

Chalcot House, 59.5 Netherhall Gardens

## Design and Access Statement

July 2017

## **1.0 Introduction**

- 1.1 This Design and Access statement has been prepared to explain the proposed alteration and extension works to Chalcot House, 59.5 Netherhall Gardens.
- 1.2 The statement is to be read in conjunction with the application for Planning Permission and the associated drawings and takes into consideration the advice by CABE entitled "Design and Access Statement".
- 1.3 The proposal has been informed by Camden's guidelines both through analysis of the literature and documents and by submitting a request for Pre-planning Application Advice (2017/1594/PRE).

## **2.0 Existing Building and the development site**

- 2.1 The property is single family dwelling located adjacent to the garden land at the rear of No. 61 Netherhall Gardens within the Fitzjohns/ Netherhall conservation area.
- 2.2 The site is well screened with mature trees on the side and rear boundaries and the east boundary adjoins a tennis court.
- 2.3 The dwelling is a later infill building that was rebuilt house and is accessed from through a driveway located between no.59 and 61 Netherhall Gardens.
- 2.4 The house has extended in more recent times in traditional style and materials. It comprise a main two storey high staggered block - which faces the access driveway - and a garage wing attached to it on south-east corner.
- 2.5 The house has a courtyard at the front and garden at the rear.

## **3.0 Planning Framework**

- 3.1 As confirmed by Camden at pre-application consultation stage a number of main planning policies have been taken in consideration:
  - Camden Planning Guidance CPG1 (Design)  
CPG6 (Amenity)
  - London Plan 2016
  - National Planning Policy Framework 2012
  - Camden Local Plan Policy D1 Design  
Policy D2 Heritage
  - Camden Core Strategy 2010-201 CS1 (Distribution of growth)  
CS5 (Managing the impact of growth and development)

- Camden Development Policies (2010)
  - CS14 (Promoting high quality places and conserving our heritage)
  - DP24 (Securing high quality design)
  - DP25 (Conserving Camden's heritage)
  - DP26 (Managing the impact of development on occupiers and neighbours)

#### **4.0 Proposed works**

4.1 The proposal comprises:

- the construction of a hipped roof over the existing flat roofed with dormer windows to the front and the rear
- internal alterations at first floor level

#### **5.0 Use, Layout, Scale, Appearance**

5.1 **Use:** the current use of the house as a single family dwelling is to be retained. The proposed roof extension is to add accommodation space comprising two bedrooms and en-suite shower rooms.

- **Layout:** the proposed layout follows the shape of the existing roof. Two front dormers and three rear dormers - all with flat roofs - are proposed.

5.2 **Scale:**

- The proposed roof construction is proportionate to the scale and bulk of the existing building.

5.3 **Appearance:**

- The roof and the dormers are to be constructed with traditional materials and detailing. The roof covering to be slate (see image 1).



Image 1: slate tile covering

- At pre-application stage it was confirmed that:

*“the addition of a hipped roof over the existing dwelling would not appear out of keeping with either the style of the building or the established character of the area. The garage wing attached to the dwelling has a similar hipped roof with two flat roofed dormer windows. There are no other dwellings of this type in the immediate area, and the proposal would therefore preserve and enhance the prevailing character of the area.”*

- The size and proportions of the dormer windows have been detailed to subservient to the windows below.
- Following the pre-application advice, the proposal has been revised to omit one of the rear dormer windows on the right-end-side and to shift the remaining dormer window in line with the first floor window below.

## **6.0 Access**

- 6.1 The current access at ground floor level is to be retained.

## Appendix A – Site Analysis and Design Statement

## 1) ASPECTS OF THE CONSERVATION AREA

Buildings in this Conservation Area date largely from the 19<sup>th</sup> and early to mid 20<sup>th</sup> Century. They generally follow the grain of the street (Fig 1), some are set well back behind a street wall (Fig 2) and some, as with Chalcot House, are set in land behind the houses fronting the street (Fig 3).



Fig 1



Fig 2



Fig 3

They all have pitched roofs, faced either with slates or with clay tiles. The pitches vary from about 35° to 85° depending on the design and scale of the building. The prevalent pitch with 2 storey buildings is about 45° to 55° (Fig 4 and 5).



Fig 4

These roofs, whether plain or embellished, are a prominent feature and a major contributor to both the pattern of buildings and the character of the Conservation Area, whether viewed from ground level or from other buildings. They are a fifth elevation; they act as a "cap" to the buildings and complete or round off their forms.



Fig 5



Fig 6

## 2) "CHALCOT HOUSE". ITS EVOLUTION

The present "Chalcot House" started off as a service building for staff and vehicles to a large residential building fronting Fitzjohn's Avenue. It is located on land behind the Fitzjohn's Avenue building and the buildings along the north side of Netherhall Gardens. Vehicular access was up a track from Netherhall Gardens. The building dates from the 1930's. It was a small box-like building with a flat roof and garage wing. (Fig 6), It sat incongruously in what later became a Conservation Area within which it was quite out of character.

It was converted and extended at the end of the last century to form a larger 2 storey residence, with new elevations more appropriate to the Conservation Area. But it still kept its flat roof over the main building. There is a shallow pitched roof with dormers, only over the single storey garaging wing. (Fig 7)



Fig 7



Fig 8

3) **"CHALCOT HOUSE". ITS CHARACTER IN THE CONSERVATION AREA**

It is arguable whether the small scale of the original box-like building made the flat roof more acceptable. But with the enlarged scale of the building and the new elevations the roof is completely inappropriate and out of character with the surrounding architecture and the broader Conservation Area. Viewed from the surrounding buildings it is an eyesore (Fig 8 and 9).



Fig 9



#### 4) IMPROVED DESIGN

This application is for the addition of a pitched roof on the main body of "Chalcot House". The pitch proposed is 45° and the surface finish proposed is natural slate. The proportions of the resultant residence would be greatly improved; the ratio of visible roof to wall elevation would now echo that of other two storey residences in the area (Fig 10 and 11). Viewed from surrounding buildings, "Chalcot House" would now blend in with the visual character of its neighbouring architecture (Fig 12)

As result, the character and appearance of the Conservation Area will be enhanced. This is in line with government policies in PPG 15, paragraph 5-407, sub section 4.14, "Planning and The Historic Environment. Conservation Areas."



Fig 10



Fig 11



Fig 12

