

## **DESIGN & ACCESS STATEMENT**

**Site address:** Flat A, 43 Dartmouth Park Hill, London, NW5 1HU

**Proposal:** New single storey rear extension and garden room outbuilding to rear end of garden



Google Maps aerial view imagery



Ordinance Survey Site Location Plan

### **EXISTING SITE AND PROPERTY**

This Design and Access statement is in support of proposed Householder application for new single storey rear extension and new garden room outbuilding to the ground floor Flat A of 43 Dartmouth Park Hill, a typical Victorian terraced house built in the 1870's and subsequently converted (date unknown) into self-contained flats split over the various floors. The ground floor flat appears to have previously been extended to the rear, in similar scale and depth to the neighbouring set of houses in this row of the street which all benefit from similar scale extensions.

The site is on the boundary edge of London Borough of Camden and the Dartmouth Park Conservation Area which is characterised as historically rich and architecturally diverse with a mix of Victorian and Edwardian buildings, parkland, open spaces and historic landmarks.

The main pitch roof of the house is finished in a slate finish, the exterior walls constructed of London stock brickwork with rendered areas to the lower section of the front elevation around the bay window area. The rear elevation is wholly brick finish, including the existing extension which has a flat roof in asphalt finish. The existing timber frame windows to the front elevation area in the Victorian era sash style and appear to be original to the property.



Front elevation (site survey photo 22.08.23)

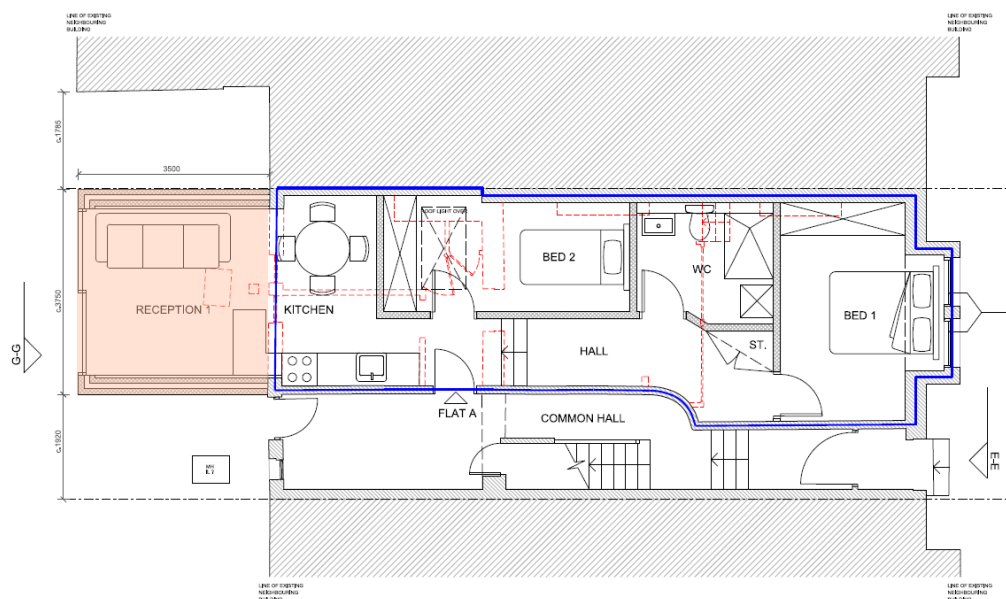


Rear elevation (site survey photo 22.08.23)

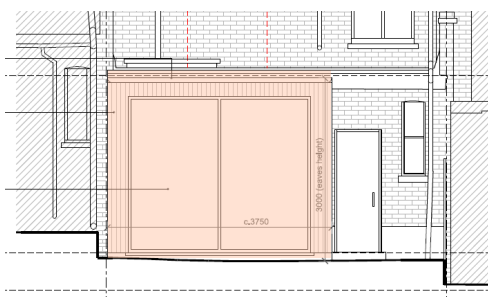
## PROPOSED DEVELOPMENT

The proposal to the applicant site includes the addition of new single storey rear extension appended to the existing building to serve as a spatial enhancement device to the proposed kitchen, dining and reception space located at the rear of the property. The extension is part of an internal re-shuffle and optimisation of habitable rooms to enhance the overall spatial arrangement and quality space for homeowner occupants. This rear extension will provide an improved connectivity to the rear garden and vastly improve the outlook, access amenity and quality of natural daylight users of the flat can experience on a daily basis. The new space will also allow for an additional small guest bedroom nestled into the flat which will be served by a large flat roof skylight (to replace existing) maximising natural daylight to flood the space. The primary bedroom is located toward the front elevation of the property and benefits from lovely high ceiling heights and the characteristic large bay window glazing. The window casements to existing timber frame sash bay window glazing are to be replaced on the existing front elevation as part of the proposed scheme, with replacement double glazed and thermally enhanced heritage style glazing sensitive to the conversation area windows.

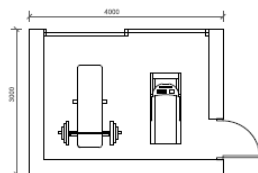
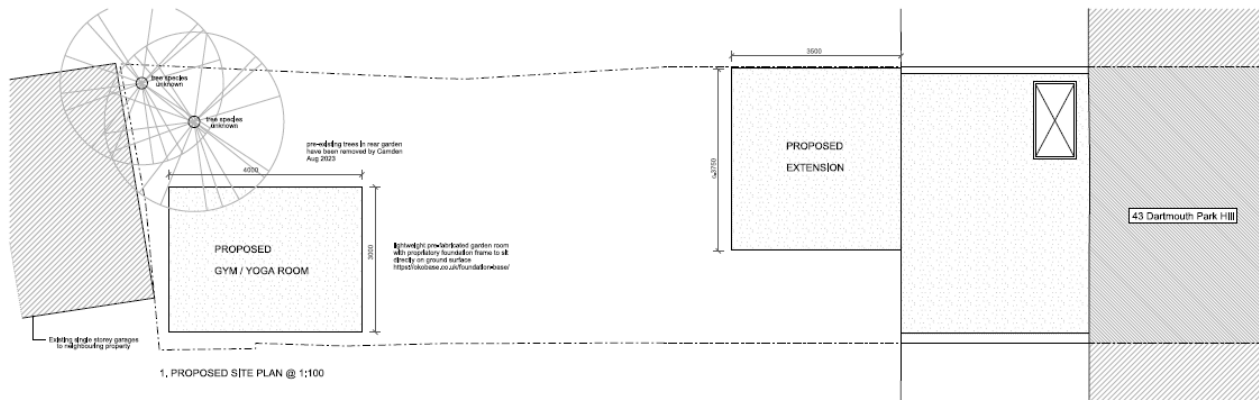
The single storey rear extension is sensitively designed with rearward depth of 4m, projecting slightly beyond furthest depth of neighbouring extension at no.45. The width of the extension is circa 3.75m, set in from the boundary with no.41 by circa 1.9m and retaining an emergency egress route to garden from common hallway for flat occupants on the upper floors of no.43. The extension is to have a flat roof in an EPDM finish with a max eaves height of 3m which aligns with the scale of the existing extension and neighbouring properties. The external walls of the extension are to be finished in London stock brick finish to match the existing main house. The rear elevation facing into the garden will have a glazed aluminium 2-panel slider door vastly improving occupier outlook and natural daylight into the home.



1. PROPOSED GROUND FLOOR PLAN



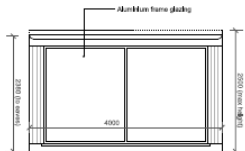




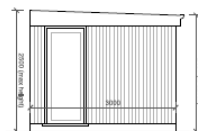
- total redline site area approx = 183 sq.m
- new outbuilding total area = 12 sq.m
- new outbuilding for incidental and recreational use to main dwelling
- proposed single storey flat roof outbuilding, 3m x 4m with max height of 2.5m (at ground level).
- external walls to be cedar timber cladding finish to match extension, flat roof to be Sedum green roof finish, doors/windows to be aluminum glazed units.



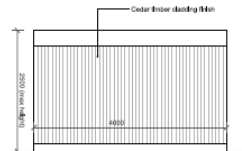
8, AERIAL VIEW OF EXISTING SITE (GOOGLE EARTH IMAGERY 2023)



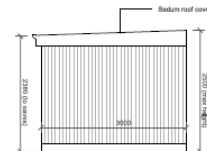
4, OUTBUILDING FRONT ELEVATION



5, OUTBUILDING SIDE ELEVATION



6, OUTBUILDING REAR ELEVATION



7, OUTBUILDING SIDE ELEVATION



9, EXAMPLE IMAGE

The proposed garden room outbuilding located to the rear end of the garden is proportionally and sensitively scaled to be carefully nestled within the natural green setting. There is a single storey flat roof outbuilding / car garage structure located directly behind the rear garden fence of no.43 (see Google imagery) which is mostly screened from the view out of main house by rear garden fencing.

The width of outbuilding structure is 3m (as viewed from the house) and its depth is 4m. The height of the outbuilding is a maximum 2.5m at eaves, aligning with a scale of outbuilding permissible under typical Permitted Development rights. The space will be used for recreational and incidental use for the enjoyment of the dwelling, specifically as a gym and yoga studio for the occupants of Flat A. The external appearance of the outbuilding will have a Cedar timber panelling finish. The elevation facing the house will have a glazed aluminium framed door. The side elevation facing into the garden will have a glazed aluminium 2-panel slider door offering views and natural ventilation out towards the green aspect of the garden. To further minimise the visual impact of the outbuilding when viewed from the windows of the main house, the garden room is to have a Sedum green roof finish to promote natural biodiversity, substituting the loss of grass footprint taken by the garden room itself.

## PROPOSED DEVELOPMENT

Both the extension and garden rooms strive to be examples of adopted sustainable practices via bespoke architectural additions to the property, utilising energy efficient insulation, low energy lighting and environmentally friendly materials where possible. Welcomed enhancements to the home creating versatile living and recreational areas improving the quality of life of occupants and increasing the connectivity to the outdoors.