

DESIGN AND ACCESS STATEMENT
TO ACCOMPANY AN APPLICATION
FOR PLANNING PERMISSION

Alterations
at
17a Chesterford Gardens
London NW3 7DD

07.01.2022 –For Planning

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1.0 Introduction

17a Chesterford Gardens is a private residence that is to be altered to better suit the applicant's needs.

These needs are:

- to provide better living and dining accommodation at the rear of the ground floor
- improve the relationship between the flat and the private garden which is currently poor due to the scope of solid walls and the steep rise to the flat's garden
- to provide some outside terrace space accessed directly from the living space
- to provide a new concealed refuse bin store at the front of the property to conceal the multiple plastic wheeled bins that currently obstruct the pathways.

Research and a survey of the building forms the basis for an assessment of significance presented in Section 3.

2.0 Situation

The existing property is a three storey semi-detached house, now divided in to flats, in a street of similar semi-detached villas dating from the mid nineteenth century.

The location and setting is shown on the site plan drawing CFG/PL-08 and site photographs are provided on drawing CFG/PL-09 and within this document.

The property is not a listed building.

The property lies within the Redington and Frognal Conservation Area.

3.0 Statement of Significance



Fig.1: Early Ordnance Survey map showing 17 Chesterford Gardens in 1864-65

17 Chesterford Gardens was built in the mid 1800s. Although the date of construction is unknown, the first Ordnance Survey Map showing the property is dated 1864-65 (See Fig. 1).

The property contributes to the setting of the buildings for their group value in the curved street and the property is an integral part of the Redington and Frogal Conservation Area.

As noted in the Conservation Area Audit document, similar villas and semi-detached houses are widely distributed through the area.

17 Chesterford Gardens possesses a number of features that are of architectural significance and will be retained and enhanced by the proposed works.

Several harmful historic additions to the rear will be removed.

The poor outlook from the rear of the property, caused by the abrupt change of garden levels, will be improved by stepping the garden levels to graduate the levels change.

4.0 The Proposals

The flat is to be renovated to bring the accommodation in line with modern standards and to make the internal layouts appropriate for the use by the new owners.

EXISTING INTERNAL FINISHES AND DETAILING

Existing original internal detailing to the original house (skirtings, architraves etc.) are valued and will be retained. New work will be carried out in matching materials and with matching detailing as appropriate.

In the past, the interiors have been subject to some alterations that are not in keeping with the period of the original house and the proposals seek to remedy these as follows:

Fibrous plaster cornices and ceiling mouldings

Original cornices and ceiling mouldings survive in the flat and it is proposed to retain these and other unsympathetic mouldings will be replaced in a similar style.

Modern joinery items

Redundant modern joinery items and kitchen and bathroom fittings will be removed. These comprise built in cupboards and wardrobes etc. probably dating from the 1980s / 1990s and they possess no architectural value.

PLAN ALTERATIONS INTERNALLY

The room uses are being reorganized and certain walls are to be altered to allow the rooms to better relate to one another and to improve circulation.

Where these changes occur, they will be executed in matching materials and sympathetically detailed.

All skirtings, architraves, cornices, door mouldings and similar details will be reinstated to match existing profiles.

PHYSICAL ALTERATIONS EXTERNALLY

There are two proposed changes to the external elevations:

East elevation: Rear extension

To the east elevation the existing rear wing (Bedroom 3) with its pitched tiled roof will be retained and will be extended by 1.4m. New brickwork and roofing tiles used in the alterations will all be selected to match existing materials. This wing, noted on the 1865 Ordnance Survey map (Fig.1) will be incorporated in to the design without losing its identity.

Adjacent to the rear wing, a lower and subservient flat roofed extension will be constructed to house the kitchen and dining area.

New brickwork used on the new extension will be selected to match the existing house

The new windows will be powder coated double glazed sliding doors.

The new flat roof will be clad in sheet copper and the same materials will be used for gutters, downpipes and fascias.

There will be two roof lights in the new flat roof to bring daylight in to the centre of the flat.

To ensure that the roof lights do not cause privacy issues, they will be:

- Non-opening type to ensure that sound transmission between flats is controlled
- Fitted with permanent louvre baffles that preserve privacy and prevent light pollution between flats

A new outside terrace will serve the flat and the existing abrupt change of garden levels will be modified by introducing gentle stepped landscape to be filled with planting. In this way, the garden will feel more connected and integrated with the flat.

West elevation to Chesterford Gardens: Refuse store



Fig.2 Stored bins to No.17 currently obstruct access to the property

To the street frontage, the property currently suffers greatly from the haphazard placement of plastic refuse bins that physically block the pedestrian paths and steps up to the house. The applicant is proposing to have these bins discreetly hidden away in a new recessed refuse store built behind the existing boundary wall that fronts on to Chesterford Gardens.

The store will be open to the sky for ventilation purposes but will have a slatted timber roof to act as visual screening. This roof will eventually be covered by climbing plants etc.

5.0 Impact on neighbours

The house is already well separated by distance from the neighbours.

For the reasons explained under item 4.0 above, because of the distances from neighbours, and the roof and roof light design, the proposals will not affect neighbouring properties in terms of privacy or general amenity nor does it have any overbearing effect on occupants of any of the adjacent properties.

6.0 Other Planning Considerations - Trees



Fig.3 "Tree 2" (Far right) belonging to next door neighbour at No.15;

"Tree Group A" (left)

Camden's Planning Policy concerns trees and shrubs and seeks to protect trees that make a significant contribution to the ecology, character or appearance of an area.

The proposals will not affect existing trees apart from the removal of a small tree group marked "Tree Group A" on the plan PL-01. This group comprises a mix of deciduous and evergreen trees which are overgrown secondary specimens.

Some foundation works fall within the spread of Trees 1 and 2 but these will be very shallow works and separated from the subject trees by existing boundary walls and their footings. New works will not be dug lower than the boundary wall foundations within the tree spread.

"Tree Group B" is some 15 meters away from the proposed works and will also be unaffected by the proposals.

9.0 Access

No changes to access are proposed under this application apart from improved access between the living accommodation and the garden and terrace.

10.0 Summary

The design of the proposals has been carefully considered and it is appropriate in its context.

The design is of a high standard and will contribute positively to making the property better place for the applicants and their family to live.

The amenity enjoyed by the occupants of adjoining buildings is preserved, and their privacy is respected. The proposals would not adversely impact on the privacy or the amenities of the adjoining residents. Daylight and sunlight to nearby properties will not be detrimentally affected.

The overall appearance of the alterations has been designed to be in keeping with the host property and to be sympathetic to the local area.

It is therefore considered that the proposal submitted merits the grant of planning permission.