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LOWER & UPPER GROUND MAISONETTE, 18 CHESTERFORD GARDENS, LONDON NW3 7DE

# PLANNING: DESIGN & ACCESS STATEMENT

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## JOHN ALLSOPP STUDIO LTD

### Address

1 Belsize Park  
London NW3 4ET  
United Kingdom

### Tel

Studio: +44 (0)20 7693 5759

### Online

Email: [info@john-allsopp.com](mailto:info@john-allsopp.com)  
Website: [john-allsopp.com](http://john-allsopp.com)  
Instagram: [@johnallsoppstudio](https://www.instagram.com/johnallsoppstudio)



## INTRODUCTION

This application is a re-submission of the proposals contained in application reference **2019/1321/P, granted 8 July 2019**.

The reason this application is expiry of the previous permission.

There are no changes to the proposals.

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## CONTEXT

The property is located on the lower ground and ground floors of 18 Chesterford Gardens. The proposals are for the demolition of the existing rear conservatory extension and replacement with a new extension in the same location.

The front façade of the building is typical for the western half of Chesterford Gardens, being double-fronted and in red brick. However, uniquely, it has a 'half-timbered' appearance on its upper levels. The principal axes of symmetry and those of the roof lines are generated from the front façade.

The rear façade contrasts in that it is highly non-uniform and has been the subject of alterations in the past. This is explored further on the following pages. The exception, and most prominent feature is the four-storey bay window which anchors the façade with its isolated uniformity.

### DRAWINGS:

- A-1-0001: Location Plan
- A-1-0002: Existing Site Plan
- A-1-1010: Existing Lower Ground Floor Plan
- A-1-1011: Existing Roof Plan
- A-1-2010: Existing Rear (West) Elevation
- A-1-2011: Existing Side (North) Elevation)
- A-3-0001: Proposed Site Plan
- A-3-1000: Proposed Lower Ground Floor Plan
- A-3-1001: Proposed Roof Plan
- A-3-2000: Proposed Rear (West) Elevation
- A-3-2001: Proposed Side (North) Elevation
- A-3-9001: Brick Samples



FRONT OF PROPERTY

## CONTEXT (CONT'D)

The property is located within the Redington and Frognal Conservation Area. The Conservation Area statement identifies the key features which contribute to the character of Chesterford Gardens, namely:

- *"The character of this road is defined by its compactness of development and the extent and density of roadside trees ..."*
- *"It comprises comparatively tightly spaced detached and semi-detached three or four storey red brick houses ..."*
- *"Bay windows and dormer windows are prominent features in the street scene ..."*
- *"... decoration is restrained ..."*

Our proposal continues this visual language including an interpretation of the bay window.

Seven cases are identified in the statement which detract from the character of the area. Broadly, these deal with visual impact on the street (side) scene. Our proposals do not impact the street scene in any way.

Further, five elements are listed that contribute to the streetscape, including:

- Red brick paving of (parallel, to the south-west) Greenway Gardens
- The mature roadside London Place trees on Chesterford Gardens
- The red letterbox and "CHESTERFORD GARDENS" sign at the junction of Frognal Lane
- The low brick walls and hedges of (parallel, and further to the south-west) Bracknell Gardens
- Trees along the Bracknell Way footpath

Our proposals also do not impact these positive elements in any way.



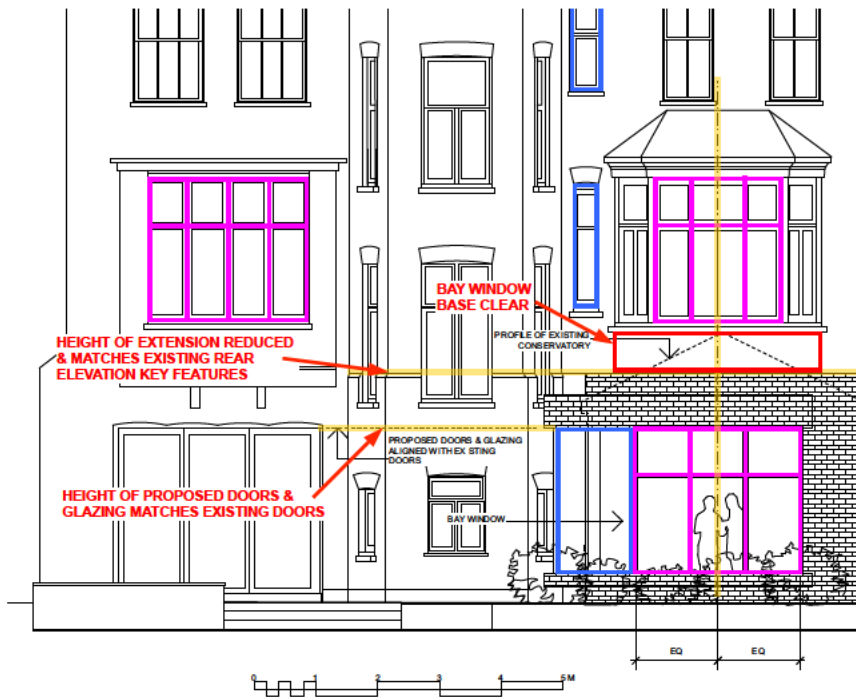
REAR OF PROPERTY



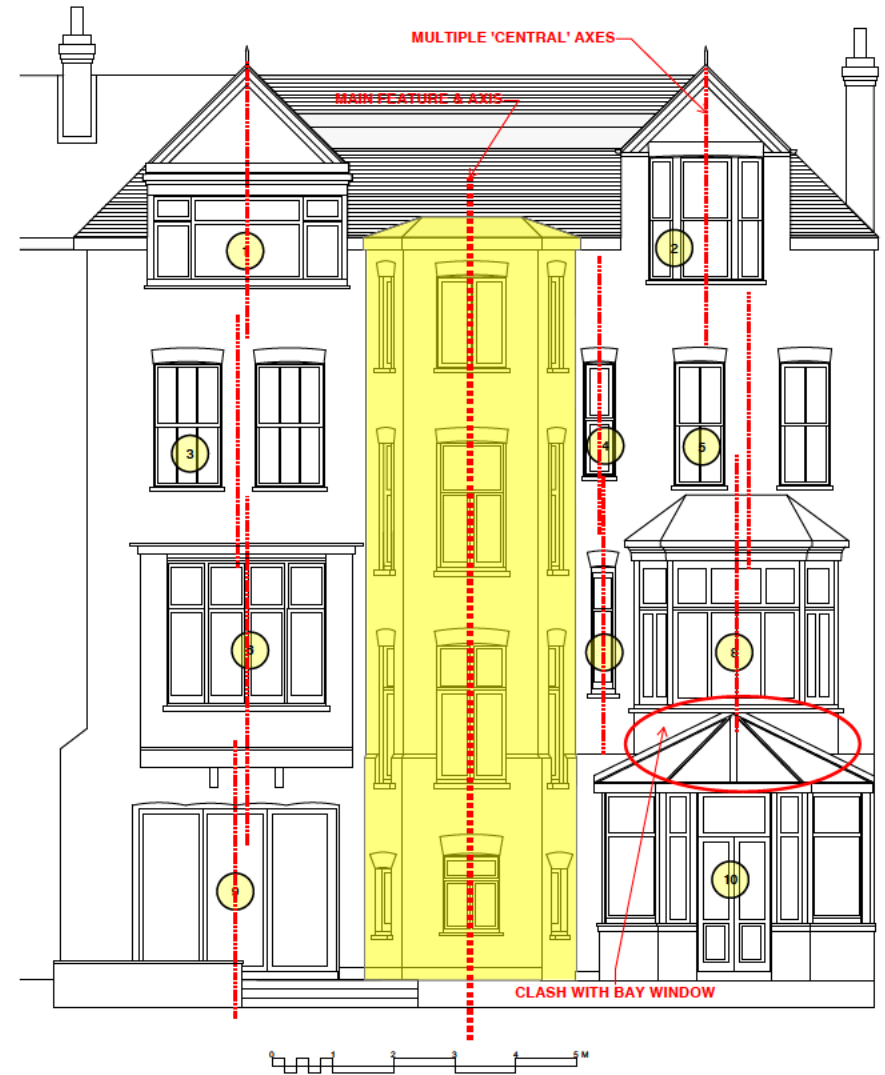
## THE REAR FAÇADE

As mentioned, apart from the central four-storey bay window there are 10 separate window styles and scales on the façade. These windows are set out on an almost equal number of 'central' axes.

Our proposal enhances the rear façade by eliminating the unsightly clash of the existing conservatory sloping roof with the ground floor bay window directly above. The existing clash is further highlighted by the concealment of part of the bay window base, and the presence of the conservatory roof's flashing, intersecting with this base. The central bay window is unchanged.



PROPOSED REAR ELEVATION



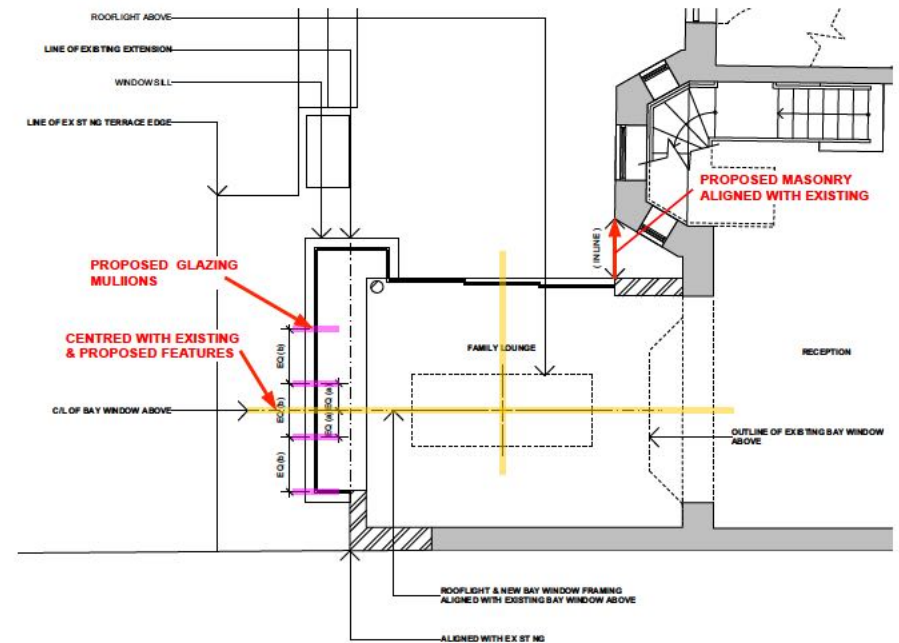
EXISTING REAR ELEVATION

## RELATIONSHIP TO THE EXISTING

The proposals have taken several visual cues from the existing building:

- The footprint and foundation line of the proposed extension match the line of the existing.
- We have also aligned the nib wall adjacent to the central bay window. This wall sits on the footprint of the existing conservatory.
- The height of the fixed and sliding door glazing aligns with the adjacent sliding-folding doors from the kitchen.
- The current surface area of glass in the proposal is less than 50% (28 sq m) of the area of glass of the existing conservatory (57 sq m)
- When analysed further we see that the surface area of roof glass at 3.6 sq m proposed is about 14% of the surface area of roof glass of the existing conservatory (26.2 sq m). This will provide a significant enhancement in amenity for neighbouring properties as well as other residents of 18 Chesterford Gardens - with this significant reduction in the most impactful source of light pollution.
- Measured as shown on the rear elevation the proposed conservatory occupies only 10.9% of the area of the vertical face of the rear façade - making it comfortably subordinate in scale.
- The proposed conservatory is also approximately 650mm shorter (height) than the existing conservatory.
- As noted on the elevations (see previous page), the framelines of the rear facing glazing are aligned with the bay window above
- The rooflight is also now aligned with the bay window above

Continues ...



PROPOSED PLAN ALIGNMENTS



## RELATIONSHIP TO THE EXISTING (CONT'D)

- We propose to match the brick stock of the existing main house, which will be an enhancement over the existing 'commercial' appearance of the brickwork of the conservatory.  
(See images of proposed bricks: A-3-9001)
- Lastly, we notice that there are a number of properties with conservatory and other styles of extensions of a significant scale, along both the western and eastern sides of Chesterford Gardens.

We believe that our proposal is sympathetic to the character of the building and the area, and in fact will serve to enhance both.



REAR OF PROPERTY



IMMEDIATE NEIGHBOURS WITH SIMILAR SCALE EXTENSIONS

## RELATIONSHIP TO THE EXISTING (CONT'D)

We think it appropriate to quote from Camden's informative for a recent application two doors down at No.22 (Ref 2014/7543/P):

*"Although the extension would extend beyond the rear building line of other properties in the street, given the dwellings are detached and a large garden area would be retained, the proportions of the extensions are considered acceptable. The extension would not detract from the existing bays at first floor level. It is noted a neighbouring property (No.18) was granted permission for a rear conservatory which extends further than the current proposal and this was not considered to harm the bay above. Furthermore, the location of the extension at the rear of the property would mean limited impact on the conservation area as it would not be visible from the streetscene."*

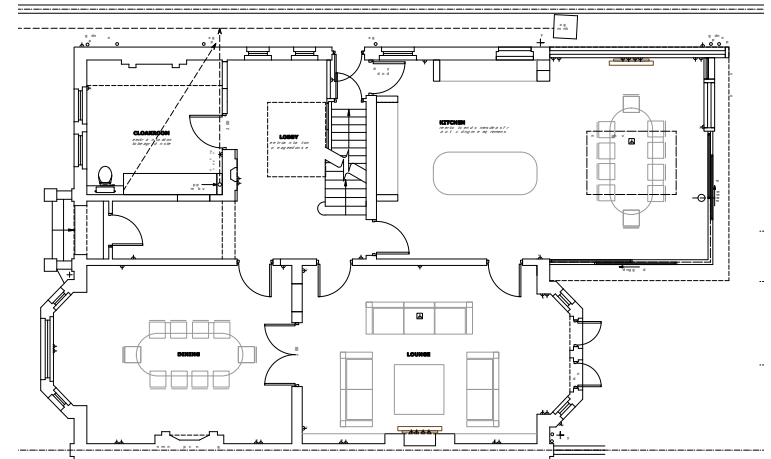
At No.18 we retain our (very) large garden, we have harmonised with the bay window at first floor level and the streetscene is indeed not affected.

As is evident on page 5's side by side proposed and existing façades, it is quite clear that our proposed extension is unambiguously an improvement over the existing.

It is now further, and comfortably in harmony with the existing rear façade.

It also bears reiterating that the proposals improve amenity for neighbouring properties by reducing the quantity of glass, particularly in the roof.

The proposals at 18 Chesterford Gardens provide a nuanced and effective dialogue with the existing building and would be an asset to the Redington and Froggnal Conservation Area.





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A / S

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