

DESIGN & ACCESS STATEMENT

ALTERATIONS TO FRONT BOUNDARY, FORECOURT AND
ENTRANCE STEPS.

15 Chalcot Gardens, London, NW3

CONTENTS:

1 EXECUTIVE SUMMARY

2 SITE ANALYSIS

- 2.1 Site Location
- 2.2 Area Appraisal
- 2.3 Eton CA
- 2.4 Property Description
- 2.5 Site Photographs

3 THE PROPOSAL

- 3.1 Brief
- 3.2 The Proposal
- 3.3 Impact on Surrounding Area

4 DESIGN & ACCESS

- 4.1 Design and Materials
- 4.2 Access

5 POLICY

- 5.1 Relevant Planning Policy

6 CONCLUSION

7 APPENDICES

- 7.1 Application Drawings

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 alterations to the front boundary to allow the existing crossover to be reinstated, as well as changes to the existing steps up to the front door.

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

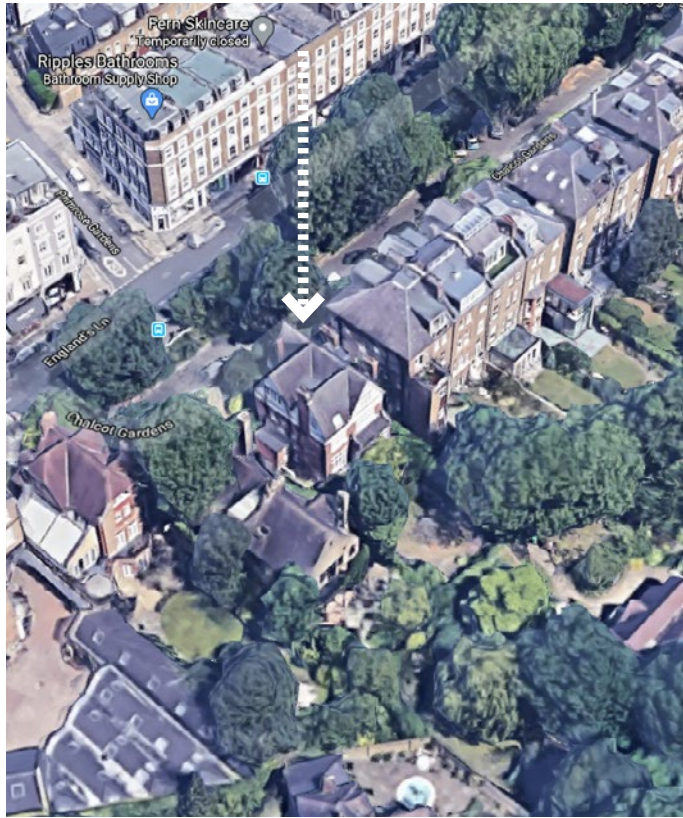
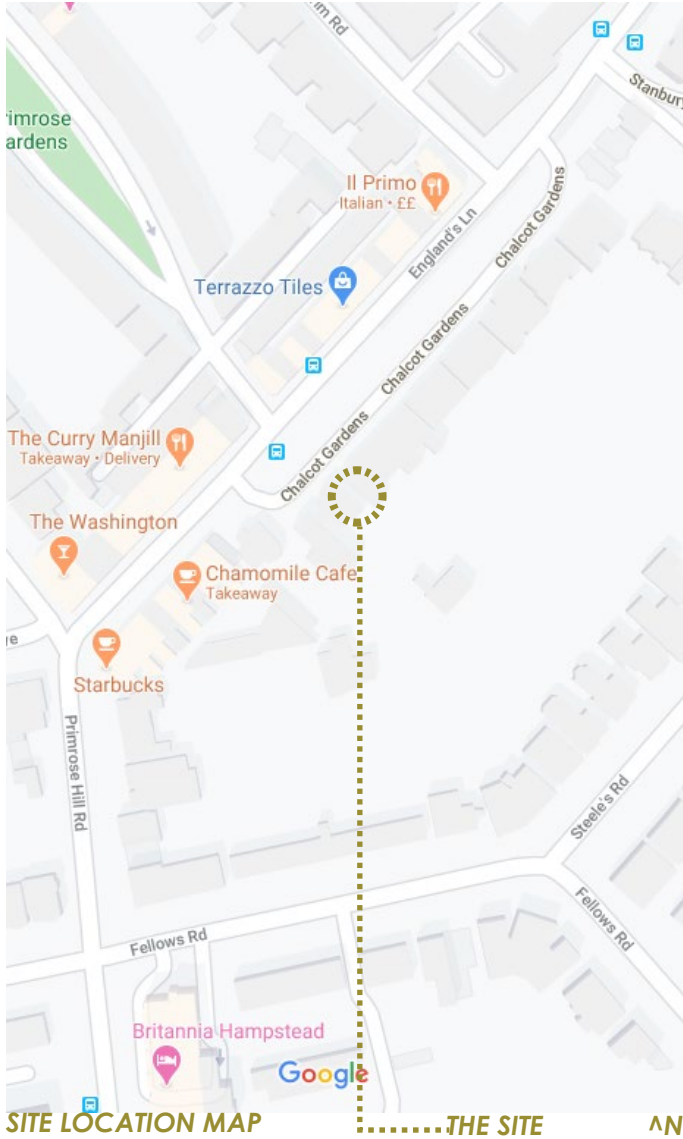
As stated the property is an Arts and Crafts property built in 1883.

The property is detached, and 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 front garden is currently comprised of part paved, part gravel areas with a red brick boundary treatment. There is an existing crossover and the brickwork to the boundary at this point appears to be non-original.



AERIAL PHOTOGRAPH OF SITE

THE PROPERTY



1. Front boundary of property (older photo). 2. Rear of property. 3. Current pedestrian access. 4. Existing bin store. 5. Front garden looking towards bin store and paved area. 6. Current steps up to front entrance.

3 THE PROPOSAL

3.1 Brief

The client brief was to reconfigure the front forecourt/garden to allow for a single secure off street parking space, with minimal impact to the property or surrounding area. In addition the client brief was to improve pedestrian access to the front entrance of the property.

3.2 The Proposal

The proposal retains the existing brick piers and crossover and utilises these to create the new access. The bin store is proposed relocated to the edge of the site to reduce it's prominence. Within the existing two piers that mark the edge of the existing crossover it is proposed to install a set of double inward opening timber gates to allow for a secure off street parking space and a separate pedestrian access gate.

The principal steps up to the front entrance are proposed to be realigned so they are accessed without the mid-way turn. This is in line with other properties on the street, rationalises the approach and creates a more inviting entrance.

3.3 Impact of the Surrounding Area

The proposal will alter the front boundary treatment through the relocation of the bin store and proposed gates. We do not feel the changes result in a negative impact to the host dwelling or surrounding area due to the points set out following:

- The crossover is existing and the existing piers are proposed retained.
- The brickwork infill between the piers appears to be non-original. It is proposed that this is removed and replaced with timber gates separated by a brick pier to match existing.
- We feel it is important to note that this is not a proposal to open up the front boundary of the property as others have done on the street with negative impact - This is a proposal to allow for access to be reinstated for a single off street parking space and the front boundary will remain closed to the street through the proposed timber gates.
- The proposal will reduce the street parking congestion by allowing for a single vehicle to be parked within the property boundary and the vehicle will not be visible from the street once parked due to the proposed timber gates. We feel this improves the aesthetic surrounding area.

We feel it important to note that other properties on Chalcot Gardens have crossovers to provide off street parking including numbers 1, 2, 3, 7, 9, 11 and 16 and so the concept is not alien to the street. However we also feel it important to note that we believe we have achieved the brief in a much more sensitive manner than these properties by retaining the brick boundary wall and providing high quality timber gates between the piers of the existing crossover, thereby retaining those features that make a positive contribution to the appearance and character of the development site and to the streetscene.

4 DESIGN & ACCESS

4.1 Design and Materials

The design proposed is fairly low key and the material palette has been carefully considered to ensure there is no negative impact to the property or surrounding area.

Existing bricks are proposed reused where possible to create the alterations to the front boundary wall and high quality timber gates to match the style of the existing are proposed. Should there not be sufficient existing brickwork available for reuse, high quality handmade bricks to match existing will be selected.

It is proposed that the new step layout to the front entrance matches the existing in terms of style, materiality and finishes, with only the mid-way change in direction altered to allow for a straight run up the entrance.

The existing surface finishes to the front drive/garden are a mixture of flagged paving and gravel - it is proposed that these finishes are retained and in-filled to match existing where the alterations require.

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.

Enabling a secure off street parking space greatly improves access to the property, shortening the distance between parking and the property. The gates can be electrically operated from the vehicle negating the need to exit the vehicle to open the gates.

Pedestrian access is also simplified through the realignment of the main entrance steps.

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 D1 Design

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

We have ensured that the proposed alterations meet the councils 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.

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 will utilise high quality materials to ensure that the character of the area is preserved. We understand that changes to the front boundary can be sensitive but again we would like to make clear that this is not a proposal to open up the front boundary of the property as others have done on the street with negative impact - This is a proposal to allow for access to be reinstated for a single off street parking space and the front boundary will remain closed to the street through the proposed timber gates. The crossover and flanking piers are existing and the in-fill appears non-original.

Camden Design CPG

During the design development we have reviewed the guidance provided within the Design CPG document - particularly those parts that focus on guidance around front gardens, boundaries and forecourts.

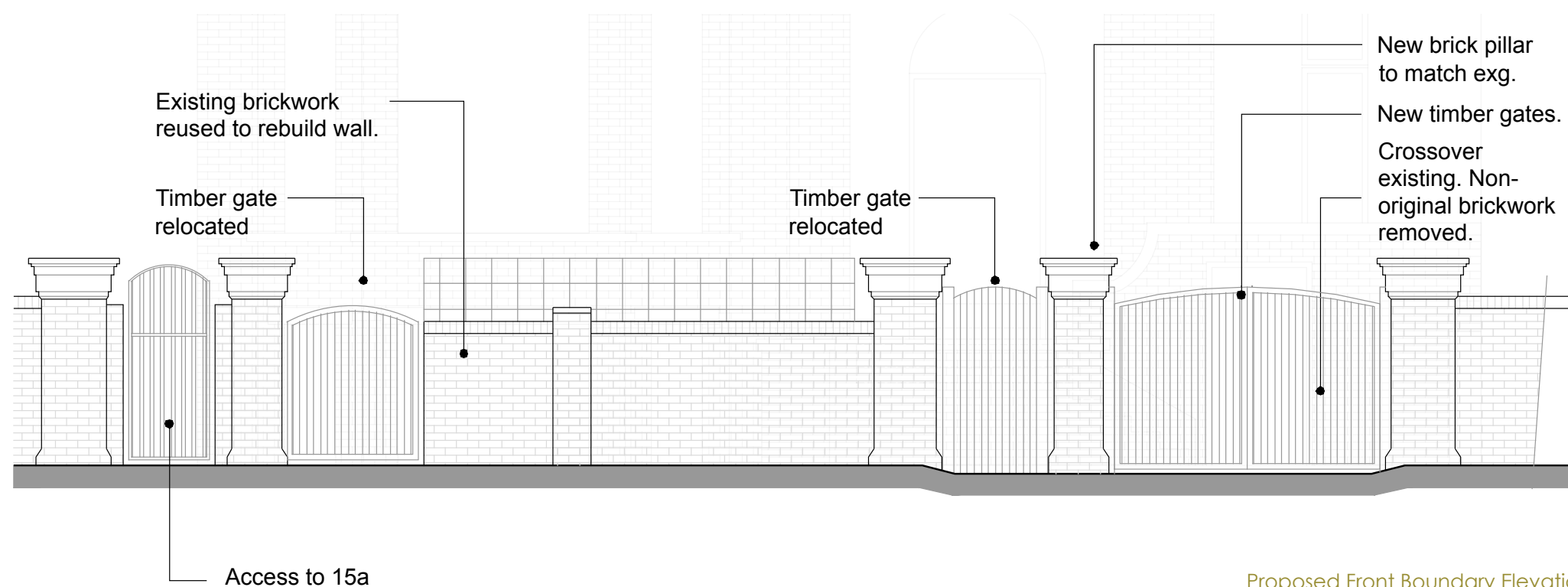
As discussed the proposal retains a front boundary, with the changes allowing for the existing crossover to be reused and reinstated. Features that make a positive contribution to the appearance and character of the development site and to the streetscene are proposed retained - the boundary will still be formed of a brick wall with timber gates and the existing piers are proposed retained. No additional hardstanding will be required to accommodate the proposal and if required a landscape strategy can be conditioned. The existing surface finishes are mixture of gravel and flag paving with some border planting, however there would still be space to allow for 50% soft landscaping if required as per the CPG suggestion.

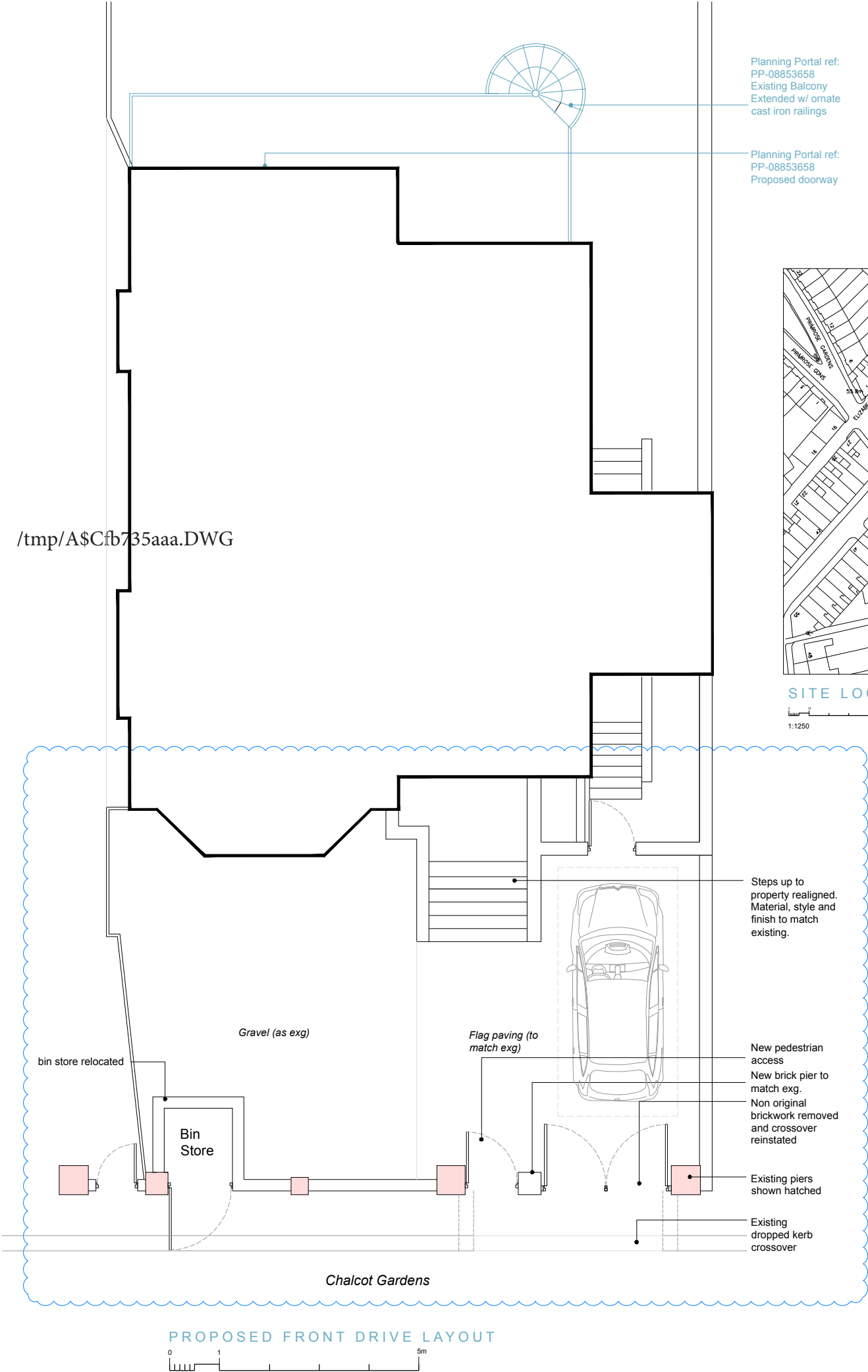
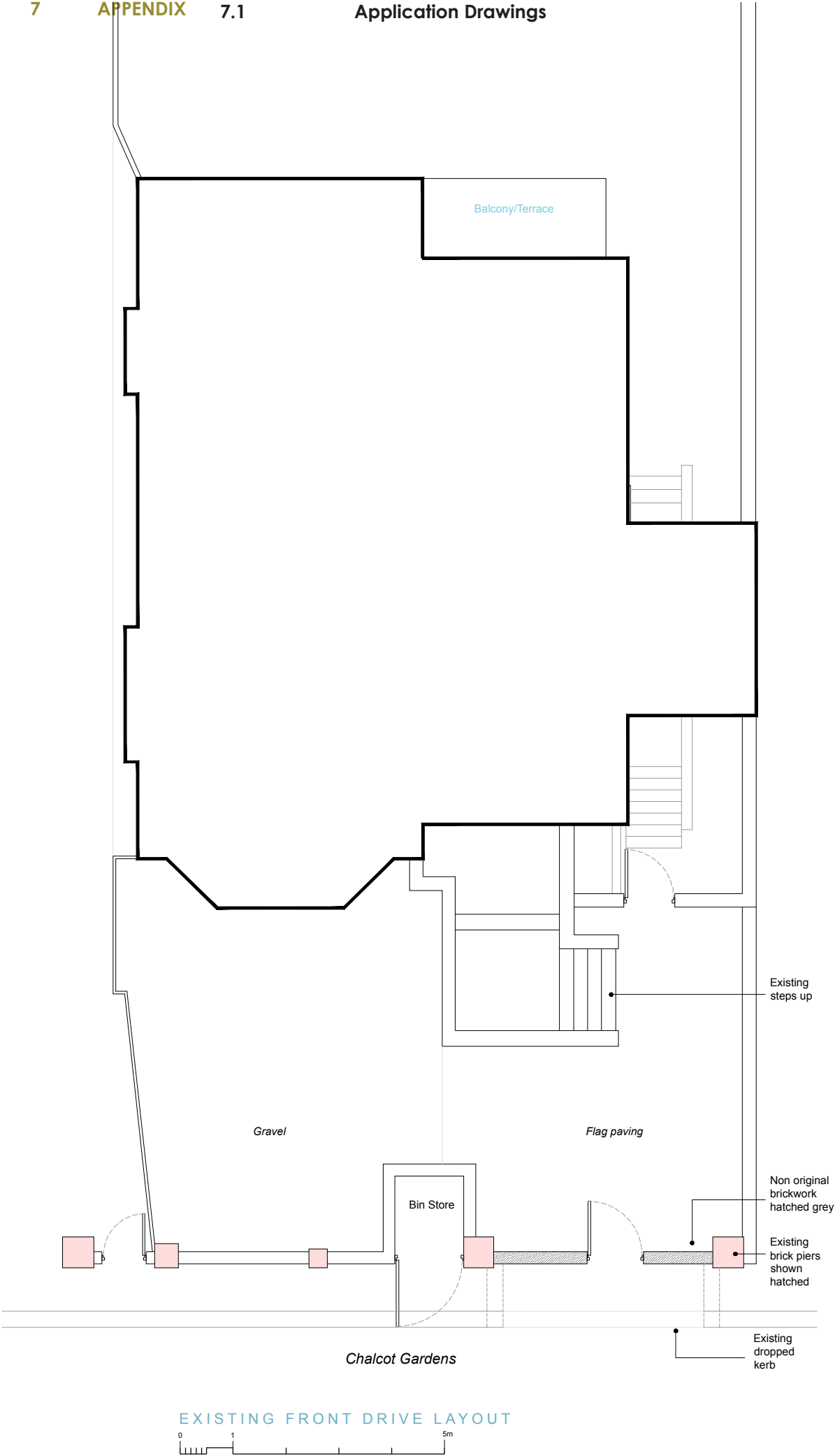
6 CONCLUSION

We feel 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.





Planning Portal ref:
PP-08853658
Existing Balcony
Extended w/ ornate
cast iron railings

Planning Portal ref:
PP-08853658
Proposed doorway

Copyright: All rights reserved. This drawing must not be reproduced without permission.
Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.
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.
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES
Indicative Survey for planning purposes only



OPEN london
architecture • surveying • interior design
www.openlondon.uk.com
mail@openlondon.uk.com

Mermaid House
2 Puddle Dock
Blackfriars
EC4V 3DB
t: 020 7332 2888

project
15 Chalcot Gardens
London, NW3
client
Jack Street

drawing title
Existing and Proposed
Front Forecourt/Garden Layout
drawing status

Planning

scale	date	drawn by	checked by
1:50 @ A1	10/08/20		
1:100 @ A3			
job no.	drawing no.	revision	
20005	100	P1	

Copyright: All rights reserved. This drawing must not be reproduced without permission.

Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.

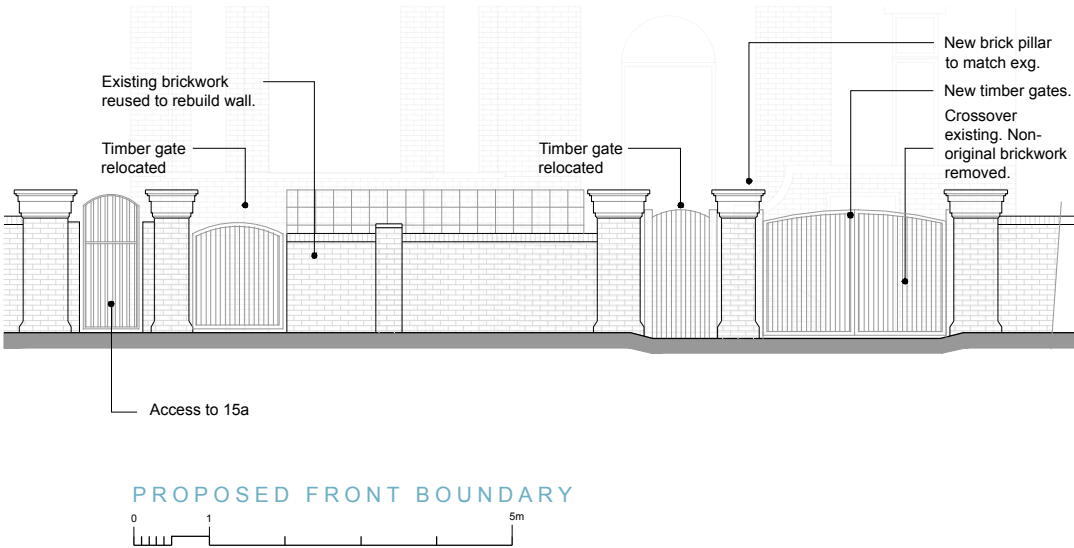
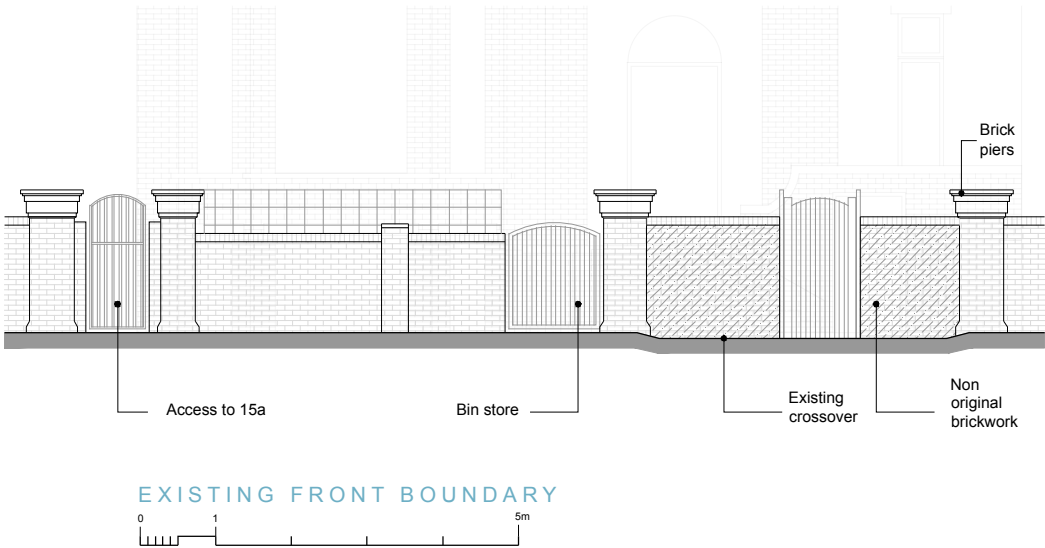
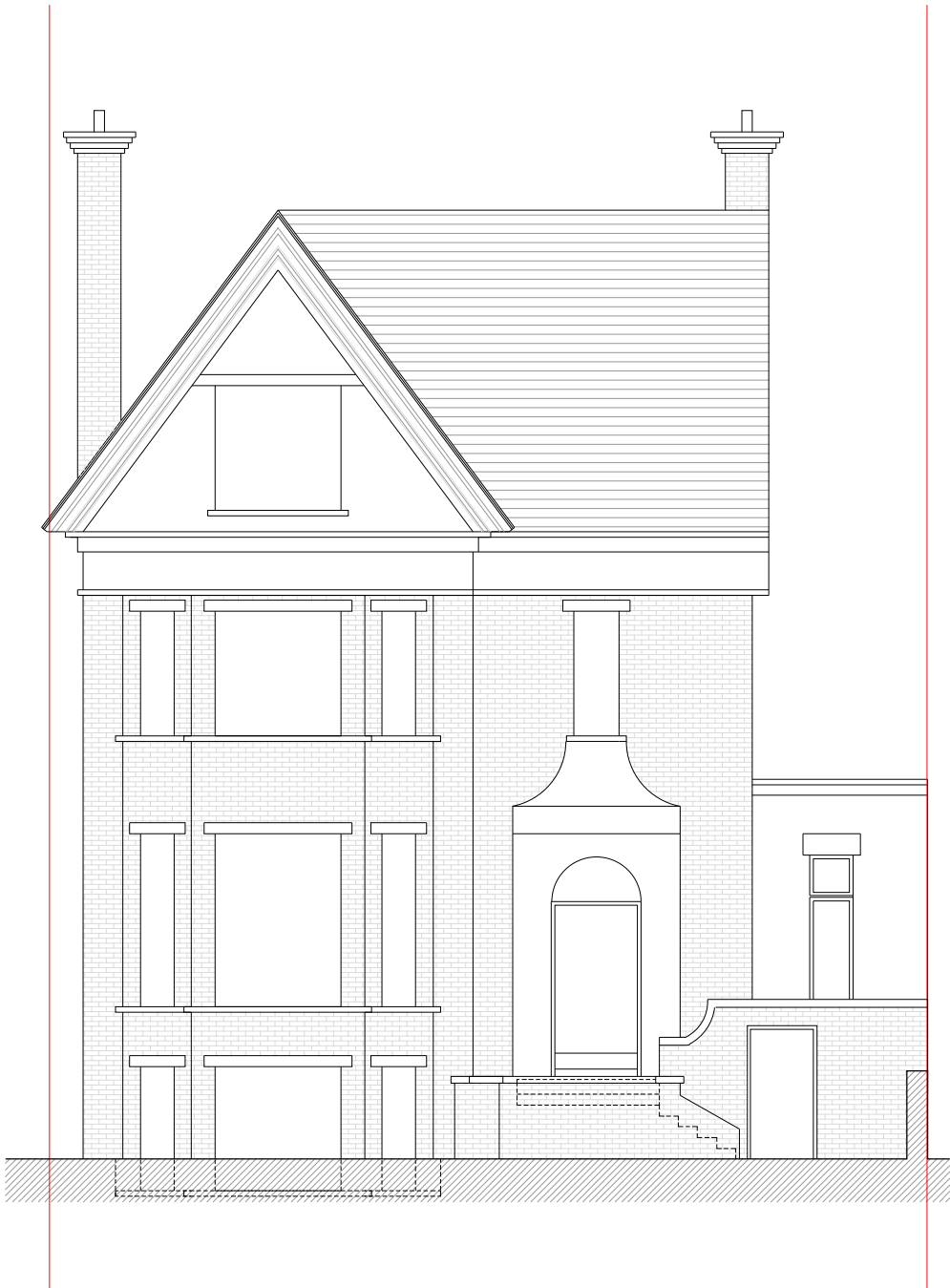
All shop drawings to be submitted to the architect for comment prior to fabrication.

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.

Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES

Indicative Survey for planning purposes only



OPEN london
architecture • surveying • interior design
www.openlondon.uk.com
mail@openlondon.uk.com

Mermaid House
2 Puddle Dock
Blackfriars
EC4V 3DB
t: 020 7332 2888

project
15 Chalcot Gardens
London, NW3
client
Jack Street

drawing title
Existing and Proposed Elevations
drawing status

Planning

scale	date	drawn by	checked by
1:50 @ A1 1:100 @ A3	24/05/20		
job no.	drawing no.	revision	
20005	101	P1	