

DESIGN & ACCESS STATEMENT

REDUCTION IN LEVELS TO EXISTING LOWER GROUND FLOOR
PLUS ENLARGEMENT OF REAR OPENING AND ALTERATIONS
TO EXISTING BALCONY. MINOR INTERNAL ALTERATIONS.

15 Chalcot Gardens, London, NW3

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1 EXECUTIVE SUMMARY

This document has been produced to assist the Householder Planning application for the proposed alterations to 15 Chalcot Gardens.

The proposals briefly comprise lowering the floor to the existing lower ground floor level, with improved access to the rear garden and alterations to the existing balcony structure, along with minor internal alterations.

2 SITE ANALYSIS

2.1 Site Location

The site is located in Chalcot Gardens, a private road in the Borough of Camden. The property was built in 1883 by a leading Arts and Crafts architect for an artist and is located centrally in Belsize Park.

As can be seen on the images below, the property is accessed from Chalcot Gardens and is set back from the road by the front garden. The property also benefits from a generous south/south east facing rear garden with mature planting.

There is a separate property situated at the rear garden, also accessed from Chalcot Gardens, which does not form part of Number 15.

The property is located within the Eton conservation area (designated 1979). The property is not listed, but the detached neighbouring property is.

2.2 Area Appraisal

Chalcot Gardens is an attractive residential road located alongside Englands Lane with its good selection of restaurants, cafes and shops.

Approximately half a mile from Belsize Park and Chalk Farm underground stations (Northern line) and also within walking distance of Swiss Cottage (Jubilee Line). The open spaces of Primrose Hill and rolling acres of Hampstead Heath are also easily accessible.

2.3 Eton Conservation Area

The land within the Eton Conservation Area was entirely within the ownership of Eton College, and had been given to the estate in 1449 by Henry VI. It was an area of farmland associated with Chalcot Farm, which can be seen as a collection of buildings on the 1745 Rocque plan and is named as 'Chalcott' on the 1814 Newton Plan.

During the 1870s and 1880s the area was favoured by artists. Individually designed detached houses with studios were built for successful artists of the time along Steele's Road and Chalcot Gardens. These houses were by father and son developers William Willett and Son who were working with architects JM Brydon (architect of Chelsea Town Hall), and Batterbury and Huxley. They represented a move away from the 1860's villa development in the area, which repeated the same house types, to more individualistic properties, mixing a variety of revivalist styles.*

(*Taken from the Eton Conservation Area Appraisal)

2.4 Property Description

As stated the property is an Arts and Crafts property built in 1883.

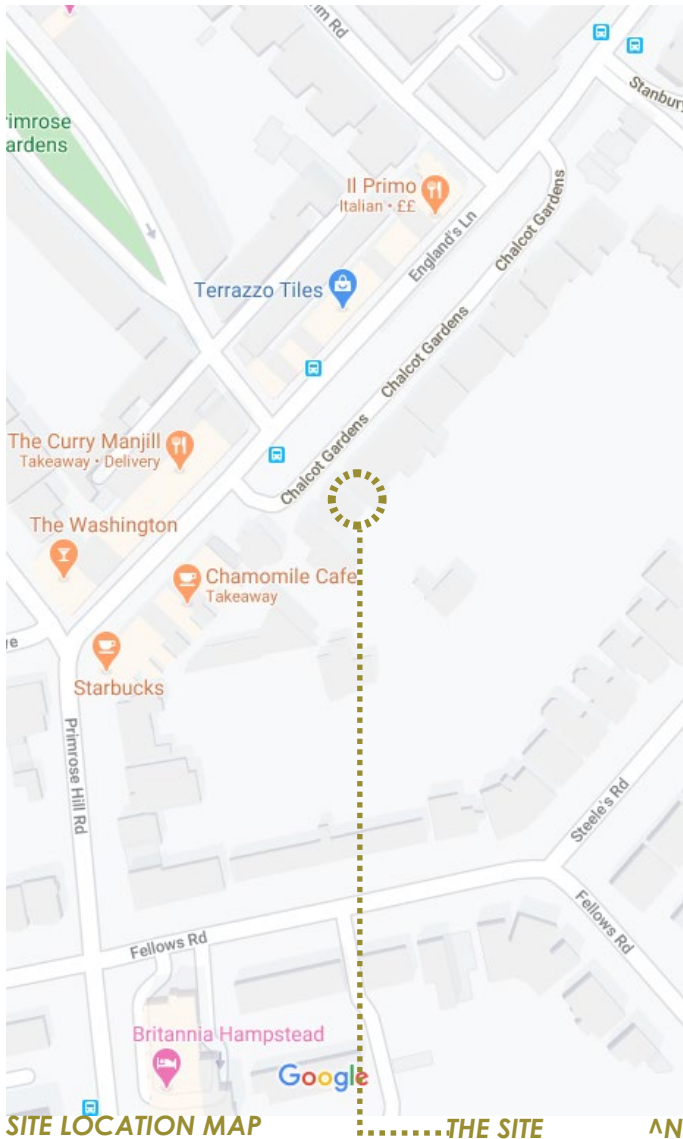
The property is detached, and is now in need of

updating to ensure a sustainable future, having previously been utilised as a rental property.

The property offers generous accommodation over four floors, and the upper floors benefit from high ceilings (approx 11ft on the reception floor) which help create a sense of space and volume.

The building is predominantly red brick, with a decorative white rendered band detail below the eaves line and white rendered gables to three of the four elevations. The roof is pitched with slate finish. The main entrance features white stucco detailing with faux columns, with an arched fanlight over the solid timber entrance door.

The lower ground level suffers from very low ceilings in places and has limited access to the walled rear garden. The garden itself benefits from mature planting and is south facing.



AERIAL PHOTOGRAPH OF SITE



THE PROPERTY





1. Front of property (to remain unaltered). 2. Rear of property. 3. Rear of property. 4. Rear of property - lower ground. 5. External access at side of property. 6. Rear of property.

3 THE PROPOSAL

3.1 Brief

The client brief was to reconfigure the lower ground floor to create a considered space, rather than the feeling of 'bonus additional space' which the low ceiling heights, level changes and disordered arrangement currently gives.

At upper ground floor level the brief was to provide a better connection between the principal rooms of the property and to improve the connection between the internal space and the current external terrace/balcony.

At first floor level the brief was to provide a dedicated Master Suite area, befitting of a property of this size.

The brief was to utilise high quality materials to create a proposal that compliments the existing building, ensuring a design, size and scale that is sympathetic to the existing property and surrounding area.

3.2 The Proposal

It is proposed that improvements to the lower ground floor are implemented through lowering the existing floors to a uniform level, to give a generous floor to ceiling height more in line with that found in the rest of the property. Removing internal level changes between different areas of the lower ground floor will also improve accessibility. In addition internal alterations are proposed to rationalise the space, creating two principal rooms in place of the jumble of smaller and disproportionate rooms.

It is proposed that the existing window to the rear elevation at lower ground level is removed and the opening enlarged to allow for the insertion of crittall style doors that lead directly to the garden. These, along with the increased floor to ceiling height, will also help improve the levels of natural light to the lower ground floor level.

At upper ground floor it is proposed that the Kitchen is opened up to the Living/Dining area to create a dedicated family space where the household can gather. It is proposed that the existing balcony is extended across the rear elevation to allow direct access from both the living and dining areas. The mature garden planting along with the separating access path between gardens and the large blank elevation of the neighbouring 3 storey 'outrigger' extension will prevent any impact to amenity of the neighbouring properties through the extension of the balcony terrace.

At First Floor Level it is proposed that a Master Suite is created through minor internal alterations to provide a master bedroom with access to a dressing room and en-suite.

No alterations are proposed to the front elevations and the property will remain as existing from the street scene.

3.3 Impact of the Surrounding Area

All the proposed works for this application are located to the rear of the property, and the proposals will not be visible from Chalcot Gardens.

As stated previously the proposed alterations to

the existing balcony structure will not result in any negative impact to the surrounding properties. There is already an existing balcony and it is proposed that this is extended at the same height and with the same material palette and detailing to provide direct access from the living area of the ground floor. The existing height of the balcony sits just above door height and so is not an imposing structure, in addition the mature garden planting along with the separating access path between gardens and the large blank elevation of the neighbouring 3 storey 'outrigger' extension will prevent any impact to amenity of the neighbouring properties through the extension of the balcony terrace.

Lastly, a high quality material palette has been chosen to compliment the property and ensure the proposals are in keeping.

3.3 Trees

Tree T1 as marked on the submitted drawings is proposed removed. This tree requires removal in any case as it is sited too close to the rear elevation of the principal dwelling and is already beginning to cause impact to the building structure. A replacement tree, sited more appropriately, can be conditioned if required.

4 DESIGN & ACCESS

4.1 Design and Materials

The design proposed is fairly low key and will have minimal impact on the external aesthetic of the property.

The material palette has been carefully considered to ensure there is no negative impact to the property or surrounding area.

The front elevation remains unchanged, with alterations proposed to the rear only.

The new doors to the rear garden are proposed as a high quality crittall style doorset that will allow for ample natural light to the lower ground level.

The proposed extended balcony will be traditional cast iron style, mirroring the existing materiality and detailing to ensure that it remains in keeping with the property. A traditional spiral stair will provide access to the rear garden.

All materials proposed are high quality traditional materials and sensitive to the character of the property so as not to harm the historic asset or wider surrounding area.

4.2 Access

Due to the nature of the property and existing levels stepped access can not be avoided, however several improvements are proposed.

Internally the steps between level changes in the lower ground floor are removed through lowering and levelling this floor. Level access will also be provided externally from the newly proposed crittall style doors to a modest paved area that will then gently step up to the current garden level.

Direct access is also to be provided from the

upper ground floor level to the garden through the introduction of a short spiral stair from the balcony level providing a much needed direct connection with the rear garden from the upper ground floor.

Access to the principal front entrance of the property remains unchanged.

5 POLICY

5.1 Relevant Planning Policy

The following policies and guidance have been considered in forming this revised proposal for the site:

The National Planning Policy Framework

The London Plan and Camden Local Plan

Relevant Camden SPDs

Policy A1 Managing the impact of the development.

The Council will seek to protect the quality of life of occupiers and neighbours and will grant permission for development unless this causes unacceptable harm to amenity.

With regards the above policy we feel the most applicable factors to consider are whether the proposed alteration to the balcony protects the privacy and outlook of the neighbouring properties. As discussed in the previous paragraphs - the proposed alterations to the existing balcony structure will not result in any negative impact to the surrounding properties. There is already an existing balcony and it is proposed that this is extended at the same height and with the same material palette and detailing to provide direct access from the living area of the ground floor. The existing height of the balcony sits just above door height and so is not an imposing structure, in addition the mature garden planting along with the separating access path between gardens and the large blank elevation of the neighbouring 3 storey 'outrigger' extension will ensure that the amenity of neighbours is protected.

The proposals therefore comply with policy A1.

Policy A5 Basements

The lower ground level is existing and it is proposed that the floor to ceiling heights of this existing level are improved through reducing the floor level, but it is important to note that it is not the creation of a new basement level that is proposed. The property is detached and has an existing lower ground level and it is felt that the minor nature of lowering the existing floor level will not cause harm to, neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; the architectural character of the building; or the significance of heritage assets.

Policy D1 Design

The Council will seek to secure high quality design in development.

Although the alterations are relatively minor we have ensured that they still meet the council's criteria for securing high quality design.

The materials and design approach taken respects

local context and character and preserves the historic environment and the design comprises details and materials that are of high quality and complement the local character. The proposal also allows for the standard of accommodation to be improved and ensure a sustainable future for the property.

Policy D2 Heritage.

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

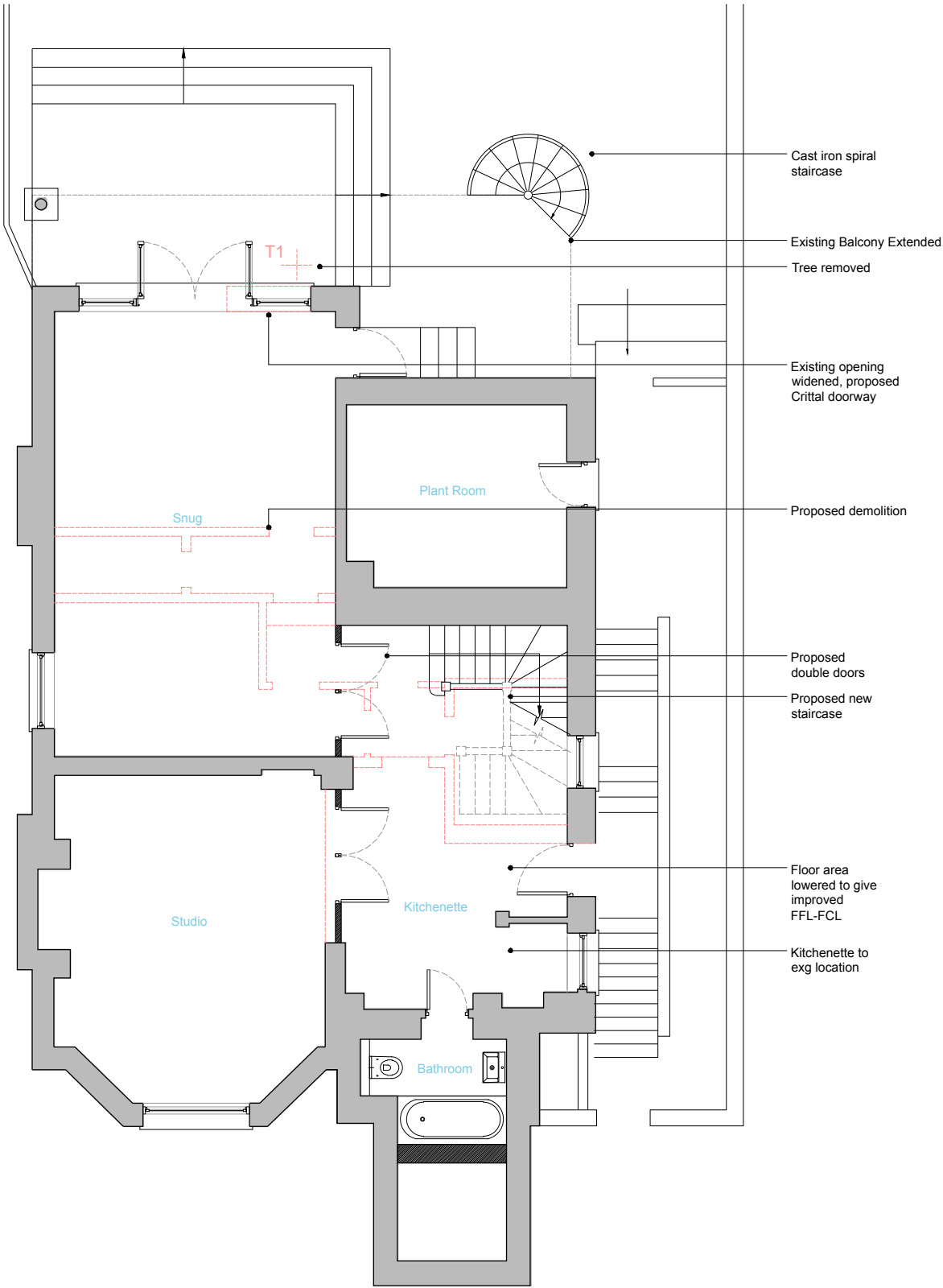
As discussed previously the proposals are fairly minor in nature and will utilise high quality materials to ensure that the character of the area is preserved. No changes will be visible from the street scene or wider area.

6 CONCLUSION

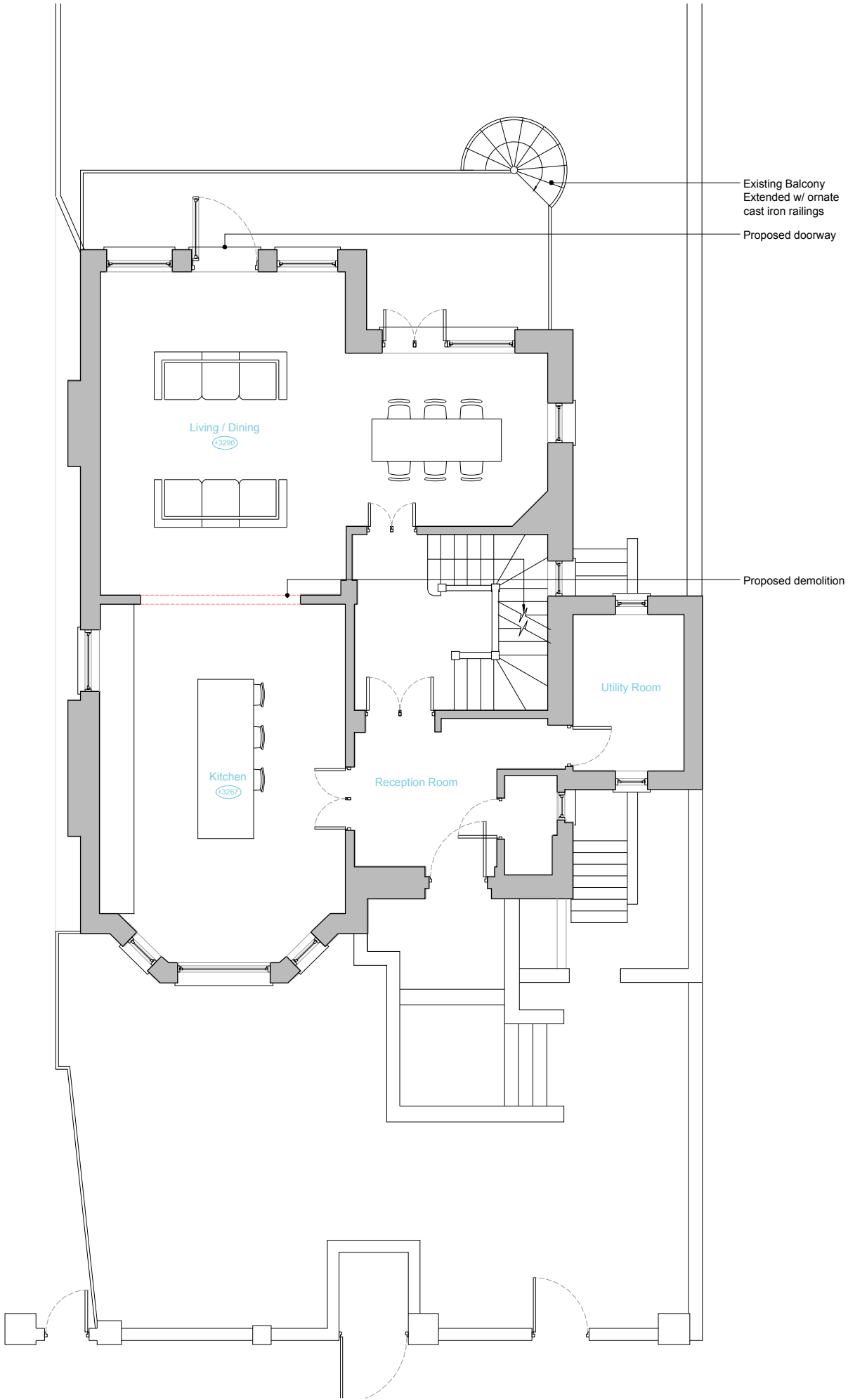
It is felt that the proposals are sympathetic to the site and wider area and do not cause any negative impact.

The proposed alterations not only satisfy the client's needs but are sensitive to the historic nature of the property and do not contravene national or council policy.

We feel that the proposal, assessed on its individual merits, should provide ample demonstration to the Local Authority to view it favourably and conclude that the scheme is acceptable in terms of planning, design and conservation.



PROPOSED LOWER GROUND FLOOR



PROPOSED UPPER GROUND FLOOR

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All shop drawings to be submitted to the architect for comment prior to fabrication.
This drawing is to be read in conjunction with the architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.
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project 15 Chalcot Gardens London, NW3			
client Jack Street			
drawing title Proposed Ground & Lower Ground Floor Plans			
drawing status Planning			
scale 1:50 @ A1 1:100 @ A3	date 24/05/20	drawn by	checked by
job no. 20005	drawing no. 004	revision P7	

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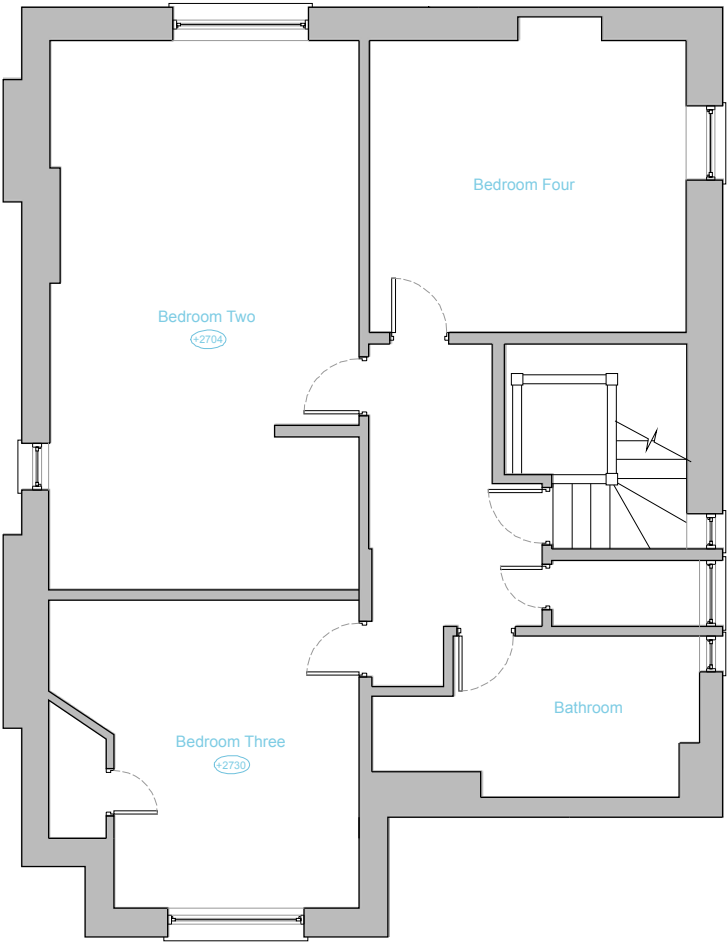
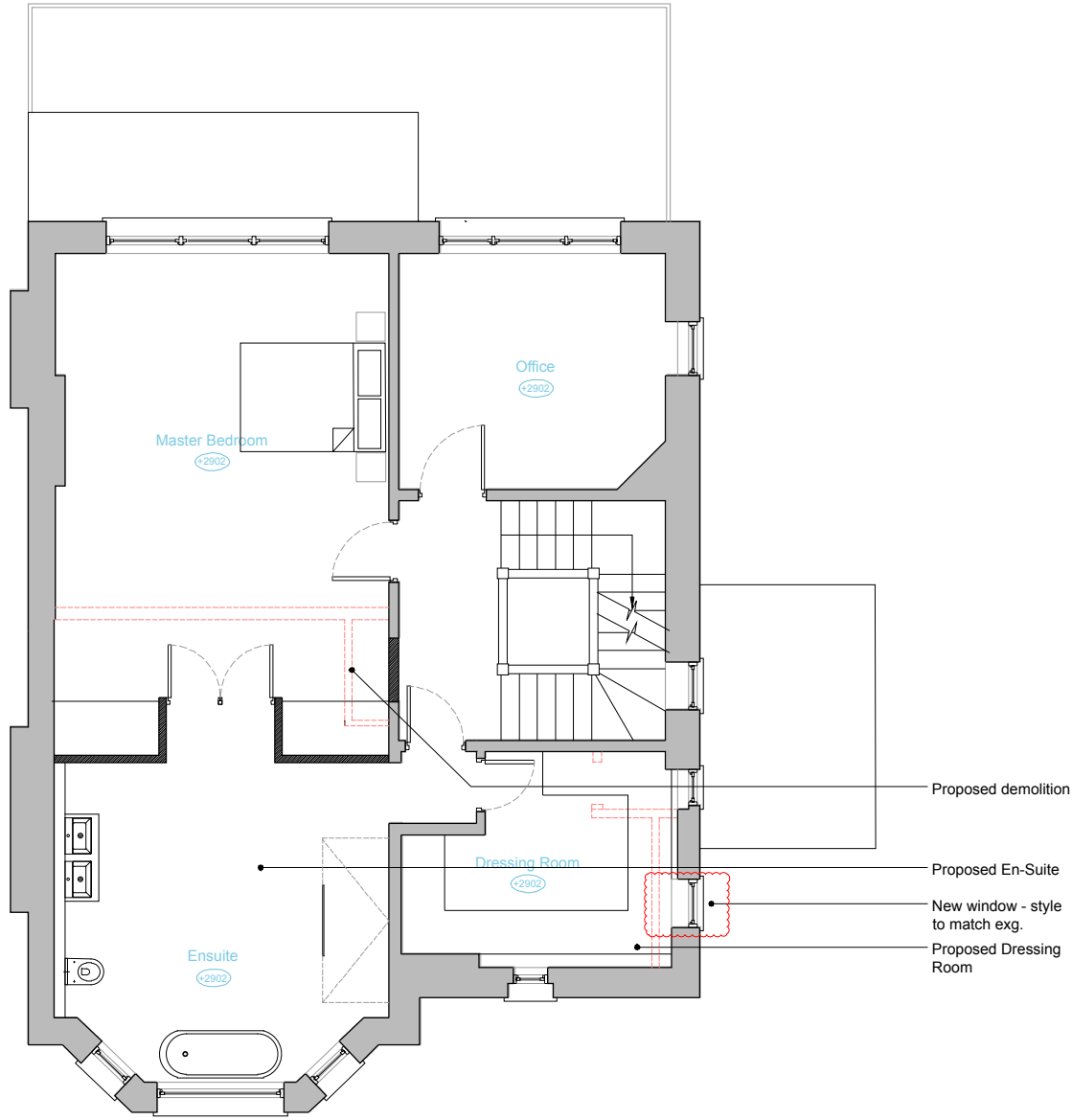
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As Existing

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scale 1:50 @ A1 1:100 @ A3	date 24/05/20	drawn by	checked by
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EXISTING REAR ELEVATION



PROPOSED FRONT ELEVATION (as exg)



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

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NOTES
Indicative Survey for planning purposes only

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20005	006	P3	