

28 Dartmouth Park Road – Design & Access Statement

Context & Site Characteristics

With the notable exception of No. 32, a 1960s apartment block, the street frontage of Dartmouth Park Road presents fairly uniform mid-Victorian street architecture. To the garden side, houses have been much altered and extended in a variety of styles, using a wide variety of materials, both traditional brick and timber and modern steel and glass.

28 Dartmouth Park Road is a semi-detached house dating from the mid 1860s which stands within the Dartmouth Park Conservation Area. The house is in single ownership, but for the past thirty years has consisted of a self-contained Garden Flat with its upper three floors a self-contained Maisonette.

Some 30 years ago a two-storey extension was added to the rear of the house, using the traditional materials of stock brick, and timber, while a bathroom was added to the existing rear extension using brick, timber and zinc alloy. Access from the upper Maisonette is by timber walkway and staircase.

A photograph is attached showing the existing arrangement.

The Proposal

It is proposed to enclose the area below the existing conservatory at ground level and extend it the line of the flank wall of the house. Glazing to the flank panel or panels will be in obscured glass, while the panels facing the garden will be full height sliding glazed doors in powder coated aluminium, colour dark grey.

The shed, for garden furniture and maintenance apparatus, will be rebuilt and slightly enlarged.

At ground level, the timber walkway and staircase will be rebuilt and lead in timber as existing, stained dark grey.

It should be noted that a similar proposal was approved for Planning Permission in 2009 but not carried out.

Layout

The layout of the ground floor will be altered to move the kitchen from the rear extension into the rear room of the main house.

Access

Access to both dwelling units will remain unaltered.



View of the rear of the house as existing.

The proposal would see the area below the existing conservatory filled in and extended to the flank wall of the house.