

REPLACEMENT EXTENSION & ECO RETROFIT OF A SEMI-DETACHED HOUSE IN THE DARTMOUTH PARK CONSERVATION AREA

DESIGN STATEMENT

FOR A HOUSEHOLDER APPLICATION

FOR A REPLACEMENT SINGLE STOREY REAR EXTENSION WITH SOLAR PANELS

AND SOLAR PANELS AND A SKY LIGHT ON THE REAR FACING MAIN ROOF

AT 3 BROOKFIELD PARK, LONDON, NW5 1ES

KEY FACTS:

The proposal is to:

- Replace an existing leaky, poorly insulated single storey rear extension.
- Install 9 solar panels (3 on the re-built extension and 6 on the rear facing main roof).
- The energy consumption of this house will be substantially reduced by these measures and by insulating the internal faces of external walls. A separate Certificate of Lawfulness will be submitted for an Air Source Heat Pump.

CONTENTS:

1. THE SITE
2. PLANNING HISTORY
3. PLANNING PRECEDENTS
4. THE PROPOSAL
5. THE ARCHITECT'S TRACK RECORD

Note: We are submitting two identical applications for this project, because we have experienced severe delays with some past applications. If the eight week statutory determination period is exceeded, we can take one of the applications to appeal on the basis of non-determination. Hopefully this will not be necessary.



1. THE SITE:

The application site is 3 Brookfield Park; a three and a half storey semi-detached Edwardian house.

View 1: This is an aerial view from Google Maps showing the site in it's context. You can see the four pairs of semi-detached houses on the west side of Brookfield Park, of which the site is one. The Brookfield Estate is to the east of the site. La Sainte Union (Catholic Secondary School) is to the west of the site, just over the back garden fence.

View 2: In this aerial view you can see the position and size of the magnificent copper beech at the end of the garden (which is not impacted by these proposals).

View 3: This is a photo of the front of the house and it's immediate neighbours. Number 3 Brookfield Park is the house with the blue door.

View 4: This photo shows the back of the house and the existing extension, which this proposal seeks to replace.

The Conservation Area:

The Site is in the Dartmouth Park Conservation Area, in Sub Area 8 St Albans Road. The Conservation Area Appraisal and Management Statement describes this part of Brookfield Park thus:

“The west side of the road was built by Smerdon in the early 1900s and reflects the influence of the Arts and Crafts movement and vernacular design, inspired by Norman Shaw. Nos.1-13 (odd) are semi detached of two storeys, with a third in the gabled slate roof. The upper floors are rendered with details in brickwork. The gables provide a powerful roofline that has been disrupted with side dormers on some of the properties, that of No.9 particularly disrupting the harmony of the group. Each house has a two-storey bay roofed in slate, and most have had ground-floor extensions at the side for cloakrooms, The windows are sashes, with glazing bars on the upper sash. The ground falls away to the west, and many of the houses have basements on the garden (west) side.”

3 Brookfield Park is listed in the Conservation Area Appraisal and Management Statement as one of the buildings making a positive contribution to the Conservation Area.



3. PLANNING HISTORY:

Previous planning applications at this address are mostly for tree works to the copper beech at the end of the back garden. The existing extension was built about 25 years ago, presumably within the permitted development rules of that time.

Previous applications and decisions are:

- 2024/0345/T Crown reduction of copper beech tree. Approved.
- 2023/4598/T Removal of copper beech tree. Refused.
- 2020/2739/T Crown reduction of copper beech tree. Approved.
- 2016/4727/T Crown reduction of copper beech tree. Approved.
- 2011/2579/T Crown reduction of copper beech tree. Approved.
- 2009/1990/P Replacement of back garden fence. Approved.
- 2007/2840/T Crown reduction of copper beech tree. Approved.
- 2003/2305/T Crown reduction of copper beech tree. Approved.
- CTP/D11/9/8/6776 (1969) Off street parking.

4. PLANNING PRECEDENTS:

This house forms part of a set of four pairs similar Edwardian semi-detached houses. Applications for comparable works to these eight houses include:

- 5 Brookfield Park (northern neighbour) - 2017/5198/P - single storey rear extension to replace existing rear extension (and other works). Approved.
- 7 Brookfield Park - PE9900051- in 1999 an application for a single storey rear extension to replace a slightly smaller existing rear extension was withdrawn as permission was not required for those works at that time.

The planning decision notice for the 2017 application at the neighbouring 5 Brookfield Park states that:

"It is noted that there is no consistency with the design of the rear elevations on this side of Brookfield Park."



5. THE PROPOSAL:

The proposal is for a replacement single storey rear extension with solar panels and also solar panels and a sky light on the rear facing main roof slope.

Design:

The proposal has been carefully designed to be in keeping with the scale of the street and neighbouring extensions. The proposed footprint is the same as existing and the height no taller. While the design of the extension is clearly of this time, original Edwardian features of the house will be retained and refurbished.

The shaping of the proposed extension responds to the direction of the sun to create shade (with more solid areas in the walls and roof - and with the overhang of the roof and walls towards the garden) to prevent overheating (which is a big problem in the existing extension), to provide a good angle towards the sun for the solar panels.

It is noted that the decision notice for the extension at the neighbouring property at 5 Brookfield Park states that :

“The contemporary windows and doors would differentiate the extension as a recent addition whilst preserving the special character and appearance of the host building.”

This is a perfect description of what we also aim to achieve.

The solar panels and new sky light will not be visible from the street.

Materials:

The proposed materials are durable, traditional and sustainable.

Brickwork is similar to existing on both the original house and the existing extension.

Zinc is a traditional material with a very long lifespan (see the elegant zinc roofs in Paris built in the 1850s).

Powder coated aluminium windows and doors are comparable to those approved at the neighbouring house.

The timber trellis will provide natural shade and privacy in summer.

Existing rear elevation:



Proposed rear elevation:



5. THE PROPOSAL (continued)

Scale:

The proposed extension is subservient in scale to the original Edwardian house - and it has the same footprint and height as the existing extension. See excerpt from drawing P-P-08, adjacent.

Sustainability:

Energy efficiency:

We have been working with a renewable energy consultant to make sure the retrofit of this house gives it as low an energy consumption as possible (within reasonable budget restraints).

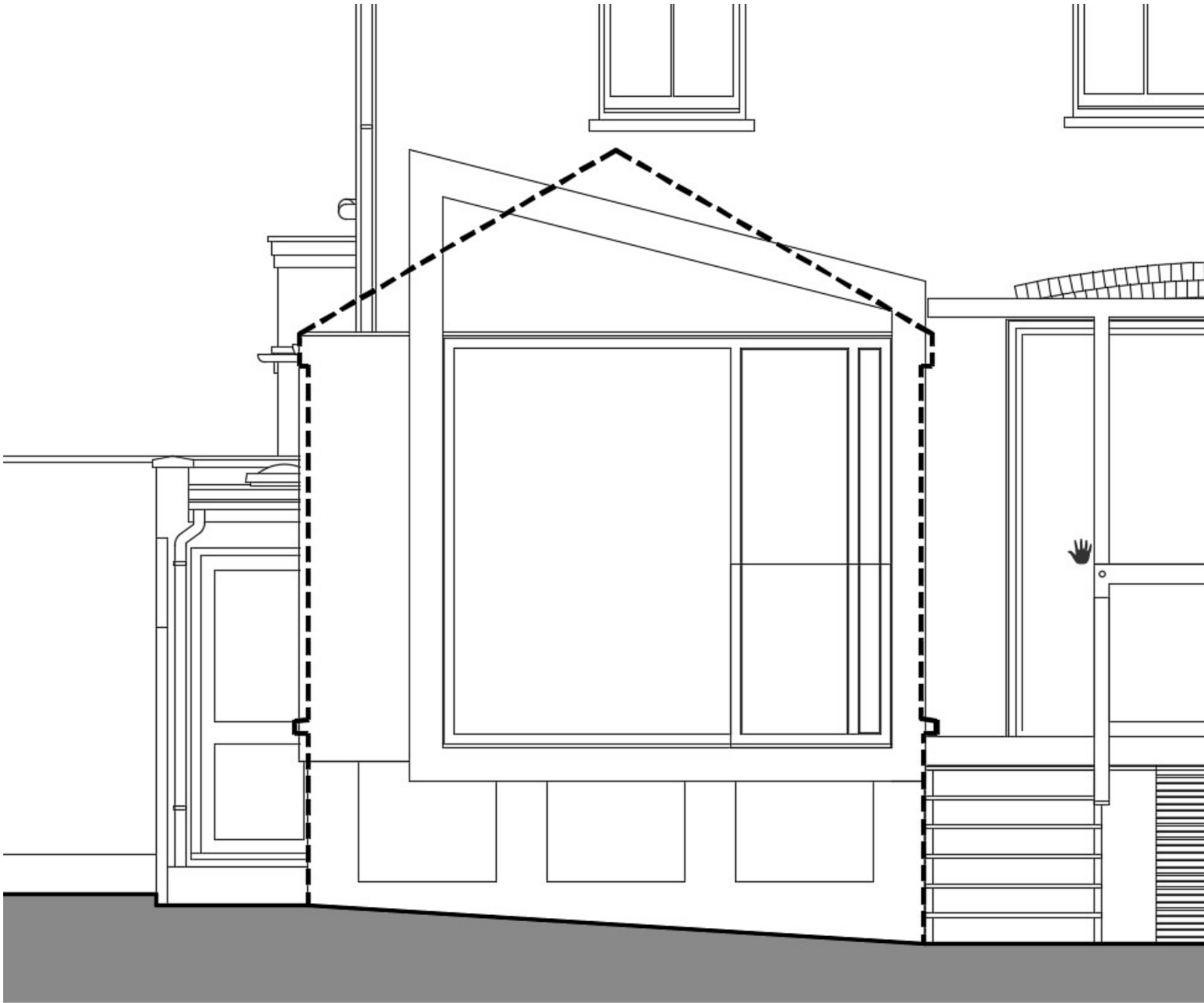
Prevention of overheating:

More shade than existing is provided by having:

- Less glazing in the extension roof and walls.
- The overhanging roof and sides at the south-west end of the extension.
- The pergola which will have climbers growing up it, so shade is created in summer when it is needed.

Longevity:

The proposed materials are durable and need virtually no maintenance.



The dashed line above shows the outline of the existing extension.

5. THE PROPOSAL (continued)

Amenity:

The proposed extension is on the footings of the existing extension, which is a meter away from the boundary with no5, which also has a rear extension set back a similar distance from the shared boundary.

As was noted in the decision notice for no5's extension, that this set back helps to create a situation in which:

“it will not cause harm to either neighbouring property amenity in terms of loss of light and outlook given its siting.”

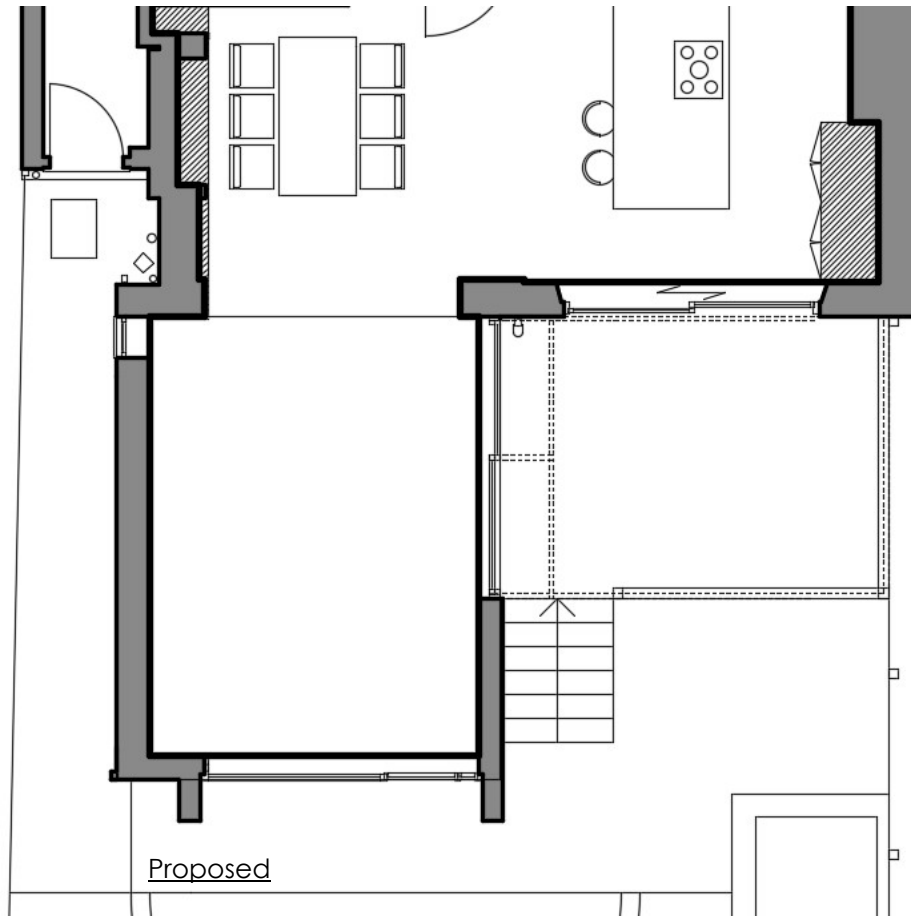
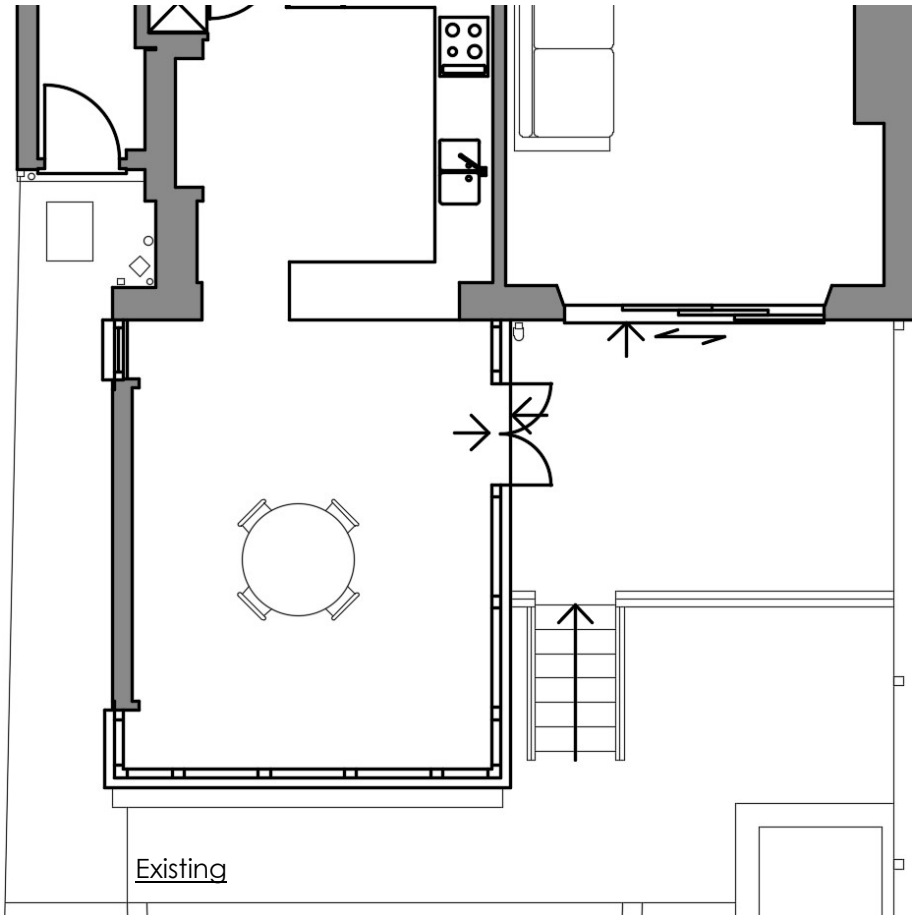
The side of the proposed extension facing no5 has less glazing than the existing one, so that neighbouring property's amenity will be improved in terms of privacy and overlooking. Similarly, the side facing no1 has less glazing than the existing situation, so their amenity will also be improved.

The immediate neighbours have been consulted and do not have concerns about the design of the proposals.

Visibility:

The side of the roof of the existing extension is just visible from the street from one small point - see photo adjacent.

The proposed extension will be less visible, because its roof is flat for the first part at the side.



6. THE ARCHITECT'S TRACK RECORD

Edwards Rensen Architects (ERA) were formed in 2012 by Jo Edwards and Adrie Rensen who were previously, respectively, a project architect and an Associate Director at multi award winning Pollard Thomas Edwards architects. Before that they worked at award winning firms including Lifschutz Davidson, Environmentally Conscious Design and several Dutch architectural practices including the internationally renowned Mecanoo Architecten.

Edwards Rensen Architects:

- Have a sensitive approach to working with historical environments.
- Aim to build projects that are clearly modern and yet sympathetic to their historic context.
- Have been featured in several national and international design magazines including Grand Designs magazine and The Times.
- Have been featured in Chanel 4's Extraordinary Extensions.
- Have been longlisted by New London Architecture for their Don't Move Improve awards.
- Have been invited by London Open House to show the Cerulean House project (see photos adjacent).

ERA's work can be seen at:

www.edwards-ensen-architects.co.uk

&

@edwards_rensen_architects (on Instagram)

