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Design & access statement

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This Design and Access Statement has been prepared by My-architect Studio on behalf of the owners of 111 Chetwynd Road, Flat A

The statement outlines the proposal for a wrap around rear single storey extension to ground floor flat, sitting off the main property by 1.2m to create a courtyard in side return, integration of external WC and internal alteration.

July 2023

INTRODUCTION

111 Chetwynd Road, London, NW5 1DA Dartmouth Park Conservation Area

This design and planning statement aims to highlight the significance of the Dartmouth Park Conservation Area and provide guidance for its preservation and enhancement.

Dartmouth Park, located in the London Borough of Camden, is a historically rich and architecturally diverse area. It encompasses a unique blend of Victorian and Edwardian buildings, open spaces, and historic landmarks. The conservation area is of considerable importance due to its architectural character, natural beauty, and cultural heritage.

This statement serves as a comprehensive guide for the responsible management and development of the Dartmouth Park Conservation Area, ensuring the protection of its distinct identity and promoting its sustainable future.

The planning proposal refers to Flat A at 111 Chetwynd Road. This unit is located on ground floor level with the current reception room at the front of the property, the bedroom and kitchen going out towards the rear.



Source: Google maps, July 2023

HERITAGE CONSIDERATIONS

Dartmouth Park Conservation Area is steeped in history, with its origins dating back to the mid-19th century. The area witnessed significant development during the Victorian and Edwardian eras, resulting in a remarkable collection of period architecture.

Many of the buildings within the conservation area were designed by renowned architects of the time, showcasing a range of architectural styles, including Gothic Revival, Queen Anne, and Arts and Crafts. These buildings, along with the parkland and open spaces, contribute to the overall character and charm of the area.

The architectural diversity within Dartmouth Park Conservation Area is one of its defining features. The variety of building types, styles, and materials used reflect the different phases of development over time. It is important to acknowledge and preserve this diversity while considering any future alterations or developments.

The streetscapes, characterized by their well-preserved facades, architectural detailing, and harmonious proportions, contribute to the overall historic character and visual quality of the area. Any proposed alterations or additions to existing buildings should be sympathetic to the prevailing architectural styles and respect the integrity of the conservation area.

Dartmouth Park Conservation Area is not just defined by its architecture but also by its natural and landscape features. The parkland and green spaces within the area provide a tranquil and verdant setting, enhancing the quality of life for residents and visitors alike. The preservation and enhancement of these natural elements are crucial for maintaining the area's unique character and biodiversity. Care should be taken to ensure that any developments or changes do not negatively impact the existing green spaces and that new developments are sensitive to the natural landscape.

Preserving and enhancing the character of the Dartmouth Park Conservation Area is a shared responsibility. The following principles and objectives should guide all planning and development decisions within the area:

Heritage Conservation: Protect and conserve the architectural heritage, historic landmarks, and significant buildings within the conservation area. Encourage appropriate restoration and maintenance to safeguard the area's character.

Design Quality: Promote high-quality design that respects the area's architectural and landscape context, taking inspiration from the existing built environment while embracing contemporary design principles.

Community Engagement: Encourage active community involvement in the management and decision-making processes related to the conservation area. Foster a sense of local pride, ownership, and understanding of the area's heritage.

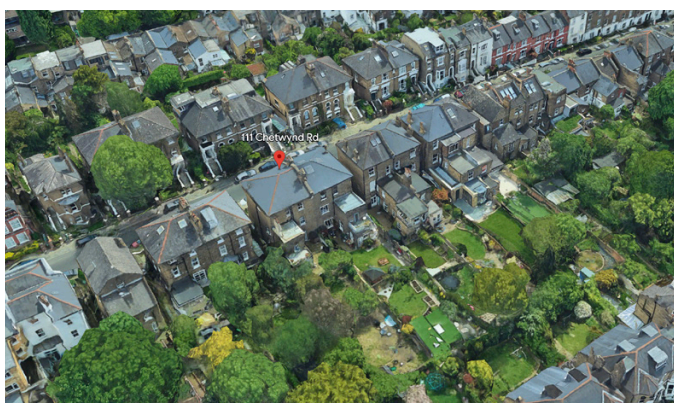
Sustainable Development: Prioritize sustainable development practices, including energy efficiency, preservation of green spaces, and promotion of biodiversity. Seek to minimize the carbon footprint and environmental impact of any new developments.

Streetscape Enhancement: Enhance the streetscape through sensitive urban design, including appropriate signage, lighting, and street furniture. Maintain the existing historic character and visual quality of the area's public realm.

Conclusion:

The Dartmouth Park Conservation Area is a unique and historically significant part of London's architectural and cultural heritage. Its distinctive character, diverse architectural styles, and natural beauty contribute to its local and national importance. Through responsible management, conservation, and sustainable development, the area can continue to thrive while retaining its cherished character and heritage. This design and heritage statement serves as a guiding document to ensure that future decisions and developments within the Dartmouth Park Conservation Area align with its historic significance, natural environment, and community values.

EXISTING PROPERTY



Source: Google maps. July 2023

Front



Source: Survey Photography | January 2023

Side



Source: Survey Photography | January 2023

Back



Source: Survey Photography | January 2023

View towards 109 Chetwynd Road



Source: Survey Photography | January 2023

View towards 113 Chetwynd Road



Source: Survey Photography | January 2023



DESIGN

Proposal

The proposed project at 111 Chetwynd Road includes several key elements to enhance the properties and meet the needs of the occupants. These elements comprise:

- Integration of external WC.
- Wrap around rear single storey extension.
- Courtyard in side return.
- Internal alteration.

The design proposal aims to enhance the functionality and spatial qualities of a flat located in a Victorian property through the addition of a ground floor rear wrap around extension. This extension will provide additional living space, improved connectivity to the outdoor areas, and a seamless integration of contemporary design elements within the historical context of the property.

Layout & scale

Enhancing Living Space: The primary objective of the extension is to create a spacious and versatile kitchen, dining and living area that seamlessly integrates with the existing interior. By extending the ground floor, the design aims to accommodate the diverse needs of the occupants, whether it be for relaxing, entertaining, or engaging in various daily activities. The new space also allows for an additional small bedroom and utility room.

Maximizing Natural Light: The design seeks to maximize the inflow of natural light into the extension to create a bright and inviting atmosphere. Between the existing rear bedroom and the new single bedroom in the extension, a small courtyard allows for daylight and fresh air access for both rooms. Large windows and strategically positioned skylights, will be incorporated to allow daylight to penetrate deep into the interior spaces, reducing the reliance on artificial lighting during daytime hours.

Seamless Transition to Outdoor Areas: The wrap around extension will provide a smooth transition between the interior and exterior spaces, blurring the boundaries and fostering a strong connection with the surrounding outdoor areas. The design will incorporate bi-folding glass doors that open up to a landscaped garden or patio, creating an indoor-outdoor flow and facilitating an expanded living area during favorable weather conditions.

Sympathetic Integration with Victorian Architecture: Preserving the historical character of the Victorian property is of utmost importance. The design will respect the existing architectural features and materials while introducing contemporary elements that complement and enhance the original aesthetic. Attention will be given to maintaining the proportions, scale, and detailing that are characteristic of Victorian architecture, ensuring a harmonious integration of old and new.



Functional and Flexible Design: The extension will be designed to accommodate various functional requirements, providing versatile spaces that can adapt to changing needs over time. Consideration will be given to the placement of storage solutions, flexible furniture arrangements, and the integration of multi-purpose areas, allowing the occupants to utilize the space efficiently and effectively.

Appearance

Great care will be taken to ensure that the proposed works at 111 Chetwynd Road are visually cohesive and sympathetic to the existing architecture. The materials, finishes, and architectural details will be selected to harmonize with the surrounding buildings, blending seamlessly with the streetscape and preserving the character of the area.

Access

The proposed works will not impede the existing access neither to the entrance of the flats at No 111, the neighbouring access to their garden space or circulation within the properties.

Efforts will be made to ensure a smooth transition between the internal spaces and the new additions, maintaining the overall flow and functionality of the houses.

Sustainability

The design will incorporate sustainable practices and technologies, such as energy-efficient insulation, low-energy lighting, and the use of environmentally friendly materials.

Conclusion

The ground floor rear wrap around extension to the Victorian property's flat aims to enhance the living experience by providing a seamless connection between indoor and outdoor spaces, maximizing natural light, and creating versatile living areas within a sympathetic architectural context. By carefully considering the design objectives and incorporating sustainable practices, the extension will not only meet the functional needs of the occupants but also contribute to the long-term sustainability of the property.