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The Walled Garden
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July 22nd 2022

Reference: 83A Chester Square, Belgravia SW1W 9HJ

REV H

DESIGN & ACCESS STATEMENT

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1.0 INTRODUCTION

83a Chester Square comprises an unlisted end of terrace dwelling located at the North Eastern end of Chester Square near the intersection of lower Belgrave Street, which extends to lower ground, ground and 2 upper storeys. The property is accessed from Chester Square and also has rear access via Eaton Mews.



The property was bought by the new owner in July 2022, who is looking to make a series of improvements to the property to improve the quality and useability of the living accommodation.

Proposals have therefore been developed to allow relocation of the existing stair to the centre of the property and reconfigure of the layout, to remove corridor spaces and provide a more regular plan form. Externally, it is proposed to create additional floorspace at lower ground level, by providing a glazed roof to internalise the external lightwell space to the front of the property and by a rear 'infill extension' into the rear yard. At ground floor level it is proposed to create a small glazed "planar" extension, with the yard space to be lost at lower ground floor level replaced by an enclosed terrace over the flat roof to the rear infill extension below.

As the external works require planning permission, this Design and Access Statement is provided in support of a planning application for "*Infill extensions to the front and rear at lower ground floor level; addition of a small glazed "planar" extension and new terrace area to the rear at ground floor level; and associated works*".

2.0 USE

The existing use of the property is as a residential dwelling C3. This use class will remain as existing.

3.0 PLANNING HISTORY AND POLICIES

The existing house on-site was built following the grant of planning permission (ref: 02/00880/FULL) for "Redevelopment to provide a single family dwellinghouse comprising basement, ground and two upper floors" and the associated conservation area consent (ref: 02/03286/CAC) in 2002. Subsequently, alterations were made to the property following the grant of planning permission (ref: 15/11133/FULL) in 2016, for "*External alterations including replacement of all windows with timber sash double-glazing windows and installation of steel balustrades to front elevation at first floor only, installation of an awning to entrance door, installation of glazed balustrade to rear elevation, raising of rear wall and new door with wider opening to rear lightwell.*"

In December 2021, JLL (on behalf of the new owner of the property, Andrew Mitchell), submitted a proposal (R/N: 21/08577/FULL) for the 'Erection of infill extensions to the front and rear at lower ground floor level; addition of a small glazed extension and new terrace area to the rear at ground floor level; and associated works.'

The proposal was refused, with the reason for refusal noted within the delegated report as:

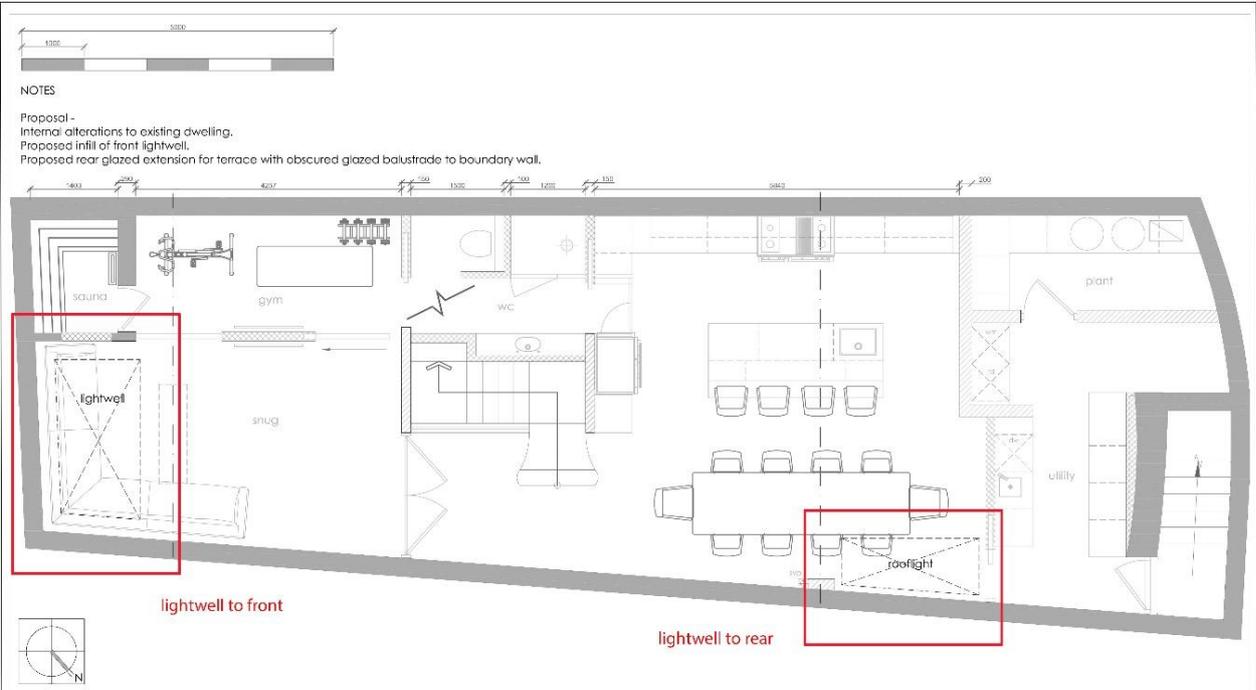
"The ground floor roof terrace would lead to an unacceptable loss of privacy for people in neighbouring properties. This would not meet Policies 7 and 38(C) of the City Plan 2019 - 2040 (April 2021)."

4.0 LAYOUT

The proposed works comprise the glazing over of the existing front lightwell (to internalise this space within the property) and the construction of a rear infill extension to provide increased floorspace at lower ground floor level. At ground floor level, it is proposed to create a new external terrace over the rear infill extension (with hit and miss trellis screening up to a height of 1.8m to ensure no overlooking to and from adjoining properties), with access to this terrace to be facilitated by the addition of a small glazed "planar" extension with frosted glazed screening to a height of 1.8m with door, which will also significantly improve daylighting to the accommodation at this level.

The rear terrace will be set approx. 540mm below the internal GF level. To ensure no overlooking is created from the terrace the 'hit and miss' trellis will extend to a height of 1.8m from this lower terrace level.

The access to the terrace from the glazed extension will be via steps and a landing (to meet current Building Regulations). To ensure that the landing does not provide a space for overlooking the glazed extension has a 600mm obscured glass blade along its length.



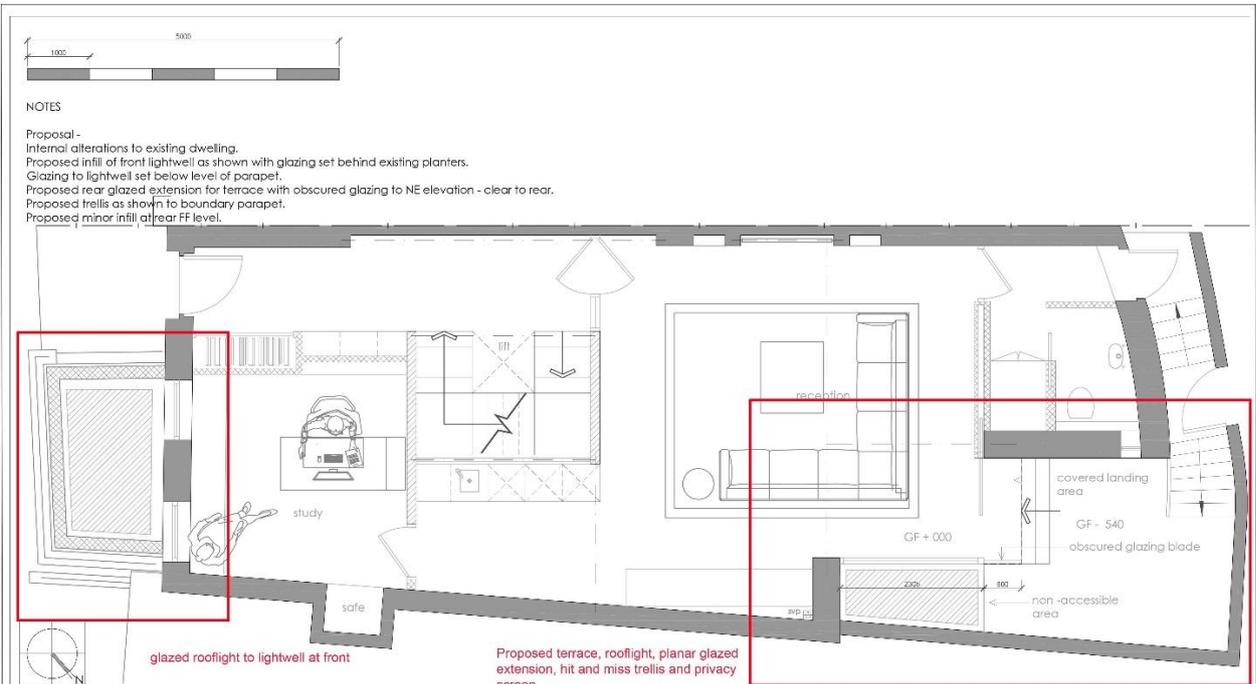
12 G PROPOSED LGF PLAN
SCALE 1:50 @ A3

PLANNING ISSUE

All shown dimensions to be used in preference to scaled dimensions. Verify all dimensions on site prior to commencement of work. All work shall conform to British Standards, Planning Approvals and Building Regulations. This drawing is copyright and shall not be used or reproduced without the written consent of Arc8 Projects Ltd.

ISSUE	DATE	AMENDMENT	ISSUE	DATE	AMENDMENT
A	22/10/2021	CLIENT ISSUE	F	02/12/2021	PLANNING ISSUE
B	13/11/2021	CLIENT ISSUE	G	07/12/2021	PLANNING ISSUE
C	23/11/2021	CLIENT ISSUE			
D	24/11/2021	CLIENT ISSUE			
E	25/11/2021	CLIENT ISSUE			

PROJECT ALTERATIONS AND EXTENSIONS TO DWELLING		THE STUDIO WALTER CARDEN DOWNS LANE 1722 8TH M.0797440032 E:info@arc8projects.com	
ADDRESS 83A CHESTER SQUARE, BELGRAVIA SW1W 9HJ		ARC8 PROJECTS www.arc8projects.com Architects & consultants	
CLIENT NICOLAISEN INVEST UK LTD		DRAWING 12 PROPOSED LGF PLAN	
SCALE 1:50	DATE OCT 2021	DWNN BY RH	PROJECT 1021
			DWG NO. 12



13 L PROPOSED GF PLAN
SCALE 1:50 @ A3

PLANNING ISSUE

All shown dimensions to be used in preference to scaled dimensions. Verify all dimensions on site prior to commencement of work. All work shall conform to British Standards, Planning Approvals and Building Regulations. This drawing is copyright and shall not be used or reproduced without the written consent of Arc8 Projects Ltd.

ISSUE	DATE	AMENDMENT	ISSUE	DATE	AMENDMENT
A	22/10/2021	CLIENT ISSUE	F	02/12/2021	PLANNING ISSUE
B	02/11/2021	CLIENT ISSUE	G	24/03/2022	PLANNING ISSUE
C	18/11/2021	CLIENT ISSUE	H	01/03/2022	PLANNING ISSUE
D	23/11/2021	CLIENT ISSUE	J	28/04/2022	PLANNING ISSUE
E	24/11/2021	CLIENT ISSUE	L	06/07/2022	PLANNING ISSUE

PROJECT ALTERATIONS AND EXTENSIONS TO DWELLING		THE STUDIO WALTER CARDEN DOWNS LANE 1722 8TH M.0797440032 E:info@arc8projects.com	
ADDRESS 83A CHESTER SQUARE, BELGRAVIA SW1W 9HJ		ARC8 PROJECTS www.arc8projects.com Architects & consultants	
CLIENT NICOLAISEN INVEST UK LTD		DRAWING 13 PROPOSED GF PLAN	
SCALE 1:50	DATE OCT 2021	DWNN BY RH	PROJECT 1021
			DWG NO. 13

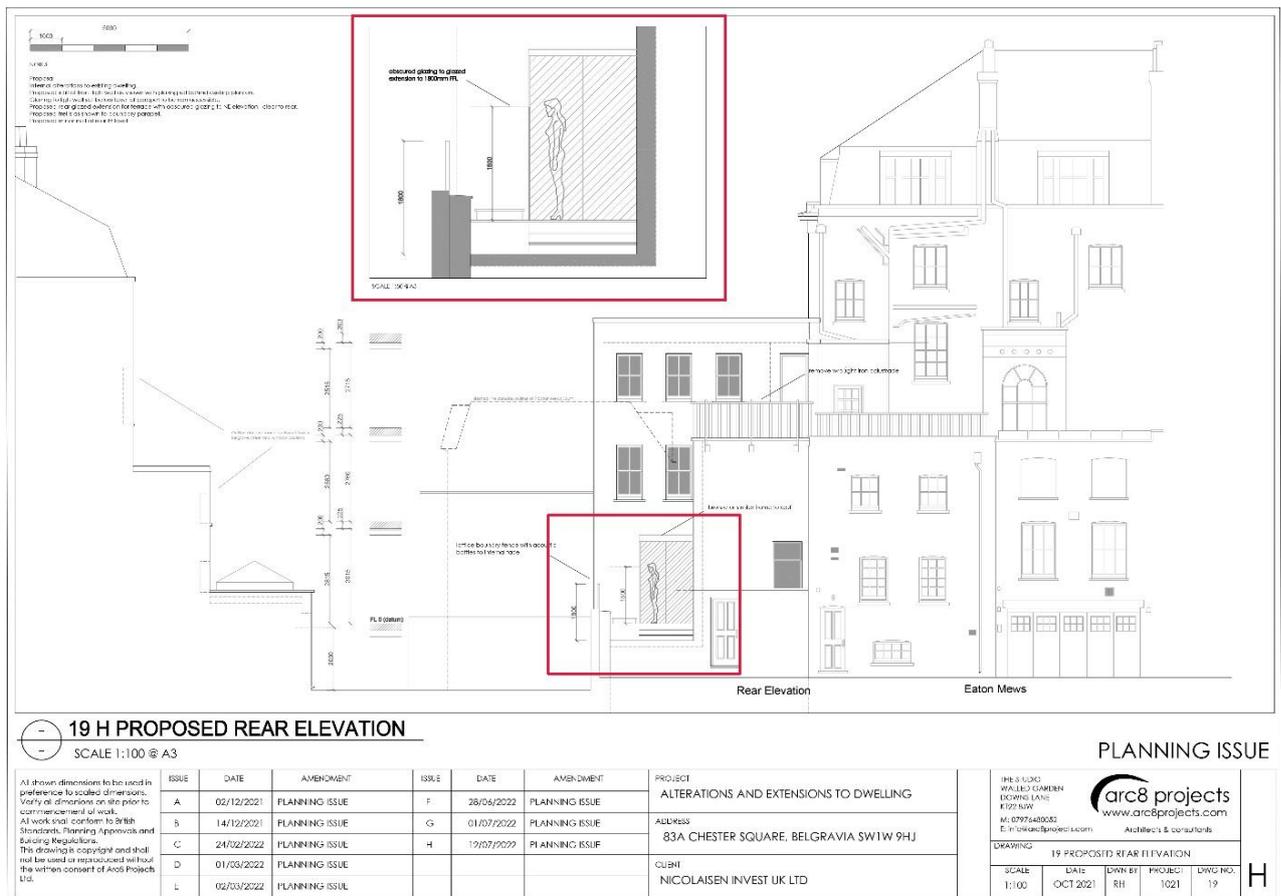
5.0 SCALE

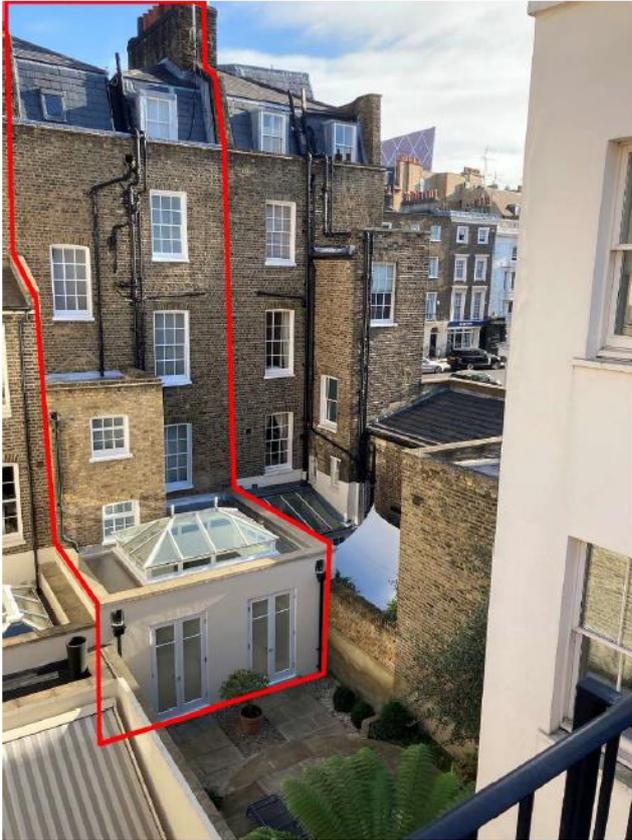
There is no overlooking or overbearing created by the proposal.

The enclosure of the front lightwell will not be visible in street views as the glazed roof will be below pavement level and the rear infill extension will be visually contained by the surrounding built form.

At ground floor level, whilst the proposed alterations will still be visually contained and will not have any material impact on the character and appearance of the conservation area nor the setting of nearby listed buildings, careful consideration has been given to the need to ensure there are no potential amenity impacts arising from the introduction of more extensive glazing to the side elevation of the property and the creation of new external terrace.

As can be seen below, the boundary wall and screening in a lattice fencing up to a height of 1.8m from terrace level has been designed prevent overlooking both to and from the nearest residential property at no.51 and 53 Lower Belgrave Street, and will also serve to provide screening to the glazed "planar" extension. The glazed extension will also have obscured glazing on the flank wall to 1.8m from internal FFL. This will be continued adjacent to the landing by the steps to prevent any overlooking.





The alterations to the lower ground floor provide 29sqm. of additional internal accommodation at lower ground floor level and the glazed planar extension provides an additional 4sqm at ground floor level.

6.0 LANDSCAPING

The creation of a new terrace at ground floor level (with better daylighting than the existing rear yard at lower ground floor level) provides the opportunity to provide pot plants, to provide additional screening and greening.

7.0 APPEARANCE/MATERIALS

The front lightwell will sit below the level of the parapet to the lightwell and will comprise structural glazing with internal rainwater runoff.

The rear infill will incorporate a paved terrace with lightwell over the dining area. The hit and miss trellis will be internally fixed and will run along the top of the existing parapet wall.

The rear planar glazed extension will be internally fixed planar glazing with runoff onto the terrace into existing rainwater courses. A bronze or similar frame will minimally frame the extension, rather than having it frameless, responding to proportion/pattern of bronze framed apertures on flank of rear closet wing, aiding in the integration of the extension to the existing building.

8.0 ACCESS

As existing in terms of access from the road by car and by foot.

9.0 SUMMARY

The proposals seek to significantly upgrade the existing house at 83a Chester Square with external alterations and extensions proposed to facilitate and support internal reconfiguration of the property to improve the quality and useability of the accommodation. Planning permission is sought for front and rear infill extensions at lower ground floor level and a small planar extension and creation of a terrace at ground floor level. These works, which will be visually contained so as not to impact the character and appearance of the conservation area nor the setting of nearby listed buildings, have been carefully designed to reflect the architecture and materials to the existing building and will not give rise to any adverse amenity impacts to adjoining residents.

10.0 Proposal Sketch

Image 1 shows proposed sketch of the rear extension.

