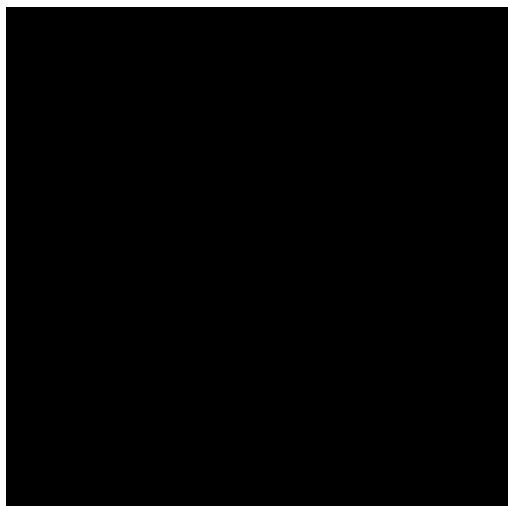
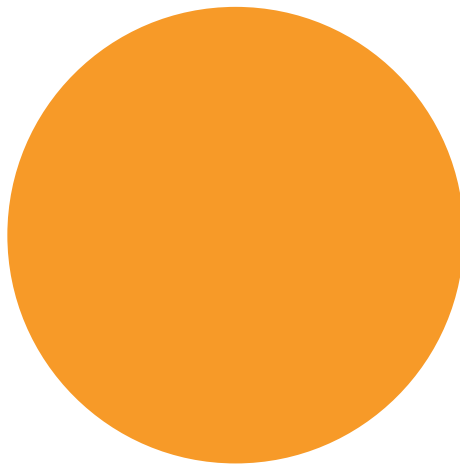
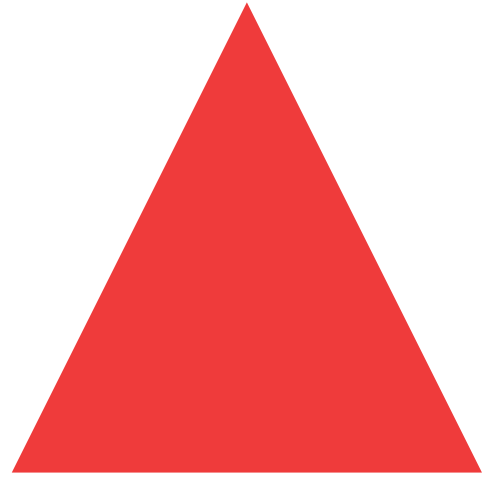
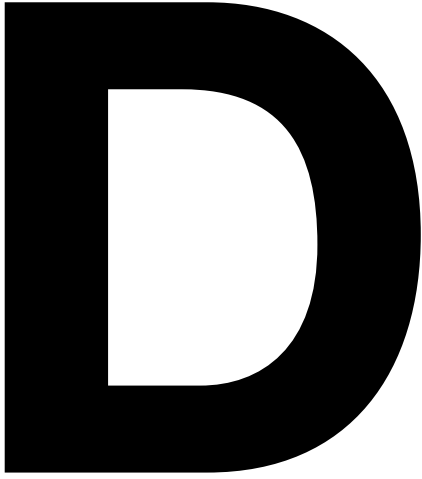


7 DARTMOUTH PARK ROAD

Design & Access Statement

September 2024



How





Prepared by:

The DHaus Company Limited

Unit 13, Old Dairy Court, 17 Crouch Hill, N4 4AP
mail@thedhaus.com | www.thedhaus.com

00

Contents

- 01. Introduction
- 02. Context and History
- 03. The Site
- 04. Existing Drawings
- 05. The Proposal
- 06. Proposed Scheme
- 07. Further Considerations
- 08. Conclusion

01

Introduction

This Report

This Design & Access Statement has been prepared by The DHaus Company Ltd, in support of a planning application at No 7 Dartmouth Park Road, Camden.

This application is for the enlargement of the existing rear roof dormer so that it matches the roof dormer at No 5 Dartmouth Park Road.

This report details the proposals.

02

Context & History

History of the Surroundings

The site sits within the Dartmouth Park Conservation Area, in the Highgate Road sub-zone, which was designated in 1985.

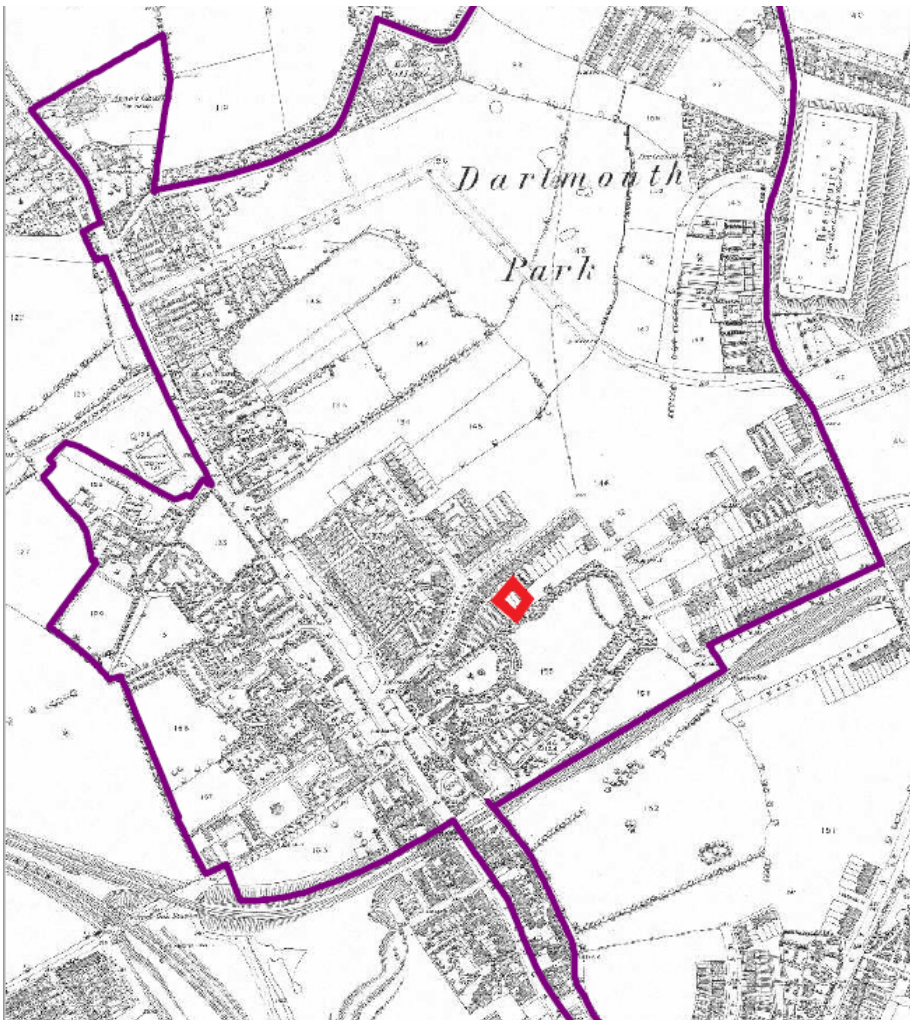
Dartmouth Park is named after the Earl of Dartmouth who bought the land in St Pancras parish in the middle of the 18th century.

Most of the area consists of late-19th century terraced and semi-detached houses, with a few more recent buildings.

Although the name designates a district and not a park per se, there is a small but attractive park, now also named 'Dartmouth Park', to the immediate East in Islington, off Dartmouth Park Hill.

It was laid out on the edge of the reservoirs and opened to the public in 1972. Even as much of it is taken up by the reservoir tank, there is also a children's playground. The land slopes steeply to the north and the east of the reservoirs, which are now covered with lush grassland.

The top of the slope gives an enchanting view of south-east London. The park has an enclosed seating area surrounded by a hedge, which local children helped to plant in 1991. The park was the location for one of the beacons lit nationwide on 21 April 2016 to celebrate Queen Elizabeth II's ninetieth birthday.



The site shown on a map of the Dartmouth Park Conservation Area, 1870

02

Context & History

Immediate Context

The site, a semi detached property is located to the South Western end of Dartmouth Park Road. It fronts directly onto the street, and abuts No. 5 Dartmouth Park Road on the South side of the street



The site and its surroundings

03

The Site

The Dwelling

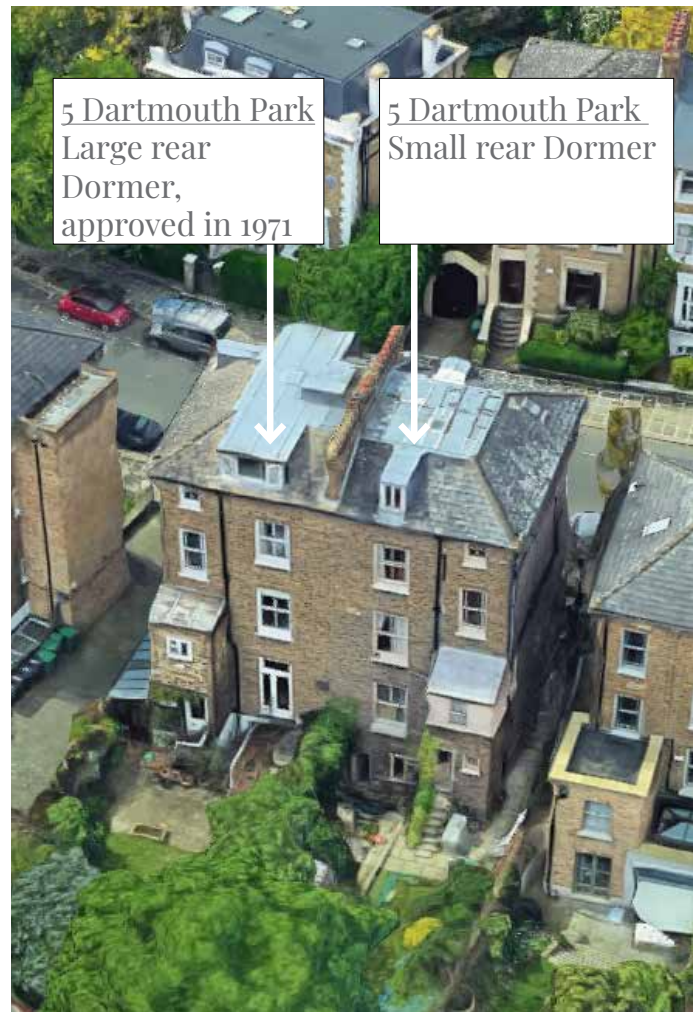
A semi detached Victorian villa with a double fronted arranged over 5 floors.

To the roof at the front and rear the building has a pair of small roof dormers that are much smaller than those that currently sit on the adjoining property at 5 Dartmouth Park Road as can be seen from the aerial photos below.

The roof dormers at No. 5 Dartmouth Park were enlarged in 1971 following approval by the Council.



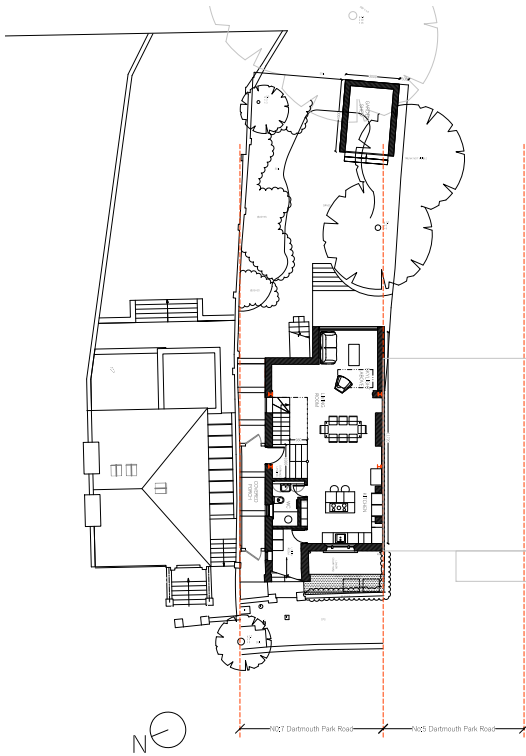
Site from the front



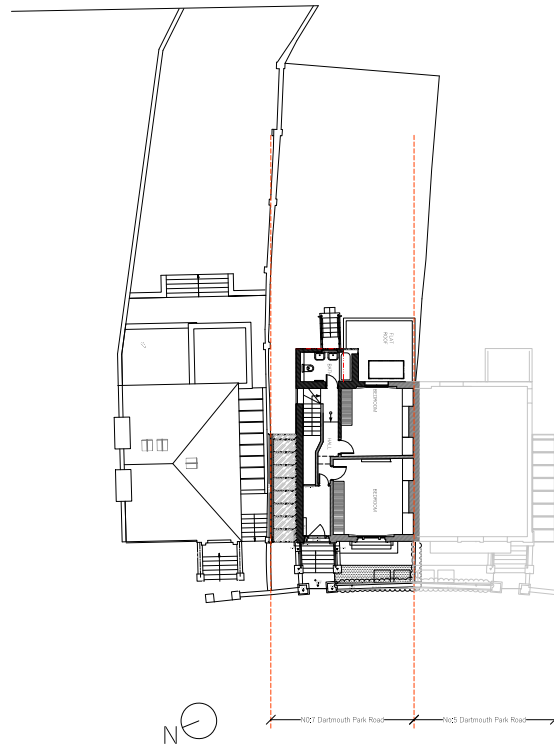
Site from the rear

04

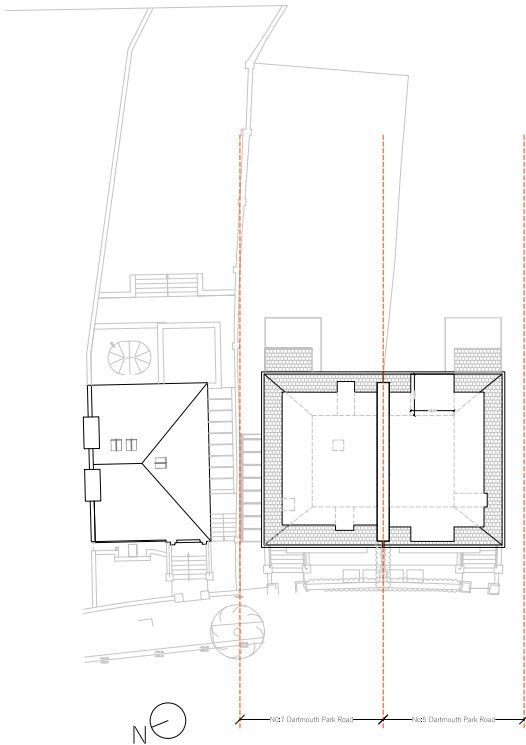
Existing Drawings



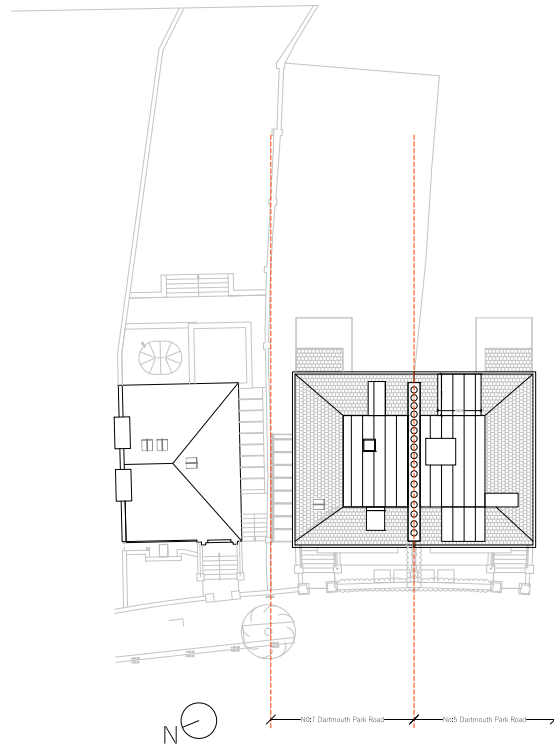
Lower Ground Floor



Upper Ground Floor



Third Floor



Roof Plan

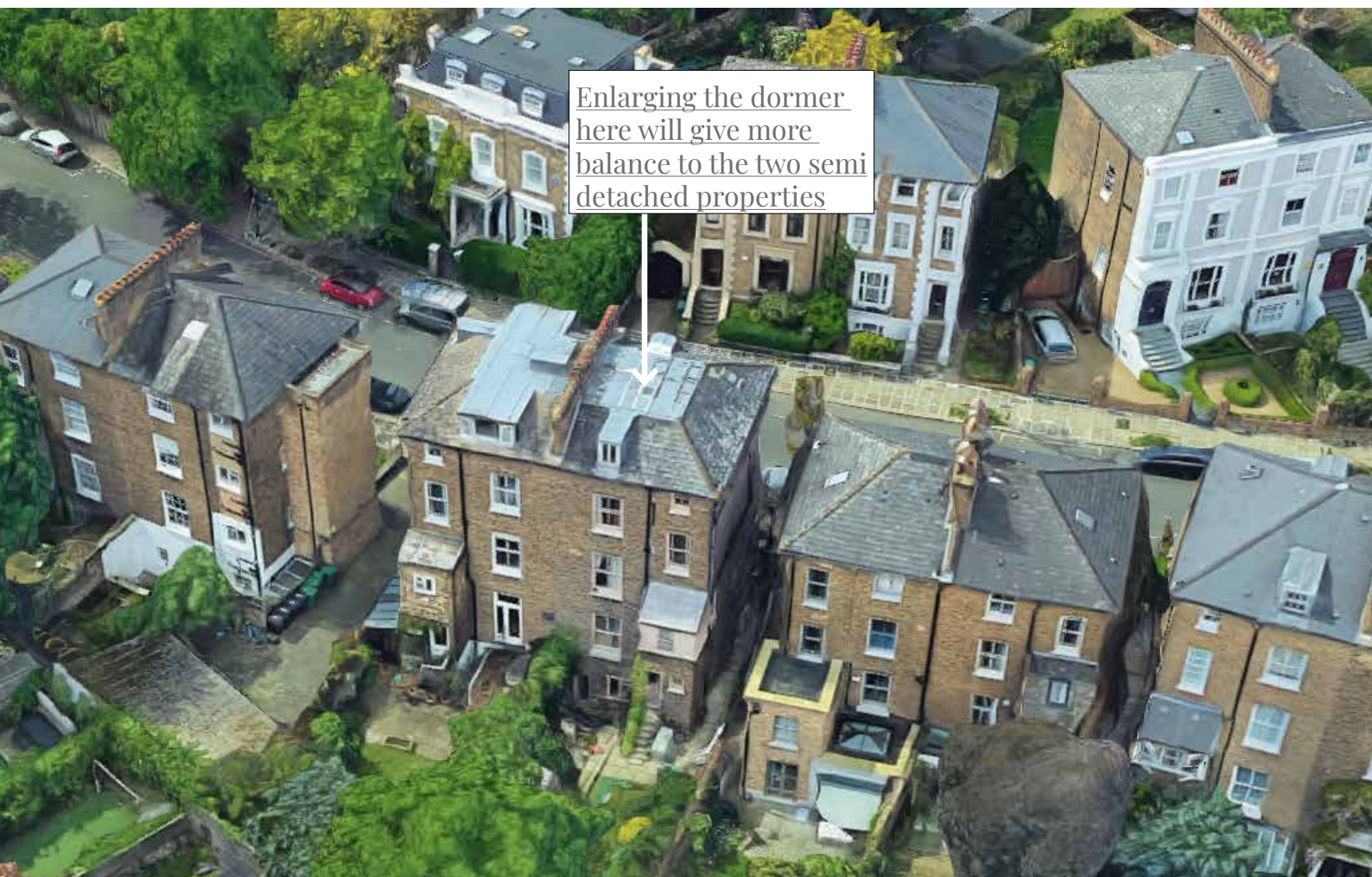
05

The Proposal

Proposed Scheme

We proposed to enlarge the roof dormer so that it more closely matches the size and scale of the adjoining semi detached property at 5 Dartmouth Park Road.

Currently the two roof dormers appear out of scale to each other. By enlarging the dormer at No.7 this will give more balance to this part of semi detached properties whilst improving the living space on the upper levels of the building,



View of the rear of the building

05

The Proposal

Changes to the Front Elevation

No changes are proposed to the front elevation other than at roof level where some new rooflights has be inserted into the existing roof form.

Changes to the Rear and Side Elevations

To the rear we propose to create a larger rear dormer only, that will match the size and scale of the dormer to No. 5 Dartmouth Park Road

Response to nearby buildings

The proposed scheme aims to create a dwelling of a similar size and scale to the surrounding properties.

The proposed rear dormer shall be extended in width to match the depth of No. 5 Dartmouth Park Road, which was previously extended

In terms of loss of amenity or light, there will be no changes here as an existing dormer with window already exists in this location and all we are proposing is to enlarge the existing openings here.

05

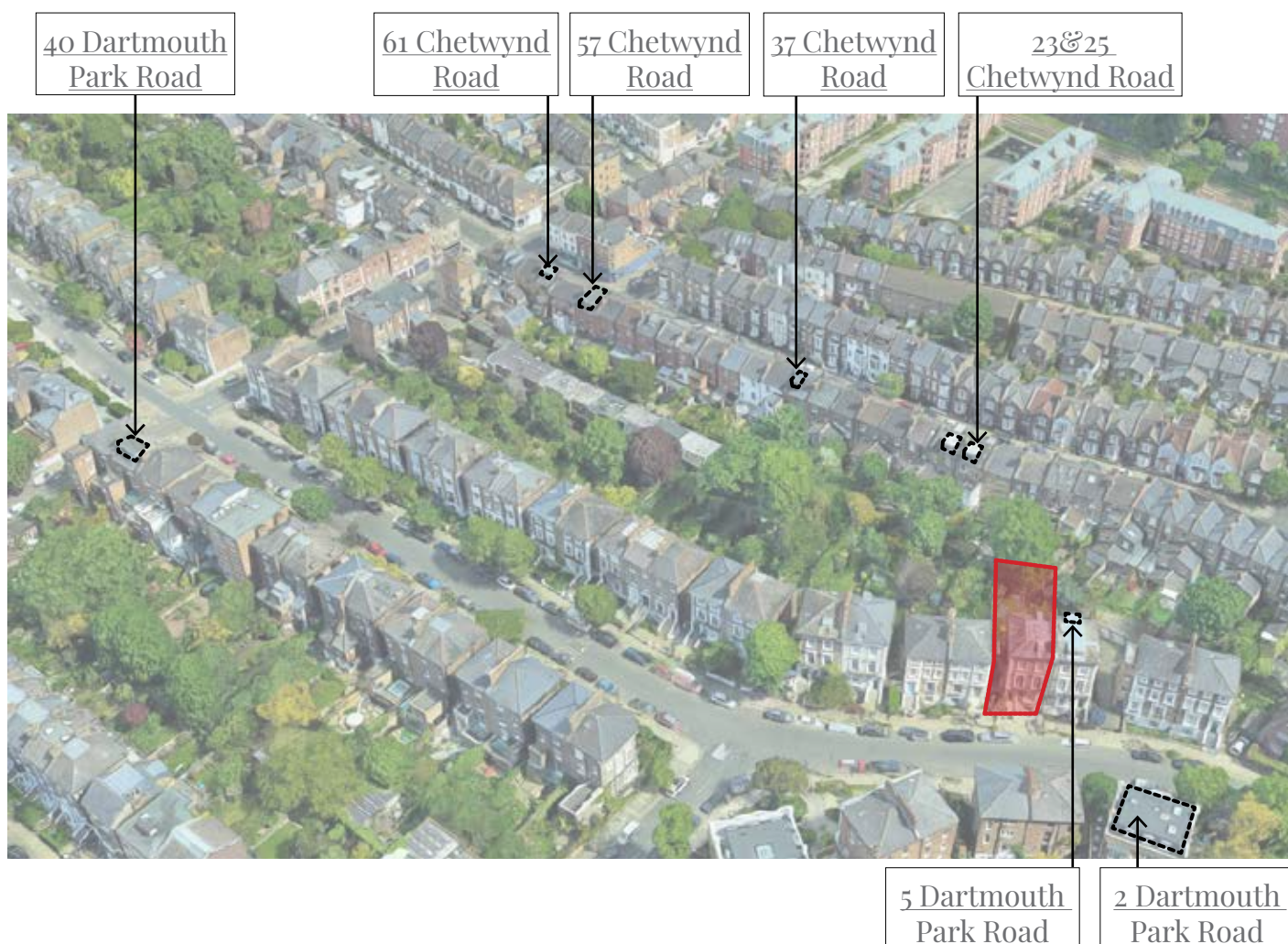
The Proposal

Approved Dormers in the Area

The Council has recently approved a number of rear dormer and mansard roof extensions nearby to the application site, a list of recent applications approved by the Council is shown below with schemes highlighted on the accompanying aerial view shown on this page.

As can be seen from the list below, many of these applications were approved after the area was designated a conservation area, so clearly the Council felt these roof extensions were acceptable in planning and design terms.

Reference No	Address	Description	Status
2022/4725/P	14 Dartmouth Park Road	Installation of rear dormer window	Granted
2020/0758/P	41 Dartmouth Park Road	Erection of a rear dormer window.	Granted
2010/6324/P	37 Chetwynd Road	Erection of rear roof dormer and 2 front rooflights	Granted
2014/3623/P	2 Dartmouth Park Road	Erection of mansard roof extension	Granted
10930	5 Dartmouth Park Road	Enlargement of existing dormer	Granted



05

The Proposal

Approved Dormers in the Area

Below are extracts of recent applications for rear roof extensions in the Conservation Area.



2014/3623/P

Mansard Roof extension, 2 Dartmouth Park



Application: Rear Dormer and 2

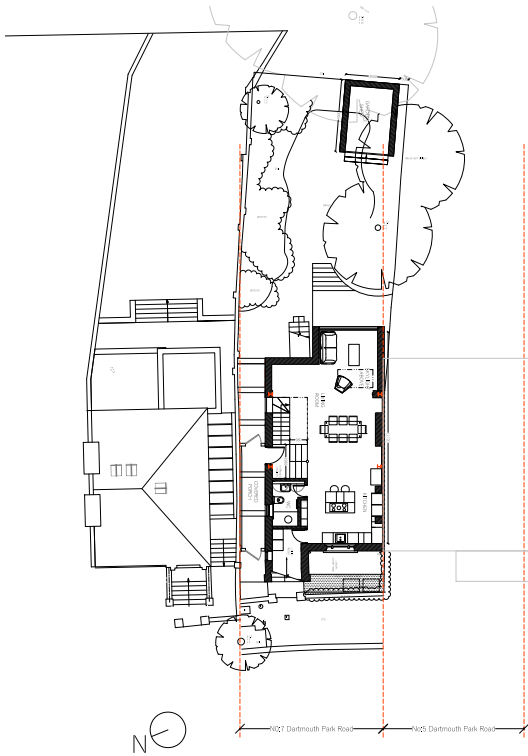
Client: Mr Stephen Newman
Site: 37 Chetwynd Road, London, NW5 1BX

2010/6324/P

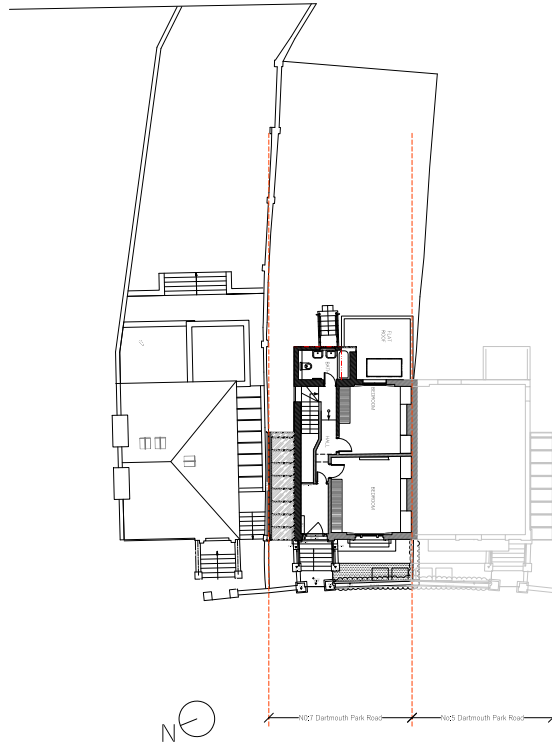
Dormer Roof extension, 37 Chetwynd Road

06

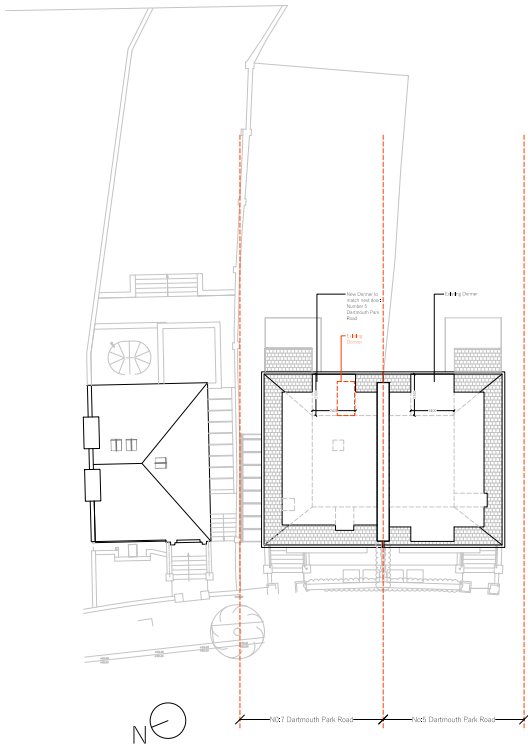
Proposed Plans



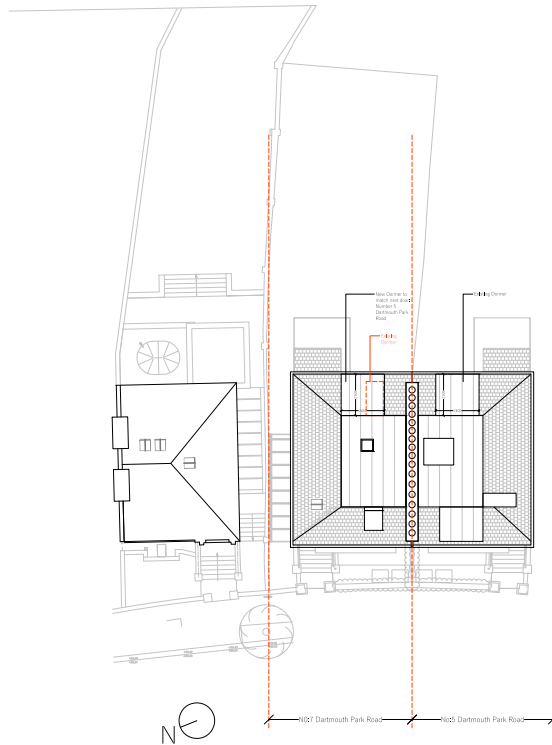
Lower Ground Floor



Upper Ground Floor



Third Floor



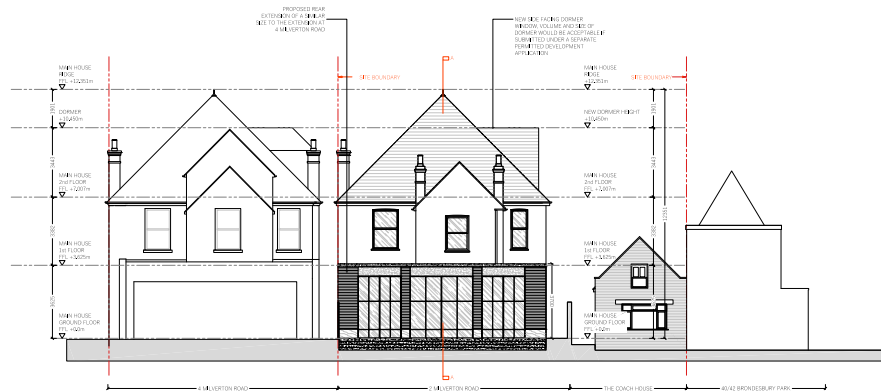
Roof Plan

06

Proposed Elevations



Front Elevation



Rear Elevation

07

Further Considerations

Impact on neighbouring amenity

The scheme replaces an existing rear dormer with an enlarged rear dormer. As such it is not felt there will be any impact on neighbouring amenity as the existing windows will only be slightly enlarged.

Waste Storage

A waste storage area for the house will remain in current location as it already has a bin store within the front garden of the property.

Waste will stay in this location until it is taken onto the pavement for collection by the Council.

Access

Main pedestrian access to the building will be directly from Dartmouth Park Road. All new corridors and spaces will comply with UK building regulations.

Sustainability

This development aims to achieve high environmental performance standards. Where possible, Locally and responsibly sourced materials shall be used within the building structure and fabric. All timber shall be FSC certified.

All building fabric and glazing U values shall aim to have as high as thermal performance as possible, contributing to increase in the energy efficiency of the building.

The building will aim to maximise use of the existing materials and fabric, reusing as much waste material as possible.

Trees

The site does not sit within a Conservation Area and there are no trees within close proximity to the proposed works that would be affected by the works, with the closest tree more than 5m away.

08

Conclusion

Referring to the National Planning Policy Framework:

ACHIEVING SUSTAINABLE DEVELOPMENT:

Item 9 - *“Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):*

- *Replacing poor design with better design;*
- *Improving the conditions in which people live, work, travel and take leisure; and*
- *Widening the choice of high quality homes.”*

Referring to the above policy, which argues the case for achieving sustainable development, it is felt that the proposed scheme has a positive impact on both the quality of the built environment and also the quality of life of the residents by improving the living space and amenity of the property.

Presumption in favour of development:

Item 14 - *“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both planmaking and decision-taking.*

For decision-taking this means:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *Specific policies in this Framework indicate development should be restricted.”*

Referring to the above policy, which is in favour of sustainable development, we would argue that the positive benefits of the scheme outweigh any minor amenity issues neighbours may suffer, particularly as there are no direct overlooking issues on this site.

Requiring good design:

Item 61: *“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”*

Referring to the above policy, the design does not negatively affect the visual appearance of the area and improves the quality of the house by improving the amenity and living space of the unit and should therefore be supported.

Item 63: *“In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.”*

The proposal raises the standard of design, should be viewed positively and supported.

NPPF Summary:

These proposals accord with the requirements of the NPPF and we believe that as a consequence planning permission should be granted.

Conclusion:

The proposals will improve the overall quality of the surrounding area by improving the aesthetic of the building. The proposals will enhance the quality of the existing building preserving its character while updating it for the 21st Century.

Thank You!

The DHaus Company Limited
Unit 13, Old Dairy Court, 17 Crouch Hill, N4 4AP
mail@thedhaus.com | thedhaus.com



D*Haus*

