HERITAGE AND DESIGN STATEMENT

58A Dartmouth Park Road
London
NW5 1SN

22-08-2023

Introduction

This document supplements the Planning Application for 58A Dartmouth Park Road and should be reviewed in conjunction with the relevant existing and proposed drawings. 58A Dartmouth Park Road is a three bedroom flat located on the first and second floor level of the property. The ground floor contains a separate dwelling, namely 58 Dartmouth Park Road. The ground floor flat also has the benefit of a single room at first floor level, as shown on the drawings. The ground floor flat does not form part of this application.

The planning application is for the replacement of an existing timber framed conservatory structure located at first floor level which is in a poor state of repair. We understand the conservatory was constructed between the late 80's and early 90's. The conservatory and adjacent roof terrace have consistently suffered from recurring issues with rainwater leaks dating back to 2006 which negatively impact the owner and occupier of the flat below. There have been repeated attempts over the years to identify and repair the source of the leaks without success. We believe the difficulty in resolving the leaks is due to the complexity involved in weathering the exposed conservatory support structure which contains many multi-dimensional joints, in addition to the adjoining concealed gutters and penetration through the roof finish for the balustrade posts.

In addition to replacing the conservatory and re-roofing the first floor roof terrace, the proposal includes the following associated works:

- Levels of flat roof thermal insulation to comply with current building regulations which raises the level of the roof terrace.
- Replacement of the timber balustrade given the raised terrace level and to make it non-climbable, again to comply with current building regulations.
- Alterations to rainwater and soil pipe routes.

Existing rear view seen from the garden of the ground floor flat.

The Applicant Site

58A Dartmouth Park Road is located towards the eastern end of the road and is positioned between York Rise and Laurier Road. The property is located within the Dartmouth Park Conservation Area (Sub Area 3 – Dartmouth East) and is on the north side of the road. The property is not statutorily listed but it is identified in the 'Dartmouth Park Conservation Area Appraisal and Management Statement' as being part of a group of properties (no 34-68) that make a positive contribution to character and appearance of the conservation area.

The Site Location and Heritage Context

The Sub Area 3 Dartmouth East conservation areas was developed between the 1860s and 1890s. Although it has a more informal appearance than the Dartmouth West conservation area, with its classical Georgian terraces displaying Italianate features including stucco architraves and door cases, ornate porticos and bay windows, Dartmouth East shares similar materials and architectural detailing.

Dartmouth Park Road is a residential road predominantly consisting of two-storey double-fronted detached properties on the north side and three-storey semi-detached properties on the south side with raised ground floors and semi-basements below. The properties are constructed from gault bricks and many display Gothic style porches with stucco window surrounds. Windows are timber sash and roofs are pitched with slate tiles. Fronts gardens are generously planted and the verdant nature makes a significant contribution to the character an appearance of the road.

The Applicant Property

The front façade of 58A Dartmouth Park Road displays the material characteristics as described above and is typical of the properties on the north side of the street. Unlike its neighbours, the property was converted into two self-contained flats in the 1970s. This is evident from the road as the front entrance has been adapted to include separate doors to each of the self-contained flats.

Moving from the front façade to the side and rear elevations, the brick material changes from the paler gault brick to a darker London Stock. The decorative corbelling at eaves level on the front elevation terminates as it wraps around the side elevations. The rear elevation lacks the architectural detailing of the front. Three lead-lined dormer windows punctuate the eaves line of the roof where the second floor sits partly behind masonry and partly under the pitched roof.

A single-storey rear ground floor extension was added as part of the flat conversion in the 1970s to provide a new bathroom and enlarged kitchen. This development pre-dates the Dartmouth Park Conservation Area status which was designated in 1992. The rendered extension does not enhance the qualities of the Victorian property. The conservatory was added above between the late 80s and early 90s and is supported on exposed timber beams which transfer the load of the structure onto the masonry construction below. Timber posts and a handrail form a balustrade around the first-floor roof terrace which utilises a timber trellis as an infill material.

Scale, Design and Appearance

With reference to the design drawings submitted as part of the Planning Application, the proposal involves the replacement of the existing timber framed conservatory which contained very slim, poorly performing double glazed units. The replacement conservatory will be white aluminium with high performance glazed units. The scale and massing of the replacement conservatory will be near identical to the existing structure.

An area of infill is proposed between the conservatory and the first-floor masonry rear projection. This is to eliminate an area which is difficult to access and therefore difficult to repair and maintain, particularly given the soil pipe location towards the back of the tight space. Anticipating this area will be formed from lightweight timber construction, we proposed to face the infill with a lead-lining which will be set back by at least 50mm behind the adjacent masonry, ensuring the infill appears subservient to the existing building. The narrow pitched roof will be set below the adjacent slate roof of the brick projection and the conservatory glazed roof to form a lead-lined valley between the two.

Photos of the existing narrow gap between the rear masonry projection and the conservatory. Left: As viewed from second floor level. Right: As viewed from the first floor roof terrace.

Proposed rear elevation.

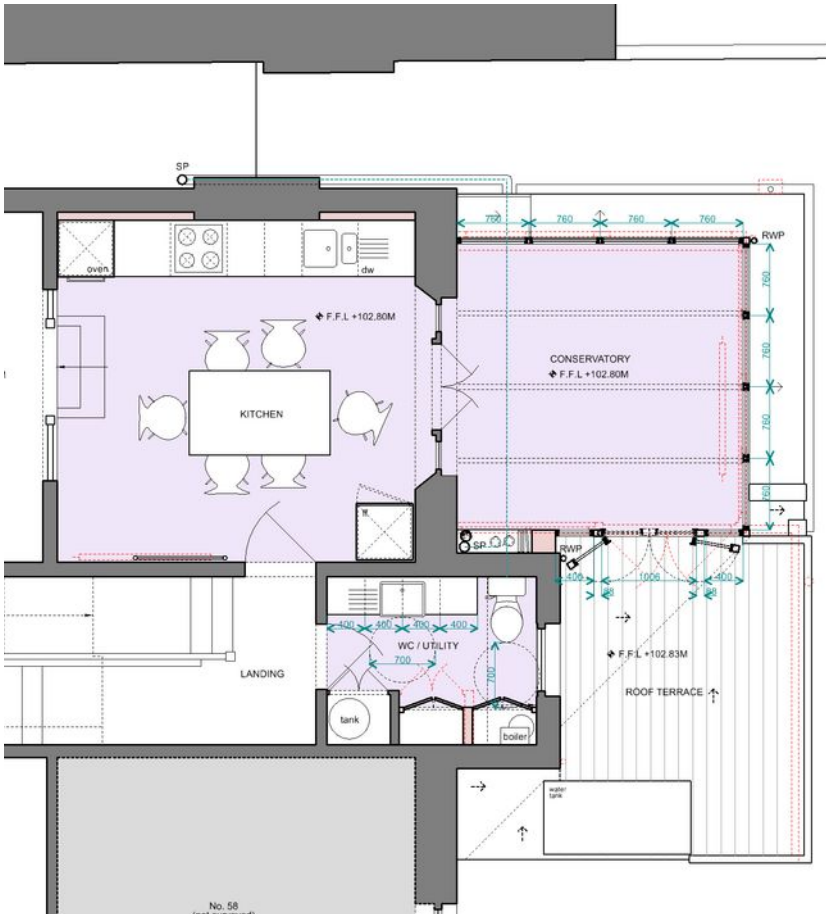
The replacement terrace roof will require levels of insulation to comply with current building regulations. This will raise the flat roof level by approximately 200mm, resulting in the balustrade also being raised to achieve a minimum 1.1m height to protect from falling. The applicant wishes to retain a timber balustrade albeit with the infill replaced with vertical timber elements so it can not be climbed, again a requirement of building control.

A key requirement of the project brief was to simplify the drainage of the roof so it is much easier to maintain and therefore also far less prone to leaking. The drainage of the roofing has been simplified by enclosing the support structure for the conservatory within the floor void and also removing the concealed gutters. This will eliminate the tricky junctions for waterproofing. A new black pvc gutter will be installed onto the fascia of the existing rear extension.

Material and Fenestration: The fenestration of the conservatory has been set out on a 760mm module to achieve a consistency in the proportion of the glazing, creating a vertical emphasis which is sympathetic with the proportions of the Victorian sash windows. This module is adapted around the doors to access the roof terrace with the positioning of the doors located to achieve a 2m clear head height for safe access. At present, the current conservatory suffers from poor access to the roof terrace with a door height under 1.5m.

The replacement conservatory will involve a change of material from timber to aluminium. This is a decision based on future ease of maintenance and cost, the latter being critical to enabling the required repair works to be carried out and the burden removed from the owner and occupier of the ground floor flat. Care has been taken to find a thermally broken aluminium system which has slim proportions similar to the existing structure. The use of an aluminium framed glazing systems would not be out out of context. Examples are visible on the rear of the neighbouring properties as shown within the images towards the rear of this document. Manufacturer information for the conservatory frame has been included in the appendix of this document.

Neighbouring Amenity: The proposed replacement of the conservatory will have no negative impact on the amenity of the neighbours. At present, the existing conservatory has two large opening windows on the west side elevation, looking towards no.56. The new proposal will largely consist of fixed windows in this location,



Proposed first floor plan showing the glazing setting out.

except for a small side ventilation window at high level. The view through these windows will not change. As is evident from the first-floor plan, half of the conservatory side elevation faces the blank masonry wall of no.56. The new opening windows will be located on the rear façade which will also assist with more effective cross ventilation of the conservatory and the kitchen behind.

Pre-Application Advice

The applicant consulted with a Camden Planning Officer, Edward Hodgson, via email to query the planning requirements. As part of the email correspondence, the applicant ask whether aluminium would be an appropriate material for the conservatory. In an email response on the 22nd May, Mr Hodgson advised aluminium would be an acceptable material for the conservatory.

Summary

Our proposal seeks to address the key requirement of the applicant's brief. To resolve the ongoing disruption caused by the poor quality construction of the original conservatory and roof terrace.

The proposal is consistent in scale and massing with the existing conservatory. The proportions of the fenestration have been carefully considered to improve the composition of the structure. There are a number of properties visible to the rear of Dartmouth Park Road and Laurier Road that have extensive areas of aluminium framed glazing and metal roofing, as shown in the photographs on the following pages. The pre-application advice from the Planning Officer is consistent with this position. The high value of the conservation area is predominantly characterised by the front elevations which maintain their unified appearance in design and material. The rear façades however are different, containing a patch work of small scale developments. As such, we believe the proposed material change to the conservatory frame would not negatively impact the appearance of the conservation area.

Finally, the neighbouring amenity will not be negatively affected by the proposal as any overlooking will be consistent with the present situation which has been existent for at least 30 years in its current form.

SITE PHOTOS

View from the rear garden.

View from the rear garden looking towards no 56. Note the aluminium fasica to no.56's rear extension.

View from the rear garden looking towards no 60.

Side view (west) of the conservatory.

View looking east. Note the aluminium framed glazed roof to no.60's rear extension and conservatory to the rear of 45 Laurier Road.

View from the second floor window looking towards the rear of Laurier Road showing a variety aluminium framed windows, glazed lean-to roofs, and metal roofing.

View from the existing conservatory looking north-west.

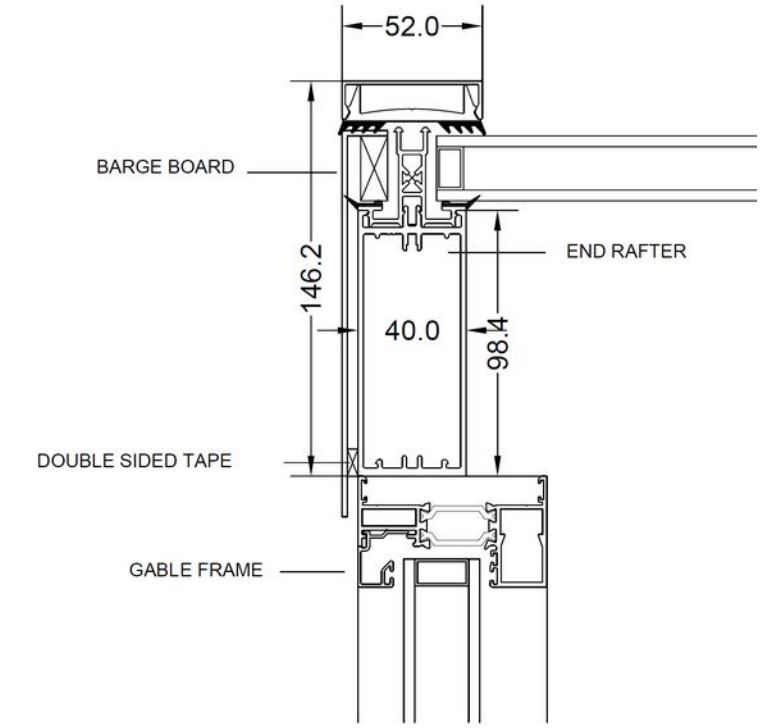
View from the existing conservatory looking north.

View from the existing conservatory looking north-east.

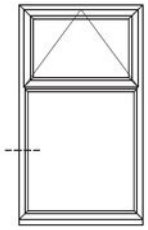
The rear facade of the conservatory showing the exposed timber support structure and concealed gutter.

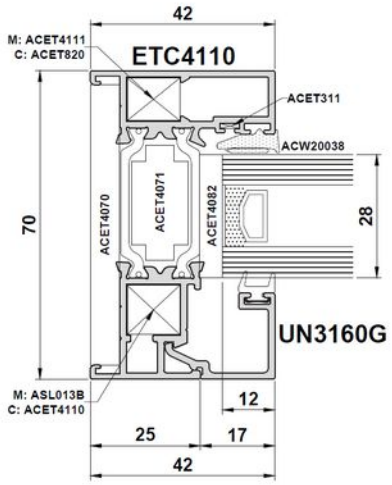
APPENDIX

Indicative conservatory glazing system frame dimensions

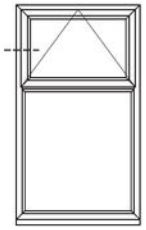


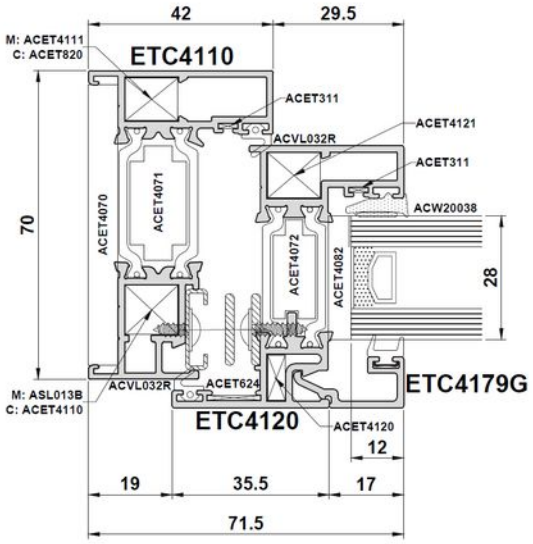
GABLE FRAME DETAIL



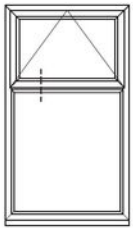


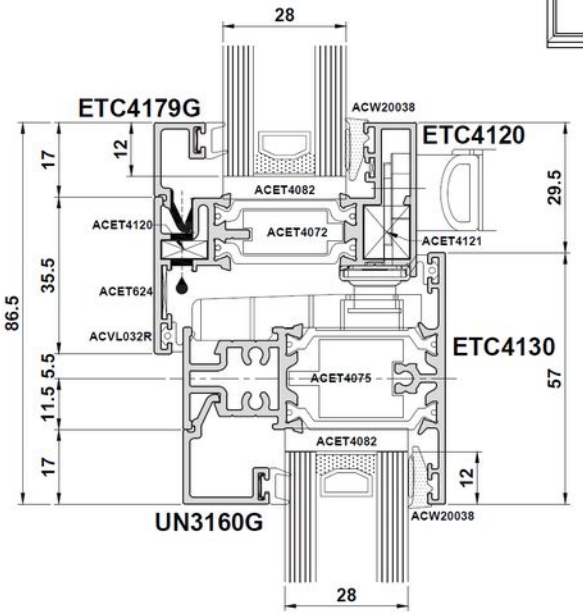
Fixed frame mullion





Opening mullion





Opening transom