARDENS, LONDON NW3 7DE

# PLANNING: ADDENDUM TO DESIGN & ACCESS STATEMENT

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## ADDENDUM

This document is an addendum to the Design & Access Statement of 4 March 2019  
- in line with revisions to the proposed drawings.



## THE REAR FAÇADE (ADDENDUM ONLY)

The proposals further relate to the existing rear façade:

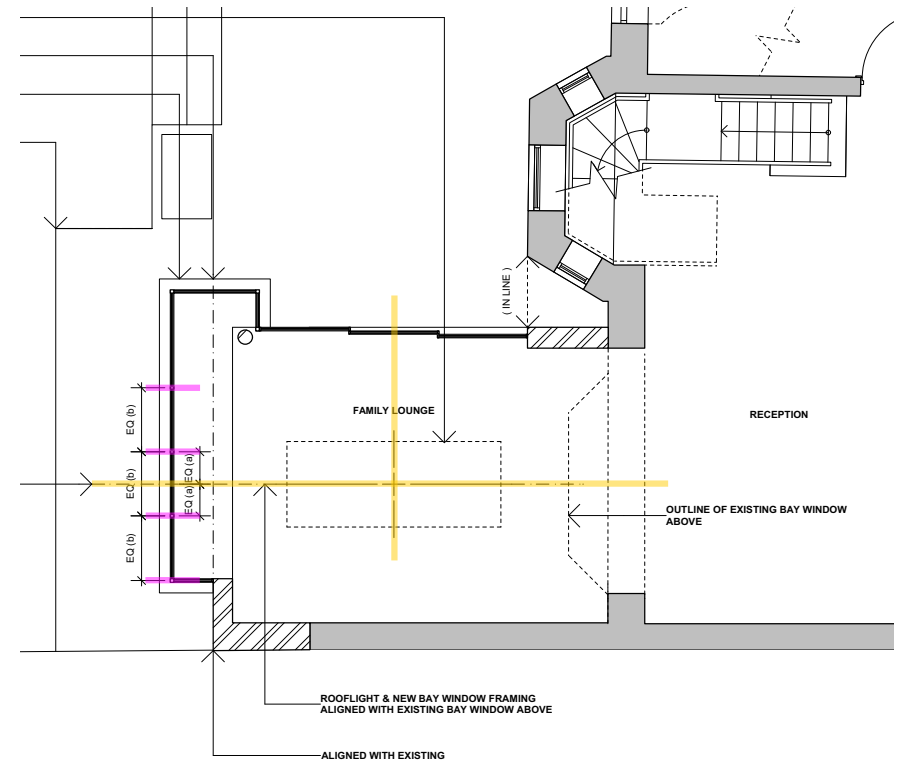
- Principally, the glazing has been altered to introduce framing and proportions that work with the existing bay window above and the typology of the larger windows generally.
- The central axis of the bay window above serves as the generator for the proposed framelines
- As noted previously, the height of the glazing and the extension overall relate to specific and significant existing lines on the rear façade
- Visually the principal forms of the new bay window align with above, leaving a more 'open' corner which also reflects the typology of 'side' windows above.



## RELATIONSHIP TO THE EXISTING (ADDENDUM ONLY)

The revisions include further, significant changes to the plan which all serve to enhance the relationship with the existing building:

- Principally, the footprint and foundation line of the proposed extension have been further reduced to match the line of the existing
- As a direct result the extent of glazing of the sliding doors is further reduced
- As noted on the elevations, the framelines of the rear facing glazing are aligned with the bay window above
- The rooflight is also now aligned with the bay window above



## RELATIONSHIP TO THE EXISTING (CONT'D / ADDENDUM ONLY)

We think it appropriate to quote from Camden's informative for a recent application two doors down at No.22 (Ref 2014/7543/P):

*"Although the extension would extend beyond the rear building line of other properties in the street, given the dwellings are detached and a large garden area would be retained, the proportions of the extensions are considered acceptable. The extension would not detract from the existing bays at first floor level. It is noted a neighbouring property (No.18) was granted permission for a rear conservatory which extends further than the current proposal and this was not considered to harm the bay above. Furthermore, the location of the extension at the rear of the property would mean limited impact on the conservation area as it would not be visible from the streetscene."*

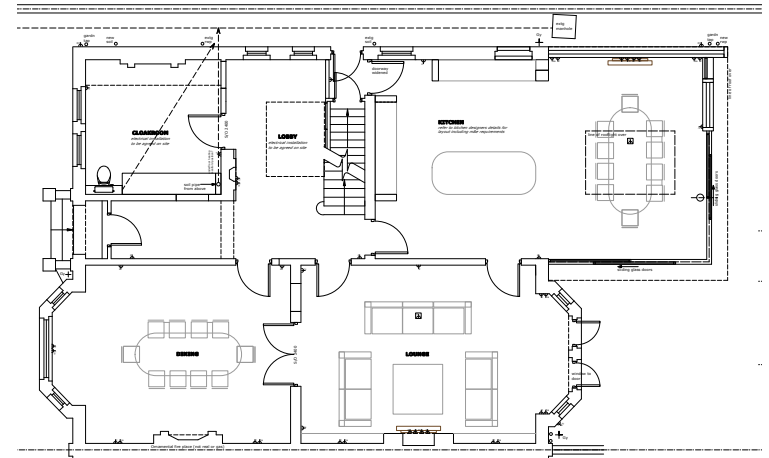
At No.18 we retain our (very) large garden, we have harmonised with the bay window at first floor level and the streetscene is indeed not affected.

As is evident on page 3's side by side proposed and existing façades, it is quite clear that our proposed extension is unambiguously an improvement over the existing.

It is now further, and comfortably in harmony with the existing rear façade.

It also bears reiterating that the proposals improve amenity for neighbouring properties by reducing the quantity of glass, particularly in the roof.

The proposals at 18 Chesterford Gardens provide a nuanced and effective dialogue with the existing building and would be an asset to the Redington and Frogna Conservation Area.



Similar but less sympathetic extension at 15 Chesterford Gardens

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