
LOWER GROUND FLOOR FLAT, 9 CHALCOT GARDENS, LONDON NW3 4YB

PLANNING: DESIGN & ACCESS STATEMENT

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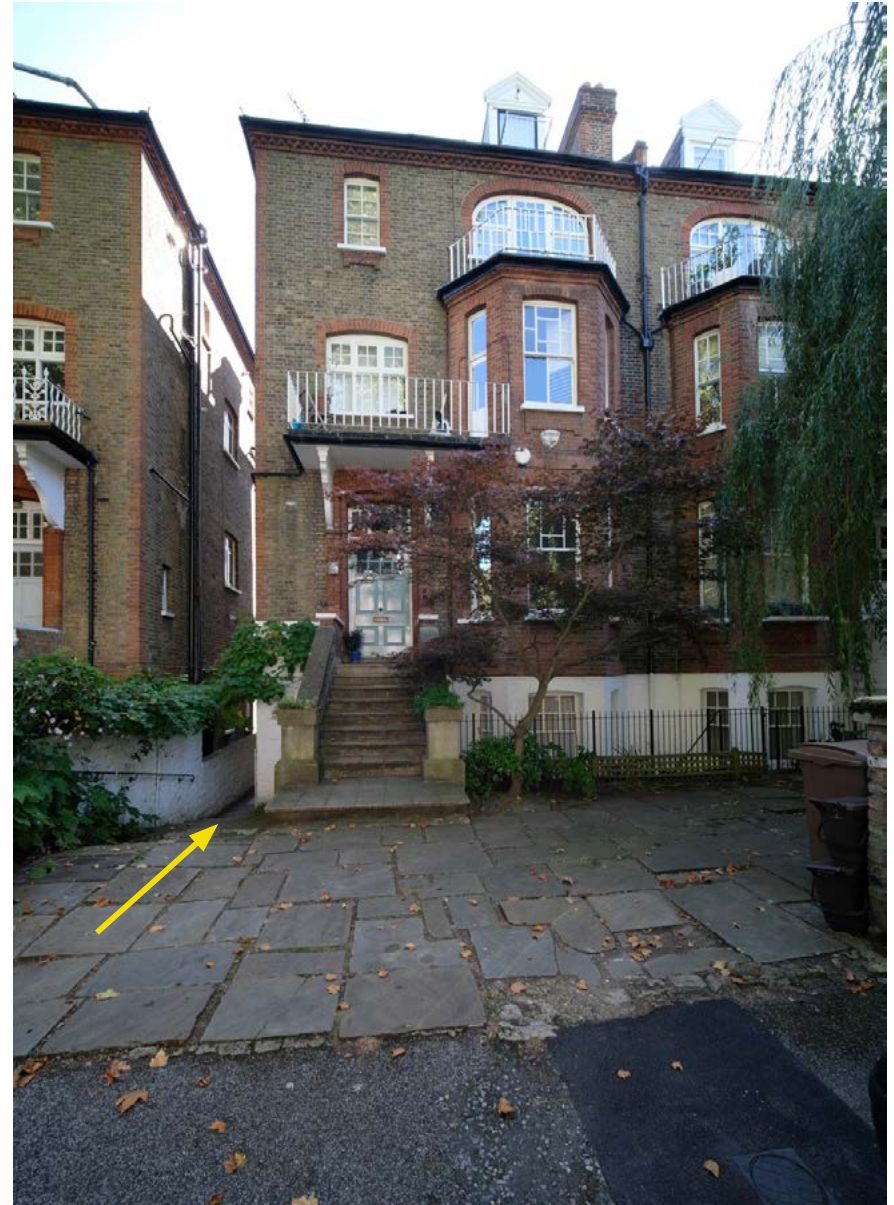
CONTEXT & PROPOSALS

The property is located on the lower ground floor of 9 Chalcot Gardens and is located within the 1979 extension of the Eton Conservation Area.

The front façade of the building is typical for the properties along Chalcot Gardens, being five-storey, semi-detached and built in a combination of 'London stock and red brick'.

At the front facade there is a raised ground floor main entrance as well as a three-storey bay window.

The rear facade has an existing conservatory extension, a two-storey bay window and an upper ground floor terrace that runs continuously to the other half of the semi-detached arrangement.



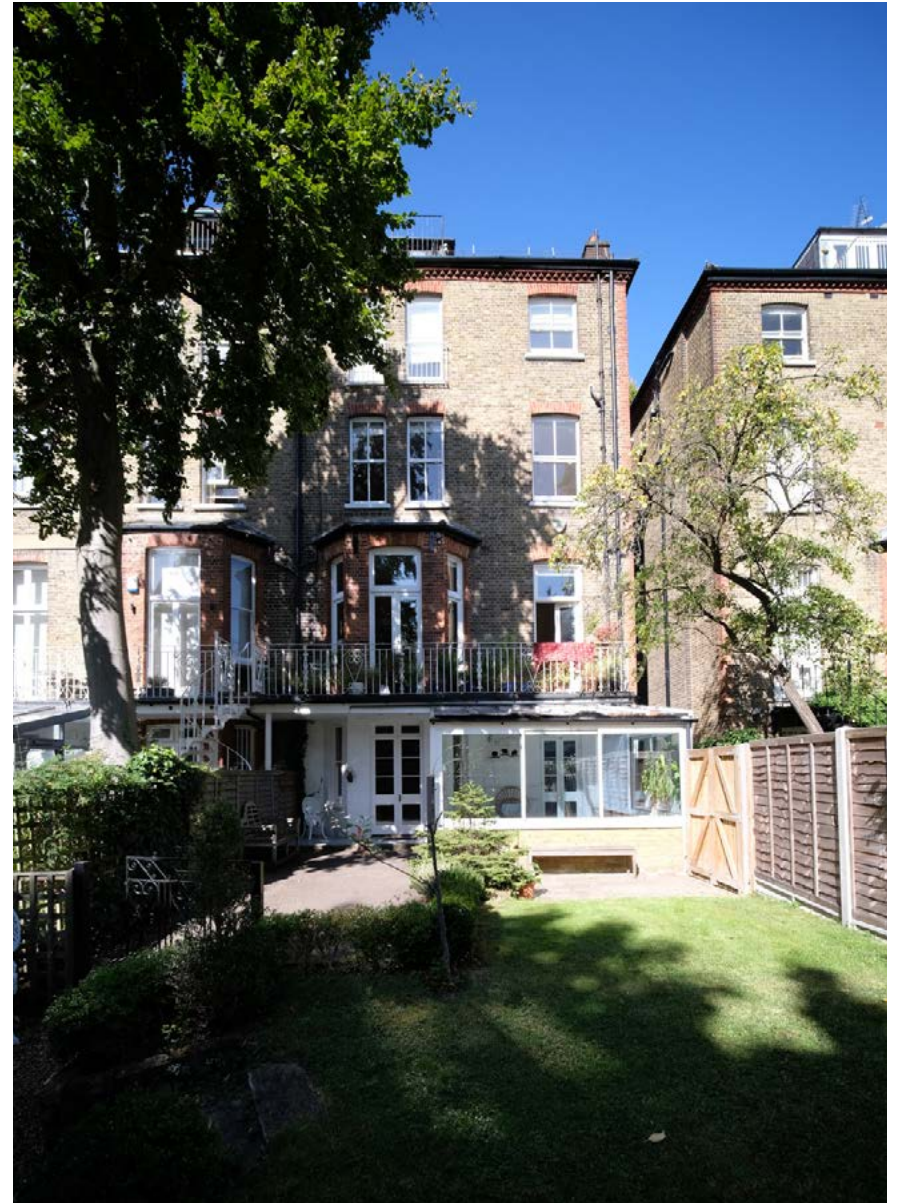
CONTEXT & PROPOSALS (CONT'D)

We are proposing the following changes:

- Demolition of the existing rear conservatory and replacement with a new conservatory in the same location.
- Change in location of the property entrance door on the side elevation to an existing window opening (with door to window and window to door conversions).
- Conversion of a door to a window in the front lightwell.

DRAWINGS:

- A-1-1001: Existing Site & Location Plans
- A-1-1003: Existing Lower Ground Floor & Roof Plans
- A-1-2001: Existing Rear & Part Side (Rear South-West) Elevations
- A-1-2002: Existing Side (North-East) Elevation
- A-1-2003: Existing Part Side (Front South-West) Elevation
- A-3-1001: Proposed Site Plans
- A-3-1002: Proposed Lower Ground Floor & Roof Plans
- A-3-2001: Proposed Rear & Part Side (Rear South-West) Elevations
- A-3-2002: Proposed Side (North-East) Elevation
- A-3-2003: Proposed Part Side (Front South-West) Elevation



CONTEXT & PROPOSALS (CONT'D)

Use

We do not propose any change of use. It is currently domestic residential (Use Class C3)

Layout

The proposals overall are driven by an altered internal layout to provide additional bedrooms for a young family.

The re-location of the main entrance door facilitates this. It is proposed in a sympathetic manner, maintaining the language of the existing adjacent door and window units, but reversing their locations.

This main entrance is accessed off the side passageway and is not readily viewable from the street.

The proposed single storey extension re-imagines the use of the footprint as a kitchen/dining area.

Towards the front of the property we propose to use the under-stair area as a family bathroom which necessitates conversion of the existing door to a window.

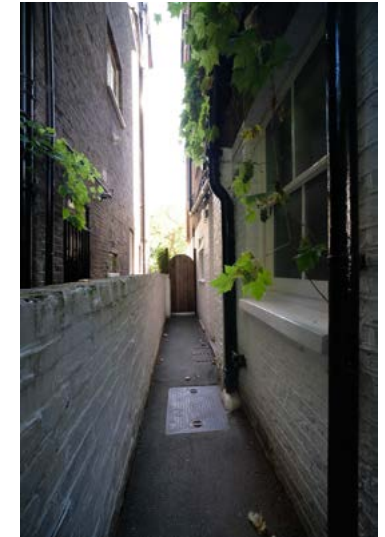
Scale

We propose a deeper rear extension than existing which, at 5.5m matches the depth of the two-storey extension at No.11 Chalcot Gardens.

We are also proposing a slightly wider extension. However this increased width



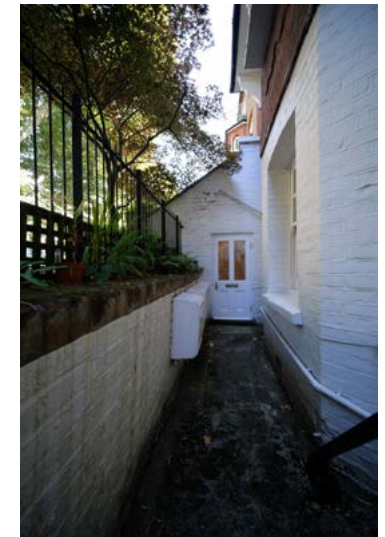
VIEW TOWARDS SIDE PASSAGEWAY



SIDE PASSAGEWAY



STREET VIEW TOWARDS FRONT LIGHTWELL



EXISTING DOOR AT FRONT LIGHTWELL

CONTEXT & PROPOSALS (CONT'D)

still leaves the south-western side of the bay window visible.

This single storey extension is of significantly less bulk than its two-storey neighbour and remains comfortably subordinate in scale in comparison to the overall building.

Materials / Appearance

We propose that all masonry of the rear extension be fair faced 'London stock' brick to match the existing.

Doors at rear extension: Painted / powder coated metal.

Door at side elevation: Painted timber with glazed fanlight.

Windows at side elevation and front lightwell: Painted timber.

The proposed roof finish is a dark grey single ply material with a 'flat' rooflight behind (and no higher than) parapets.

The proposed rooflight is 25% less surface area than the existing roof glazing and will provide an enhancement in amenity for neighbouring properties as well as other residents of 9 Chalcot Gardens - this being the most impactful source of light pollution.

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



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