

David Money Architects

Unit Z 23 Alphabet Mews London SW9 0FN f 020 75873584 e studio@davidmoney.com

DM310 11 Chesterford Gardens NW3

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Design & Access Statement

The property

The flat occupies the top floor of a large three storey Edwardian house which is sub-divided into three flats, one per floor.

The original front door of the house in the centre of the front elevation was presumably blocked off at the time of the sub-division and the front hallway incorporated into the Ground floor apartment (figure 1). The entrance doors to all three apartments are located directly off the stairwell, the open landings of which have been closed off, and accessed via the original side door onto the stairwell (figure 2).



Figure 1



Figure 2

The existing second floor flat is 121 square metres in area, comprising a living room, kitchen, bathroom and three separate bedrooms (figure 3). There is a helical stair in the living room which provides access through a timber roof structure to a 44 square metre roof terrace above (figure 4).

Externally the building suffers from unsympathetic vertical timber cladding to front, side and rear of the second floor (figures 1 & 5). It can be assumed from similar neighbouring houses that this cladding conceals some original half timbered decoration to the front elevation, conceals brickwork to the side and rear. The bargeboards to the front dormer windows are simpler replacements for the original more ornate bargeboards.

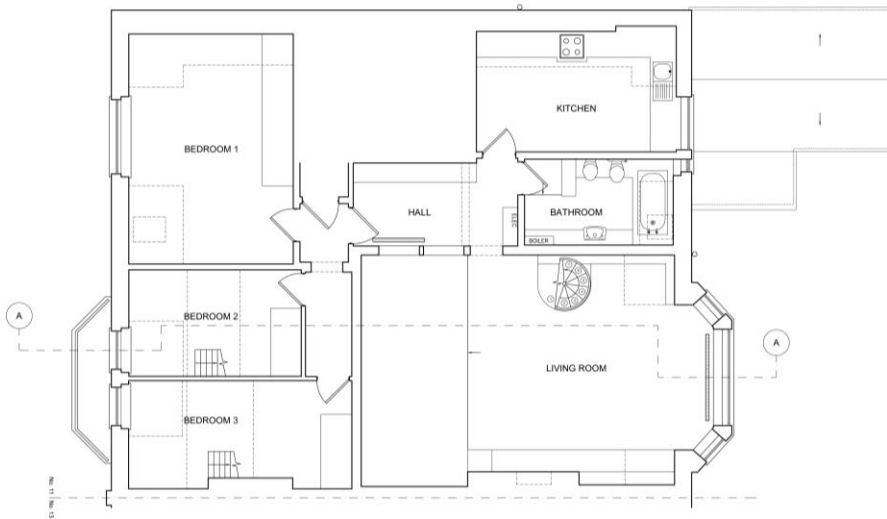


Figure 3

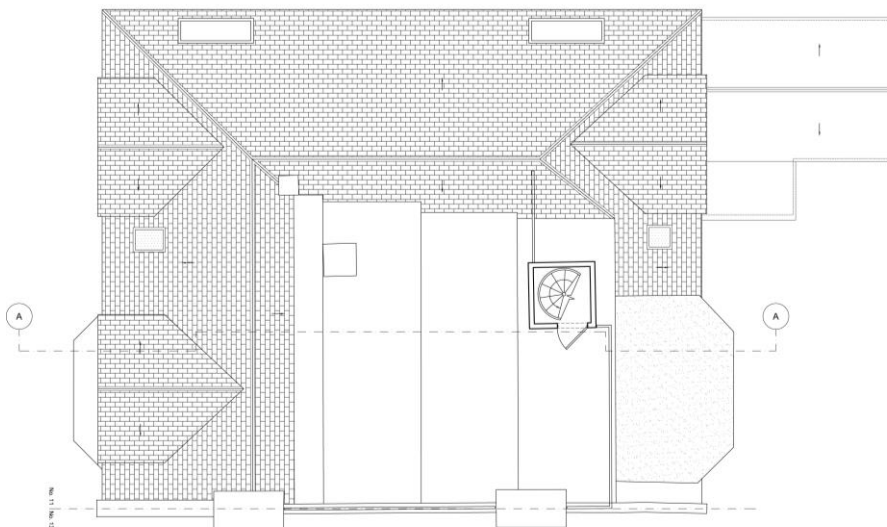


Figure 4

The rear elevation is marred by external drain pipes serving the first and second floor flats (figure 5).

The roof terrace is probably contemporaneous to the sub-division of the house, and is at least 40 years old. The perimeter of the terrace is guarded with ornamental steel railings in a 1970s style, with lightweight GRC tiles to the terrace surface. The terrace access structure is an unsympathetic dilapidated timber framed shed clad in roofing felt with lead flashings and a polycarbonate roof light (figure 6). There are two roof slope windows in the original tiled roofs. One serves the master bedroom, the other the bathroom (figure 4).



Figure 5



Figure 6

Planning History

The subject property is located within the Redington / Froggnal Conservation Area (sub Area 6) (figure 7). Chesterford Gardens is described in the CA statement as:

“...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 and decoration is restrained.”

The subject property is directly referenced in the statement under a sub-heading:

*“...features that detract from the character of the Area and would benefit from enhancement:
- Timber cladding to the roof of no.11 Chesterford Gardens.”*

There are no previous planning applications for the top flat of no.11 recorded on the planning database. An application was granted for a rear extension to the ground floor flat in 2005 (ref: 2005/0365/P). The consent was not enacted.

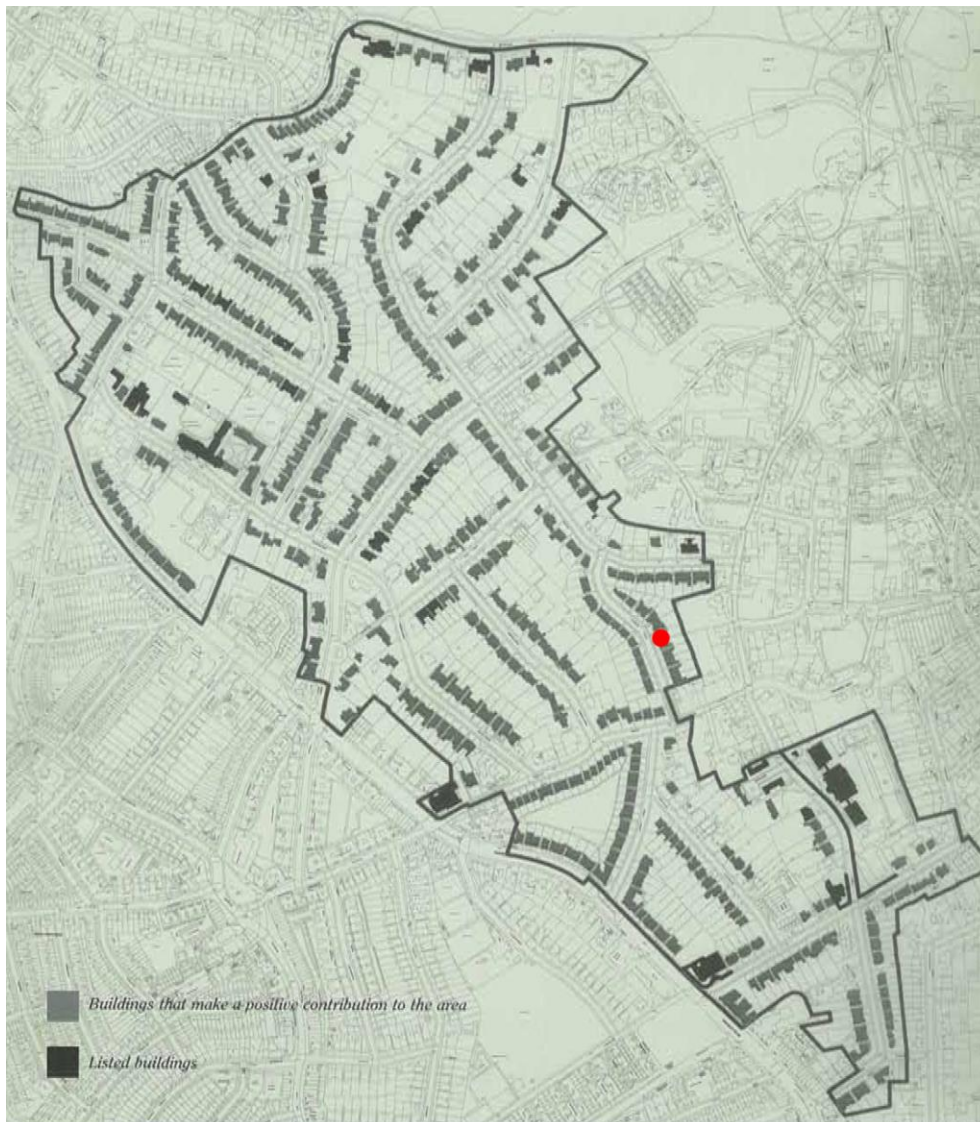


Figure 7

The proposal

The interior of the flat is to be completely refurbished, with partitions altered to create a larger kitchen dining room and, a bathroom and a WC, sited in the centre of the plan (figure 8). The roof terrace is to be reached via a straight flight stair rising up from the living room through a glazed box roof window which slides open to provide terrace access (figures 9, 10 & 12). The new roof access structure will be lower than the existing shed, and not extend higher than the ridges of the pitched roofs surrounding the terrace (figure 11).

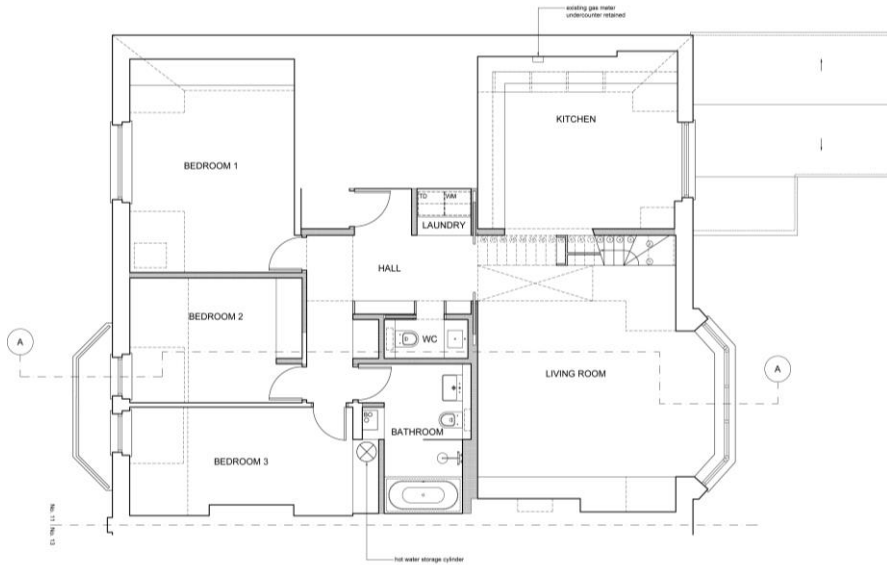


Figure 8



Figure 9

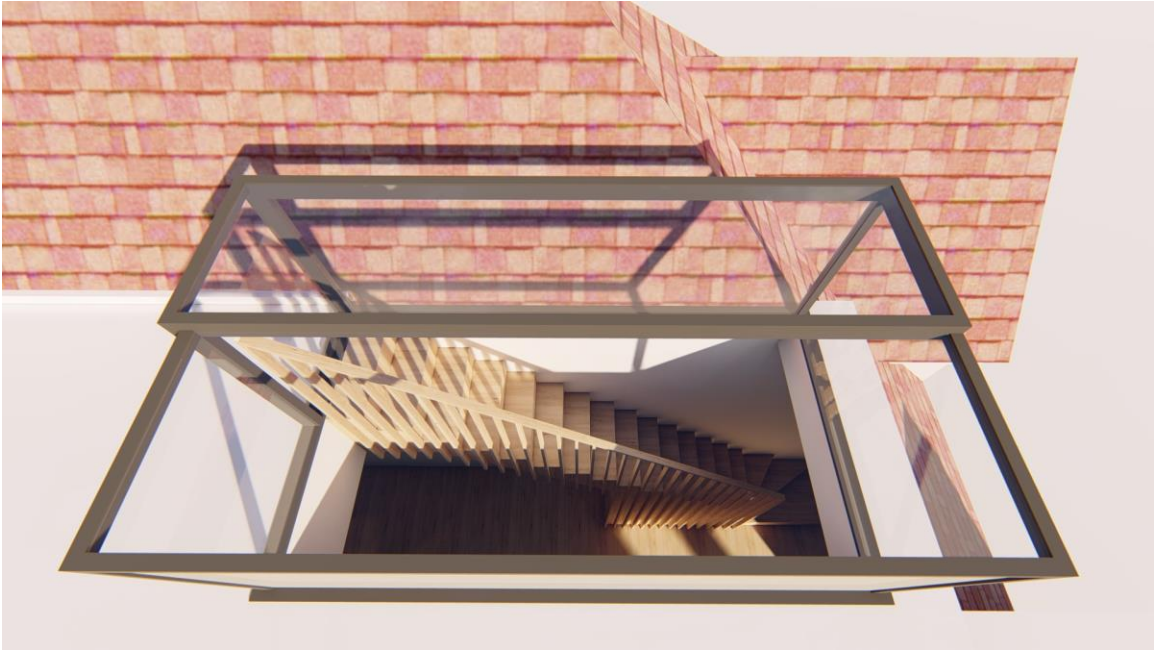


Figure 10



Figure 11

The roof terrace itself will be resurfaced with decking boards, with new railings of a simpler neutral design to the perimeter. Two walk-on roof windows will be set flush into the decking boards, providing diffused daylight into the entrance hall and main bathroom below. The existing roof slope windows to front and rear will be replaced with new conservation style windows in the same locations, with a new patent glazed window in the flank elevation to provide additional daylight into the kitchen (figure 12).

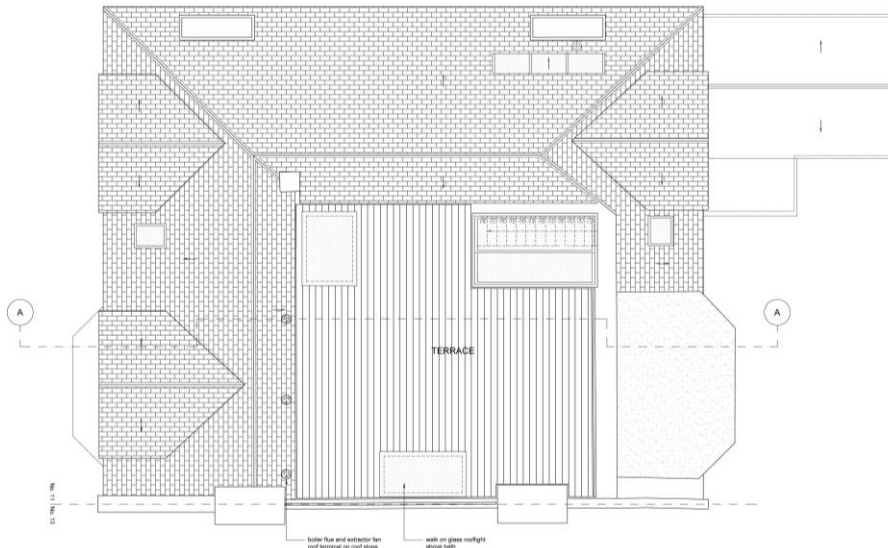


Figure 12

The external timber cladding to front, side and rear elevations will be removed and the original half timbered panelling behind restored (figures 13, 14 & 15) fulfilling the objective set out in the Conservation Area statement.

The drainpipes on the rear elevation are to be rationalised and as many as possible removed. Terminals for the new boiler and extractor fans will be set in the existing roof slopes, invisible from the street. No new terminals will be fitted in facades.



Figure 13



Figure 14



Figure 15

Access statement

As no works are proposed to the front garden of the house and entrance stairwell, the current stepped entrance will not be altered. The apartment will thus not be wheelchair accessible.

The new roof terrace access stair from the living room will be altered from a narrow helical configuration to a straight flight and will thus be easier to access.

The proposal includes no additional on site parking provision. There is an existing Controlled Parking Zone in Chesterford Gardens.