

61 Dartmouth Park Road, NW5 1SL

Heritage, Design & Access Statement
31 July 2024

On behalf of
Luana Badiu and Daniel Schwarz

Rev A | Ref: 61DAR-A-4-ST_240731



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1.0 Introduction

1.1 Overview

This Design, Access and Heritage statement has been prepared by *Finkernagel Ross* to support the application for the proposed amalgamation of three flats into two dwellings in conjunction with proposed internal and external alterations at 61 Dartmouth Park Road, NW5 1SL. This application is prepared on behalf of clients Luana Badiu and Daniel Schwarz, hereafter referred to as 'the Applicant'. This statement is to be read in conjunction with the following drawings:

Existing and proposed drawings produced by *Finkernagel Ross*:

- 61DAR-000 Existing Site and Location Plan
- 61DAR-001 Existing Lower Ground and Upper Ground Floor Plans
- 61DAR-002 Existing First Floor and Second Floor Plans
- 61DAR-003 Existing Roof Plan
- 61DAR-020 Existing Section A-A
- 61DAR-021 Existing Section B-B
- 61DAR-030 Existing North-West Elevation
- 61DAR-031 Existing South-West Elevation
- 61DAR-032 Existing South-East and North-East Elevations
- 61DAR-100 Proposed Site Plan
- 61DAR-101 Proposed Lower Ground and Upper Ground Floor Plans
- 61DAR-102 Proposed First Floor and Second Floor Plans
- 61DAR-103 Proposed Roof Plan
- 61DAR-200 Proposed Section A-A
- 61DAR-201 Proposed Section B-B
- 61DAR-300 Proposed North-West Elevation
- 61DAR-301 Proposed South-West Elevation
- 61DAR-302 Proposed South-East and North-East Elevations

Daylight & Sunlight Assessment produced by *Delva Patmen Redler*.
Arboricultural Impact Assessment produced by *Trevor Heaps Arboricultural Consultancy*.

2.0 Site & Context

2.1 Overview

The property, which is not listed, is located at 61 Dartmouth Park Road and lies within the Dartmouth Park Conservation Area. It forms part of the 'Sub-Area 3 - Dartmouth East' in the London Borough of Camden. The application site comprises a four-storey semi-detached building with a raised access stair to the upper ground floor and the lower ground floor slightly lower in relation to the street access. It is located on the southern side of Dartmouth Park Road, a wholly residential street characterized by similar semi-detached and detached properties, mature trees along the road, and shrubs in the private front gardens.

The current use of the property consists of three self-contained flats: a two-bedroom maisonette occupying the upper and lower ground floors, a one-bedroom flat on the first floor, and another one-bedroom flat on the second floor.

The building materials along the street are predominantly yellow stock brick and pale yellow brick with applied plaster/stone architectural detailing. The side and rear elevations of the properties are much simpler and plainer in appearance, lacking architectural detailing. The front and side facades predominantly feature traditional painted sash windows.



3.0 Planning

3.1 Context

61 Dartmouth Park Road is located in the Dartmouth Park Conservation Area and forms part of the 'Sub-Area 3 - Dartmouth East' which was developed in the 1860s-90s. It has been highlighted as a building that makes a positive contribution to the character and appearance of the conservation area. There are no Article 4 directions for this property.

3.2 Planning History

The records for 61 Dartmouth Park Road indicate two planning applications:

2005/4726/P Conversion of a single family dwelling house into a maisonette at lower ground and ground floor levels and two self-contained flats above (Class C3). Approved 21 November 2005.

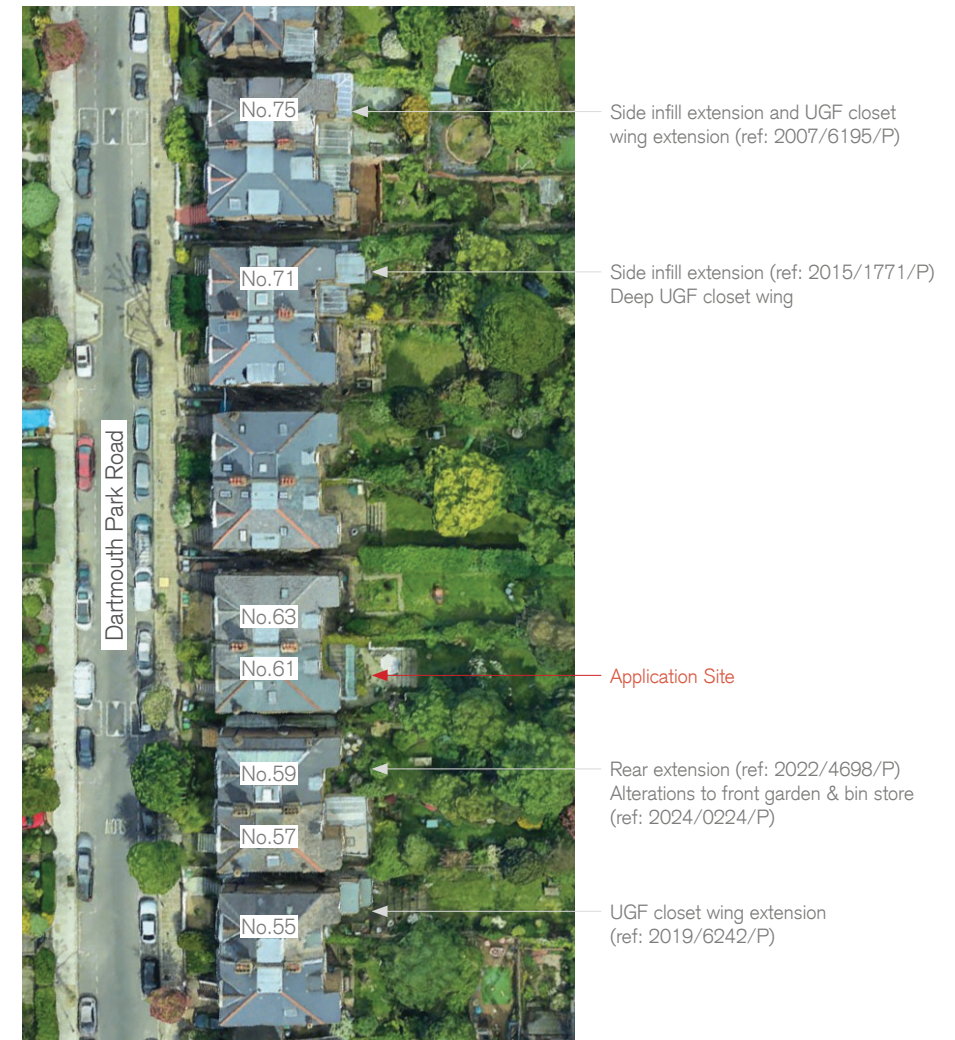
2003/1907/P Certificate of lawfulness for proposed single storey rear extension. Approved 18 September 2003.

3.3 Planning Policies

The following policies and guidelines are considered to be relevant and have been taken into account in developing the proposals:

- National Planning Policy Framework (2023)
- The London Plan (2021)
- Camden Local Plan (2017)
- Camden's Supplementary Planning Guidance
- Dartmouth Park Conservation Area Appraisal and Management Statement (2009)

3.4 Relevant Applications in Immediate Context



4.0 Design Statement

4.1 Overview

The proposed development comprises several carefully considered and sympathetic replacements and alterations to the property, which include:

- Conversion from three flats into two;
- New, deeper rear extension at lower ground floor level;
- Modest closet wing extension on the upper ground floor;
- Single-storey side extension infill to the side alley;
- Lowering of the existing lower ground floor by approximately 200mm;
- Restoration/refurbishment works to the front, side, and rear façades;
- Replacement of the existing roof;
- Installation of rooflights to the front, side, and rear;
- Amalgamation of two windows on the side façade;
- Alterations to the front garden;
- Minor levelling of the upper rear garden;
- Removal of two trees, with proposed replacements.

4.2 Amalgamation of Flats

The application site dates from the 1860s-1890s and was used as a single-family dwelling until 2005, when a planning application was approved for its conversion into a maisonette flat on the lower and upper ground floor levels (GIA 142sqm), comprising two double bedrooms; one self-contained one-bedroom (two bedspace) flat on the first floor (GIA 49 sqm), and one self-contained one-bedroom (one bedspace) flat on the second floor (GIA 63 sqm) with access from a shared converted stairwell. While the one-bedroom flats satisfy the Nationally Described Space Standards, neither of them benefits from access to any private amenity space.

The property was recently acquired by the applicant and is in single ownership. This application proposes the amalgamation of the three

aforementioned flats into two flats, creating a one-bedspace self-contained studio flat at the front of the lower ground floor with an amenity space at the front of the property and separate access from the side passageway; and one four-bedroom flat over four floors to be used as a single-family home by the Applicant. The occupants of the proposed four-bedroom flat would benefit from the sizeable garden to the rear of the property. Access to the larger flat is proposed through the main front façade entrance door on the upper ground floor and via a boot room on the lower ground floor.

The layout of the larger flat allows for the reinstatement of the original layout of the circulation areas on the ground floor and the reversal of its current separation in the stairwell on the upper floors. The ambition is to make the necessary adjustments to suit modern-day family needs while bringing the property back to its former glory, upgrading it with the necessary new services, improving energy efficiency, and renovating the historic features.

The amalgamation of the existing flats will result in the loss of a single unit, which is considered acceptable (policy H3), and will not result in the loss of residential floorspace. There has been no other net loss of residential unit numbers in the building in the last 10 years. The new studio flat will provide one bedspace, while the four-bedroom flat can comfortably accommodate a family of five but will provide eight bedspaces according to the Dwelling Space Standards.

It is considered that the provision of a four-bedroom family dwelling benefiting from its own private garden and largely restoring the original use of the building, along with a studio flat at the front of the property, would make a positive contribution to the housing stock within the Borough and would accord with the development plan, including Local Plan policies H3 and H7.

4.0 Design Statement

4.3 Lower Ground Floor Extension

The original building was extended at the lower ground floor level between 2003-2005. This application proposes to remove the existing rear extension and replace it with a new, deeper extension, aligning with the rear extension currently under construction at No.59 Dartmouth Park Road (planning ref. 2022/4698/P). The overall design and massing are intended to harmonize with the existing building while remaining subordinate to the original building.

While the new extension is contemporary in detailing, it references various elements from the existing rear façade, such as the widths of the door openings and the brick lintel detailing, which is expressed in a contemporary way in the soffit of the extension. The design also maximises physical and visual connections to the rear garden and side alley, improving the quality of the internal spaces and the well-being of the occupants.

The proposed material for the rear extension is light stone, which works in harmony with the existing London yellow stock brick and references the existing and proposed stone architectural elements at the front of the property (some of which have been painted over over time), as well as the wider Conservation Area context. The proposals include a frameless glass corner and minimal metal frame sliding doors. The materials and detailing will be of high quality.

4.4 Upper Ground Floor Extension

The application includes a rear extension of the closet wing on the upper ground floor to match the depth of the extended upper ground floor closet wing at No.55 Dartmouth Park Road. This extension allows for a more functional internal space that can accommodate a small office and coat storage. The design of this extension matches the design of the rear extension at the lower ground floor level.

4.5 Single Storey Side Extension Infill to Side Alley

It is proposed to remove the existing roof covering in the side alley and build a new partial side infill extension to accommodate a boot room and services room for the four-bedroom multi-storey flat. The front of this extension will match the appearance of the main façade and roof. The rear wall of the side infill extension will align with the line of the new rear extension and match its materiality. The extension will be set back from the front façade.

4.6 Restoration/Refurbishment Works to Facades

All façades are constructed of yellow stock brick, which has aged over time. While the side and rear façades lack architectural detailing and are plain in appearance, the front façade has applied plaster/stone architectural detailing that is in poor condition and requires repair work. The following work is proposed for the external façades:

- The existing entrance stair is proposed to be rebuilt with Portland stone steps and coping, and stock bricks for the walls that will match the façades and enhance the appearance of the front façade;
- The new main entrance door will match the appearance of the existing door;
- All existing sash windows will be replaced with new triple or double glazed windows that match the appearance of the existing single glazed windows, which are in poor condition, not energy efficient, and in need of replacement;
- The damaged architectural detailing will be repaired to reinstate the original appearance of the property;
- The existing brickwork will be cleaned;
- A discreet smart parcel box will be incorporated under the main entrance stair;
- Doors and windows on the side façade will be rearranged;

4.0 Design Statement

(cont.)

- The two existing stairwell windows on the side façade will be amalgamated to create one tall feature window that will add more architectural interest to this façade as well as provide more natural light internally.

The intention for the proposed work to the existing facades is to improve the overall appearance of the property in a sympathetic way and restore it to its original appeal.

4.7 Replacement of the Existing Roof

Due to its current condition, it is proposed to rebuild the existing roof like-for-like using matching materials—slate tiles and clay ridge tiles. Existing chimneys are to be repaired and cleaned. Rebuilding of the roof will also allow for incorporation of roof insulation which will make the house more energy efficient. Existing rainwater downpipes and gutters to be cleaned, repaired or replaced to match existing.

New conservation style partially recessed rooflights are proposed on all roof elevations, as well as on the flat roof portion of the main roof. The frames of these rooflights will match the color of the roof tiles.

4.8 Alterations in Front Garden

The proposals include repair works to the existing retaining walls; replacement of the slanted/damaged boundary walls by rebuilding them and adding a short iron railing at the top; a new entrance gate; alterations to the steps to the side alleyway; a new amenity space for the studio flat; replacement of the hard landscaping with permeable materials; general landscaping including shrubs and plants; a new bin storage constructed of timber; and removal of the Magnolia tree with a new tree replacement.

4.9 Sustainability

The proposed development aims to achieve high environmental performance standards and will see positive improvements in the quality of the building as well as the wellbeing of the occupants.

Existing materials resulting from demolition will be reused in the new development wherever possible or feasible, such as the state roof tiles, brick, and timber. New materials will be carefully considered in relation to sustainability and will be responsibly sourced from certified suppliers.

It is proposed that an air source heat pump and mechanical ventilation with heat recovery systems will be installed at the property.

4.10 Amenity

The proposed development is not expected to cause any harm to the neighbour amenity by reason of daylight, loss of privacy, or outlook. The Daylight and Sunlight assessment carried out for the lower ground floor windows at 63 Dartmouth Park Road confirms that the proposed rear extension will not negatively affect these rooms and will remain fully BRE compliant. Please refer to the attached Daylight & Sunlight Summary Report prepared by *Delva Patman Redler*.

4.11 Access

The house is set back from Dartmouth Park Road and is accessible via a set of steps to a raised upper ground floor or via another set of steps to a lower ground floor. There is currently no on-site parking available, and the proposals do not make any provision for new parking arrangements.

5.0 Heritage Statement

It is the belief of the Applicants and their Agent that the proposals for 61 Dartmouth Park Road, as described in previous sections of this document, will make a positive contribution to the Dartmouth Park Conservation Area. Careful consideration has been given to the existing fabric, and the proposals have been developed with the character of the area in mind.

The proposed extensions are limited to the side and rear elevations, therefore, they will have minimal aesthetic impact on the existing context and streetscape. These extensions will be intricately detailed by Finkernagel Ross and built with high-quality materials by highly recommended and detail-oriented builders. The front facade will be restored to its former glory.

The proposals are deemed to be in accordance with the relevant planning policies and will not harm the significance of the Conservation Area. The character and appearance of the area will be preserved and enhanced.

6.0 Conclusion

This document has been prepared on behalf of the Applicant in relation to the property at 61 Dartmouth Park Road and outlines the existing context and the proposed designs. The proposal will secure the provision of a high-quality, well-proportioned single-family multi-storey flat, as well as a separate self-contained studio flat, contributing positively to the mix of housing stock within the Borough.

Regarding the visual appearance of the proposed alterations to the building, the proposal is consistent with the more modern and contemporary examples in the surrounding area and follows the principles in terms of mass and scale of the approved / built extensions in the area. The proposals will improve the overall quality and aesthetic of the building, thereby enhancing and preserving its character.

Energy efficiency and sustainability are at the core of the design of the proposed building, which will reduce energy consumption and protect and enhance the ecological value of the site.

This application seeks permission for a development that is deemed compliant with the local development plans and planning policies and guidelines. Given the above, it is considered that the proposed development would be acceptable and therefore granted approval.

