

DESIGN AND ACCESS STATEMENT
TO ACCOMPANY AN APPLICATION
FOR PLANNING PERMISSION

Alterations
at
17a Chesterford Gardens
London NW3 7DD

14.10.2022 For Planning

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1.0 Introduction

17a Chesterford Gardens is a private residence that is to be altered to provide increased utility and storage space in the basement by extending the basement 2.1m to the west and to install a high level window for daylight and natural ventilation.

The applicant's commissioned Cooper Associates Structural Engineers to prepare a structural study which forms part of this application. The study concludes that no further risk assessment is required.

2.0 Situation

The location and setting is shown on the site plan drawing CFG/PL-100 and site photographs are provided on drawing CFG/PL-101 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

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.

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 not be harmed by the proposed works.

4.0 The Proposals

Plan alterations internally

The existing basement is to be increased in floor area by 11.4 sqM by reconstructing a retaining wall some 2.1m to the west.

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



Fig.1: Location of high level basement window to the south elevation.

Physical alterations externally

There is one proposed change to the external elevations which is to add a window to the south elevation. See Fig.1 above.

This window will be made of painted timber with matching brickwork reveals and brick lintel.

5.0 Impact on neighbours

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

The proposals will not affect any existing trees.

9.0 Access

No changes to access are proposed under this application.

10.0 Summary

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

The basement extension is 2.1m wide and is minor in nature. An independent structural report has been prepared which concludes that no further risk assessment is necessary.

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.