This Design and Access Statement is in support of the Householder Application for the demolition and replacement of an existing conservatory extension at 26 Dartmouth Park Road in the Dartmouth Park Conservation Area.

26 Dartmouth Park Road is a semi-detached single dwelling with garden access to one side.

The design proposals improve the living space amenity of the lower ground floor of the house, where the existing kitchen and dining area is currently too small. Moreover, the existing dilapidated conservatory is too cold and visually exposed to be used as an extension to the Kitchen/Dining room.

The proposals provide a larger useful Kitchen/Dining room space and improve the connection between the rooms on the lower ground floor without losing their individual functions. Furthermore, the re-development of the conservatory as a heated space greatly improves the connection from the house to the garden, which is currently cut-off by the conservatory. Of particular value to the project is the significant improvement to thermal performance that the new extension and associated works will provide to the lower ground floor of the house as a whole.

The proposals comprise the demolition of the existing conservatory and replacement with an extension complete with a rooflight and doors and windows to the garden. Also proposed is the altering of existing internal openings from the new extension to existing Kitchen/Dining Room, hence making it one room and also to a small adjacent Sitting Room.

The wider project works will upgrade the thermal performance of the lower ground floor of the house by replacing the suspended timber floor with a suspended beam and block floor with underfloor heating and also the replacement of 2no timber sash windows with double-glazed windows matching the existing.

The only proposal to the principal, street-facing elevation, is the replacement of one of these windows. Otherwise, the proposals impact the flank and rear elevations only.

This statement follows the guidance from CABE's Design and Access Statements with an additional section addressing LB Camden's planning application requirements for a Conservation Area and local planning precedent.

In developing the design, particular consideration of CPG1 Design has been undertaken in addition to a review of the local area planning history and CPG Altering and Extending Your Home (in consultation).

Sensitive to how the proposals impact the neighbouring context, the proposals respect and enhance the character of the Conservation Area in a number of ways, for example by matching existing materiality and fenestration rhythms of the host building and colour palette of the wider urban landscape.

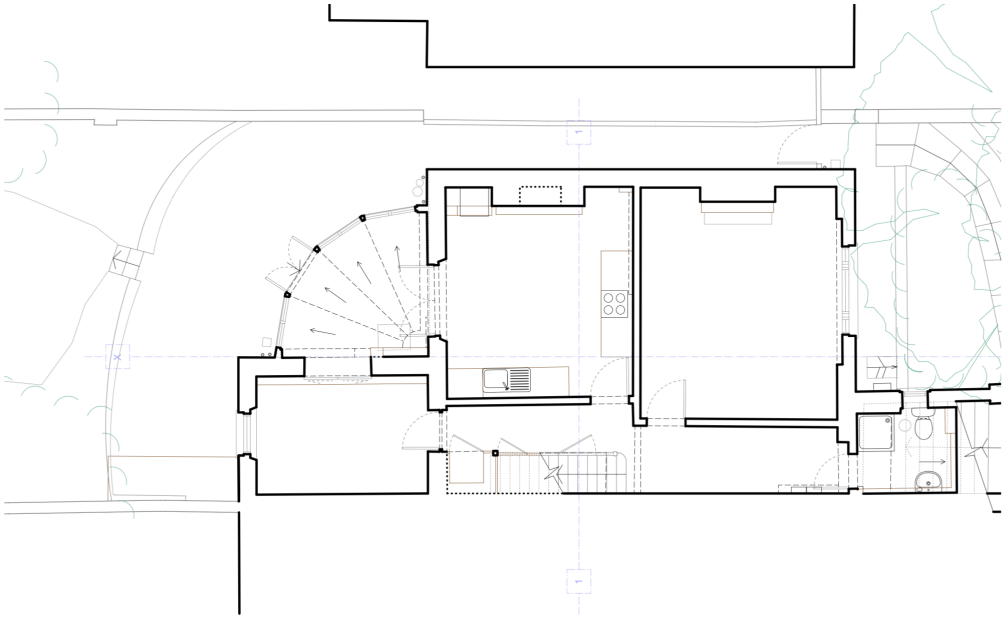
The Existing

26 Dartmouth Park Road is a 3-storey plus lower ground floor and loft semi-detached single dwelling with an unheated conservatory room to the rear. The existing conservatory is now dilapidated and also very cold on this north facing side of the building where direct sun is blocked by the host building. The unheated conservatory is essentially an outside space and can be used only for sheltered accommodation in warm weather. Adjacent spaces cannot be left open to the space because of its poor thermal performance. The kitchen space is, therefore, hemmed in, constricted in size with awkward access to the garden via a series of doors.

The fully glazed nature of the conservatory also gives the feeling of being in a 'gold fish bowl'. The space suffers from a unsuitable lack of privacy.

View of the existing rear elevation with the existing conservatory

Existing elevation – see drawing 6000 for more information



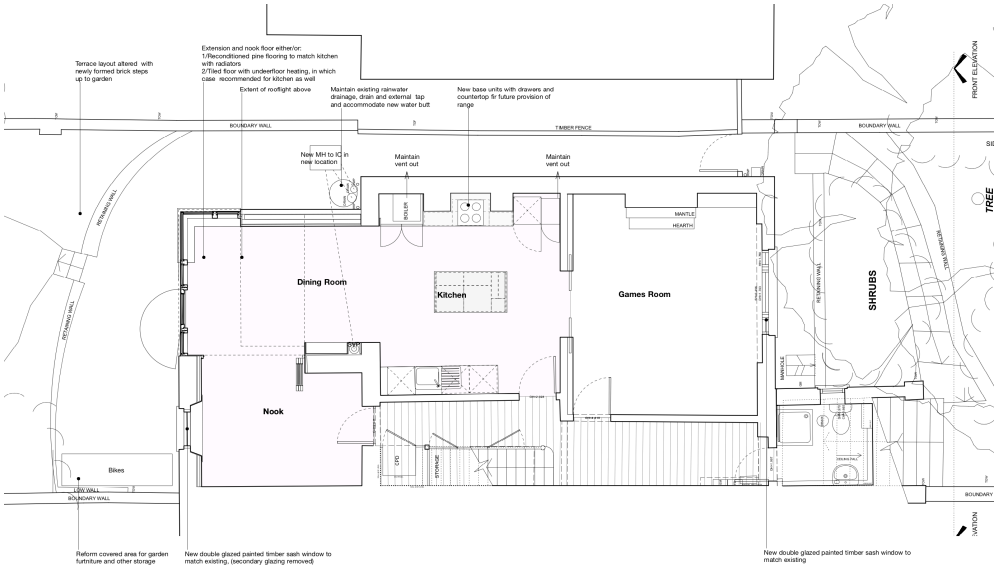
Existing Plan Lower Ground Floor – See drawing 1001 for more information

The Proposals

The proposal is to demolish the existing conservatory and build in its place an extension to the Kitchen/Dining room. The new room would have windows and a door to the garden to maximise light in and views out to the garden and wider landscape setting. The extent of the glazing, however, is reduced from the current scope of glazing improving privacy. The new rooflight of the extension is not overlooked so improves privacy while maximising natural light.

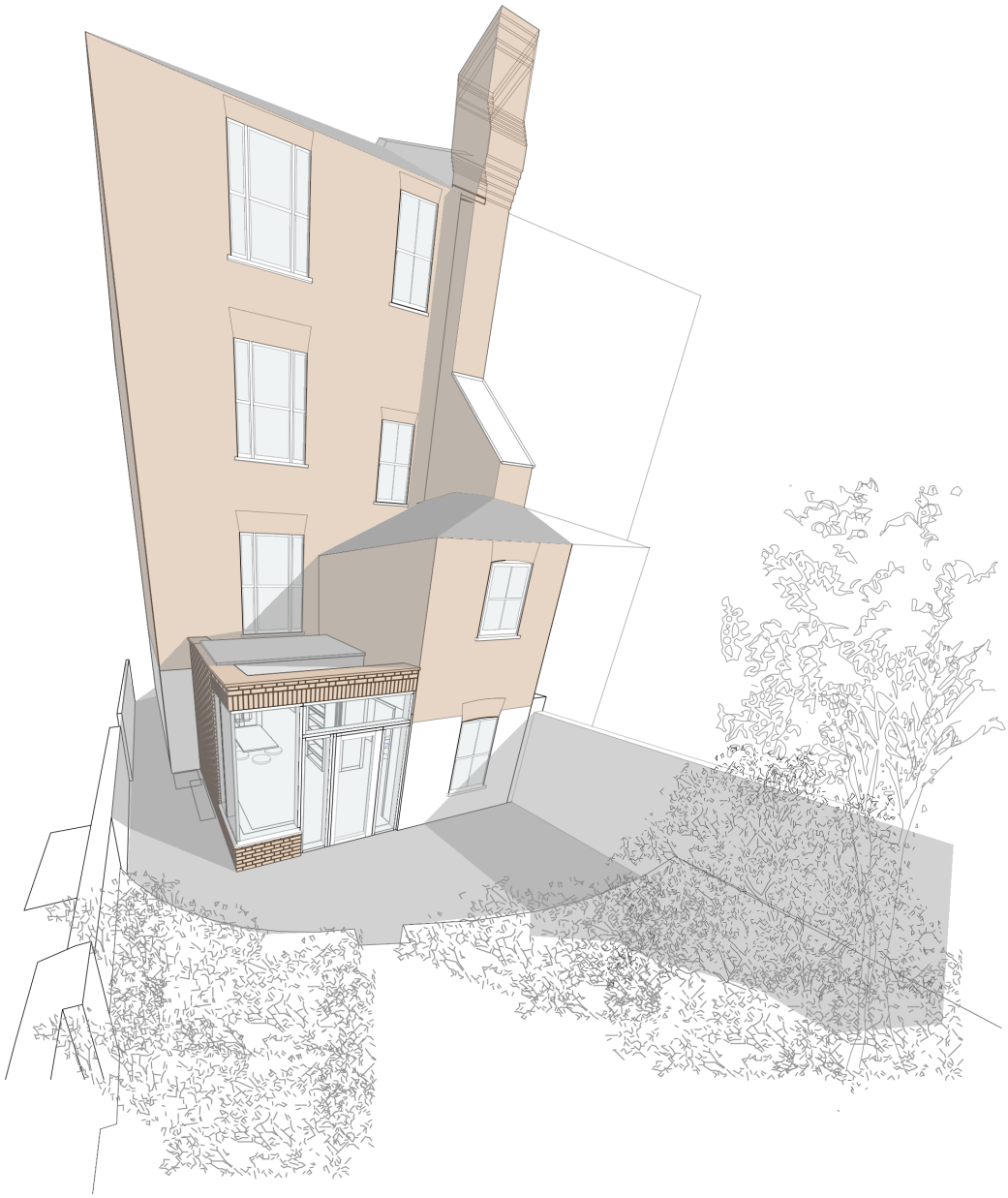
Use and Layout

Re-built as a thermally insulated room, the existing sitting room adjacent can now be more comfortably opened up to the space when desired, greatly improving the circulation and generally usability of the lower ground floor spaces. This is augmented further by a new opening with doors between the remodelled Kitchen and the family room at the front of the building. Warm, southerly light will be able to penetrate now deeper into the plan, to the Kitchen, while at the same time this room can still be closed off, greatly improving the flexibility between the spaces and their usefulness.



Proposed Plan Lower Ground Floor – See drawing 2003 for more information

Amount
The existing conservatory GIFA is 7.64M2. The GIFA of the proposed extension room is 11.28M2, an increase of 3.64M2.



View of Extension in Context of House

Scale and Massing
The scale and massing of the new extension room has been developed with two aims. Firstly, to develop a set of useful spaces that from the inside have a considered relationship to the outside in terms of views, natural light and generally pleasing aspect. Secondly, the scale and mass of the existing host building has led the design development in order to achieve a harmonious addition to what is, though not listed, never-the-less a heritage building in a Conservation Area.

The rear wall of the proposed extension room aligns with the rear elevation of the host building. This makes best use of the space as the area of the extension is in shadow i.e. not sunny and thus well suited to become a heated internal space. This arrangement also

provides positive and pleasant views from the adjacent sitting room to the garden and obliquely the wider urban landscape setting of its context.

Long Views of Garden and Urban Landscape Setting from 'Nook'

The extension extends out to the side so that internal finishes can align, but not to the extent of the host building's flank wall. This provides a useful outside space to the side of the extension for rainwater harvesting and the relocation of underground drainage access, while also reducing impact of the extension on the host building and the neighbouring building.

The extension is single storey and not higher than the highest levels of the conservatory roof. The height of the extension ensures that there are visible links from within to the garden. Furthermore, existing ceiling heights can be maintained through to the extension space.

View showing flank elevation set in from flank wall of house

The arrangement of the external door and the fenestration around it relates directly to the host building's rear elevation fenestration in rhythm, with a larger section in the middle, framed on either side with side lights. Furthermore, the 'fan light' above and side lights (including on the return of the extension) are the same width presenting a symmetry akin to a the symmetry found in traditional sash windows.

Fenestration rhythm at door with side light echoing rear elevation windows of house

Appearance and Materials
Along with the rhythm of the door and flanking fenestration echoing that of the host building, the materials and colour palette proposed also relate to the existing building and wider Conservation Area context. It is proposed that the extension is cavity wall construction with recycled facing brickwork to match the existing building. Fenestration and doors are proposed to be hybrid aluminium/timber doors and windows in white, with white cills, to match the existing white timber sash windows with painted stone/concrete cills. A soldier course of brickwork is proposed above the fenestration, wrapping around the corner, echoing the soldier course forming arches above the existing windows at each floor of the building.

Although contemporary in appearance with the fenestration wrapping around the corner, the extension is equally traditional in appearance. The materials are of high quality, of established robustness with strong sustainability credentials. As well as achieving high levels of performance including to current strict Building Regulation requirements, the materials are appropriate for the Conservation Area setting deriving from the same material and colour palette allowing the extension to blend into its setting while still maintaining its own design integrity.

Rooflight
The fixed rooflight will be on a pitch for rainwater falls and formed with double glazed panels structurally bonded in a frame.

Rainwater drainage
Existing rainwater drainage from the existing lower roof area of the host building is altered to make it tidier in appearance and less visually obtrusive on its flank wall. Rainwater from the extension roof is collected at rooftop rainwater outlets and discharge to the sewer, as currently happens with the conservatory roof rainwater. A new rainwater harvest tank will be connected to the rainwater downpipe discharging water from the host building main roof, so sustainable drainage will be improved.

Energy and Sustainability Aims
Despite the diminutive size of the extension, its construction and the associated works will upgrade the energy performance of the lower ground floor of the building as well as prepare it for future improvement in lower carbon energy performance.

The energy targets are in accordance with Part L of the Building Regulations 2022, and also include the following measures to reduce its carbon load:

- Materials proposed are high quality, robust and durable
- Sustainable Forest Stewardship Commission (FSC) timber frame to extension roof
- Recycled steel and recycled facing bricks to be used
- Heating strategy is suitable for future air/ground source heat pump or another non-fossil energy-based source with immediate improvements to thermal performance of floor
- Triple-glazed aluminium/timber windows and doors to extension
- Upgrade of single-glazed units to double-glazed where timber sash windows are replaced
- Rainwater attenuation, re-use and sustainable drainage strategy through harvesting from main house roof rainwater run-off
- LED lighting where practical.

Structural Engineering
A structural engineered design will be developed in accordance with the design intent of the proposals.

Security
The new doors and windows and replacement windows will be Building Regulations Part Q compliant.

Planning Precedent and Conservation Area Considerations
Google Earth views of the Dartmouth Park Road show that the proposed extension replacing an existing conservatory at No.26 is commensurate in scale, mass and amount to neighbouring rear/side extension developments. Some of these developments may have been achieved through Permitted Development Rights, though particular Town Planning precedents for the proposed development at No.26 are the extensions up to 2nd floor at neighbouring 28 Dartmouth Park Road (planning consents 8802617 and 2009/2559/P).

The proposals at No.26 echo the handsome scale of the Conservation Area villas, as noted of value in the Dartmouth Park Conservation Area Appraisal and Management Statement January 22, 2009 for the area. Furthermore, the proposals do not propose any loss of original features but on the contrary continue the use of fair-faced brickwork and refurbish/replace as existing original features, notably sash windows.

Conclusion
The redevelopment of the existing dilapidated and thermally uncomfortable conservatory with a high-performing thermally insulated extension will radically overhaul the enjoyment and usefulness of the lower ground floor accommodation at 26 Dartmouth Park Road. Currently the kitchen/dining room is too small and the garden is cut off from the house by the conservatory space which is cold and does not benefit from a sunny aspect. An unheated room adjacent to living quarters is not sustainable going forward towards zero-net carbon and the proposed small extension will enable improvements to the lower ground floor

that greatly improve the energy performance of the house while also making it more ready for zero-carbon energy source in the future, making conservation and appreciation of buildings in this Conservation Area more sustainable.