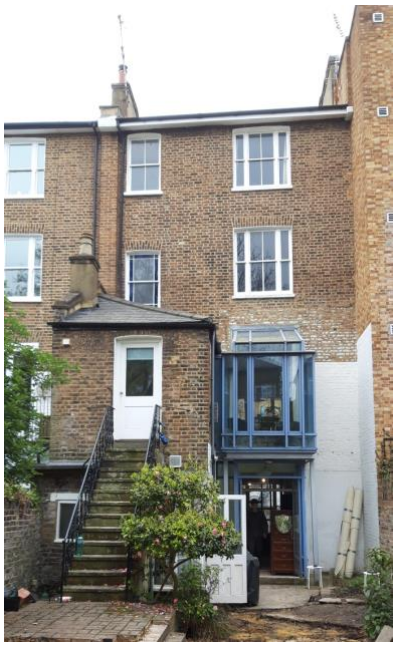
34 Dartmouth Park Road, London, NW5 1SX
Design and Access statement

This design and access statement is in support of the Householder Application for the demolition and replacement of an existing 1980's ground and first floor rear extension at 34 Dartmouth Park Road in the Dartmouth Park Conservation area.
In the 1860's Lord Dartmouth developed land behind Grove Terrace to create Dartmouth Park Road and provide good quality houses set within spacious gardens. No 34 is a terraced four storey single dwelling. Its neighbour No 32 was bombed during the second world war and rebuilt as a five storey block of flats in the 1960's.


Front elevation


Rear elevation

Existing layout
The house is currently arranged over four levels.Two bedrooms, store and shower room on the second floor.Two bedrooms and bathroom on the first floor. Kitchen, dining and living rooms on the upper ground floor with a conservatory in the rear extension.The previous owners had used the lower ground floor as self contained guest accommodation with a bedroom ,living room, small kitchen and shower room.The stairs to the upper ground floor had been blocked off.

Proposed layout
The new owners would like to reconnect the lower ground floor with the upper ground floor by opening up the original existing staircase. The internal lower ground floor walls would be removed to create a light and open plan kitchen with the extension extending to the back of the house as a dining area.On the upper ground floor the kitchen becomes a utility room that allows access to the garden down the original outdoor steps.The large reception rooms are used as a music room and TV lounge with the rebuilt extension a slightly wider conservatory/suntrap.
The first and second floors remain unchanged with no proposed alterations to the front façade.

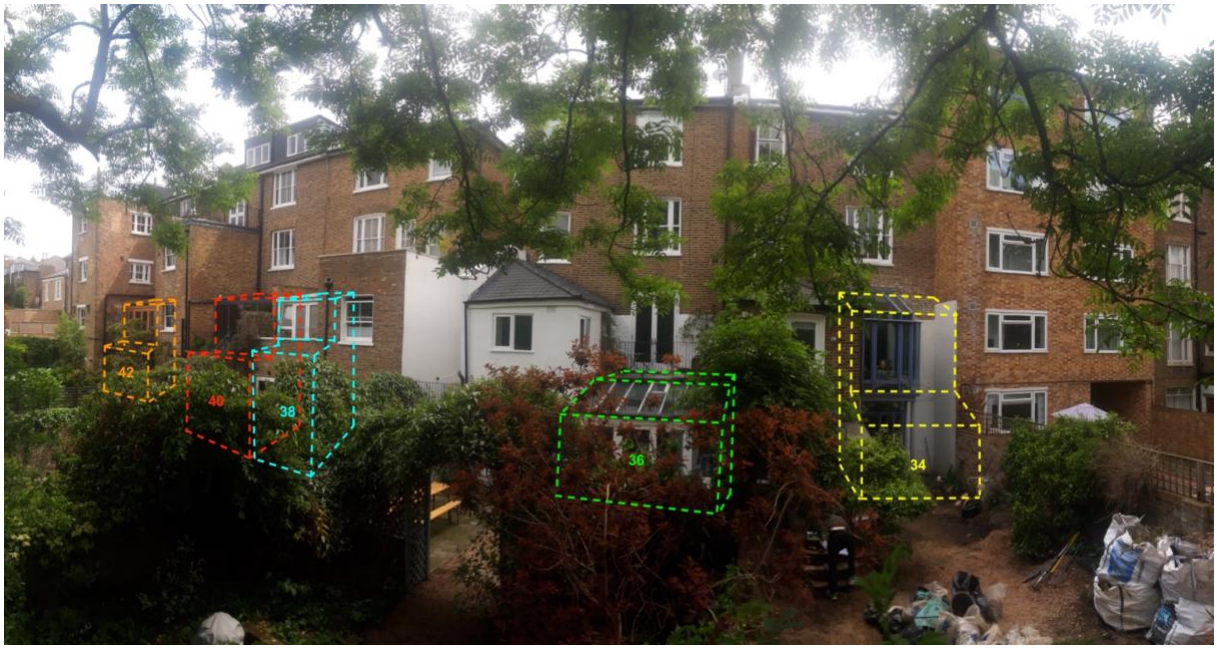
Design – Rear extension

Our application seeks permission to remove the unheated and outdated 1980's aluminium, steel and glass conservatory and replace it with a more traditional, thermally efficient,timber extension that echoes the similar extensions of its neighbours and is more sensitive to the wider conservation principals of the area. At lower ground floor level the proposed sliding timber glazed doors align with the rear elevation of the host building and together with the original outside steps from the upper ground floor allow a dual connection with the garden. At this level it mirrors No 36 next doors extension.
On the upper ground floor the extension also extends the full width between the host wing and next door. At this level the proposed extension is pulled back slightly from the existing to align with the rear elevation of No 32. The elevation of three combined sash windows reflects the view down the garden of the rear extension at 11 Laurier rd.



No 36 Lower ground floor extension + from above


11 Laurier Rd rear extension



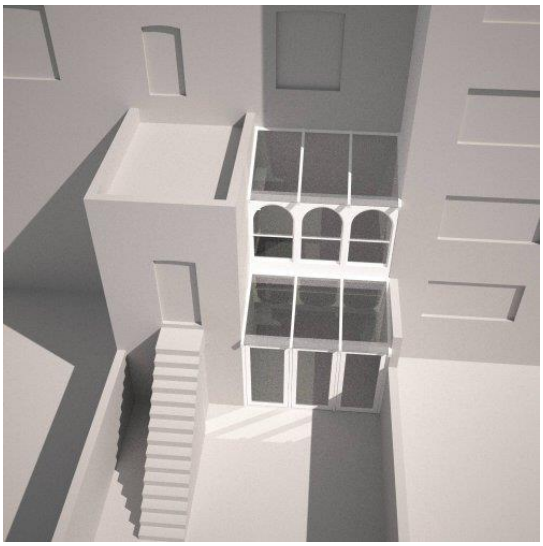
Scale and massing of No 34 proposed rear extension with existing extensions

The proposed lower ground floor extension has a footprint of 14sqm.It would occupy only 12% of the 168sqm garden.

Flat roof

The existing closet wing projecting from the back of the house with its pitched roof has always had an unsatisfactory junction with the roof of the existing extension. All the rainwater from the back of the main roof drains down to this point and over the years there have been several leaks and repairs. Our application also seeks permission to install a flat roof with the parapet wall just high enough at this point to provide a satisfactory and watertight junction with the roof of the new extension. The parapet on the other side (the party wall with No 34) would actually be lower than the existing. It would be finished with a 'green' living sedum roof that would encourage wildlife and bio-diversity.

Existing junction and gutter.



Model of flat roof with proposed rear extension

Energy and Sustainability

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 suspended timber floor will be upgraded, insulated and underfloor heating installed throughout, including the new extension and a new warm deck flat roof would also be a substantial insulation improvement. The structural frame would be of sustainable timber with all new glazing double or triple glazed. A heating strategy would be futureproofed for an air/ground source heat pump and the new sedum roof would connect to a rainwater harvesting tank for a garden irrigation system.

3-D models of proposed extension