

DESIGN AND ACCESS STATEMENT

7 DARTMOUTH PARK AVENUE

KAS Architects

November 2024

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Introduction & Background

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Introduction & Background

1.1 Introduction

This document has been prepared on behalf of our client Andrei Xydas and Robbie Tilleard. This document is intended to support a full planning application for a roof conversion to a roof terrace.

The existing building is split between two self-contained flats. Our clients flat occupies the top two storeys of this semi-detached building.




Front elevation

1.2 Site and Surroundings

7 Dartmouth Park Avenue is located within the Dartmouth Park Conservation Area. The building is not Listed.



Location Plan. NTS. 

1.3 Planning History

1.

Planning Reference: 2023/4887/P

Year: 2023

Description: Replacement of existing rooflight with larger rooflight on crown flat roof and insertion of 2 new rooflights on side roof slope.

2.

Planning Reference: 2022/0961/P

Year: 2022

Description: Construction of a single storey rear extension on an existing outrigger extension, a rear infill extension and a side infill extension at lower ground floor level.

1.4 Planning Precedents

1.

13 Dartmouth Park Avenue

Revised fenestration of rear elevation, including enlarging rear windows.

2.

9 Dartmouth Park Avenue

First floor terrace above extension.



2

Proposal

Layout

Existing and Proposed Elevations

Sustainability

Access & Amenity

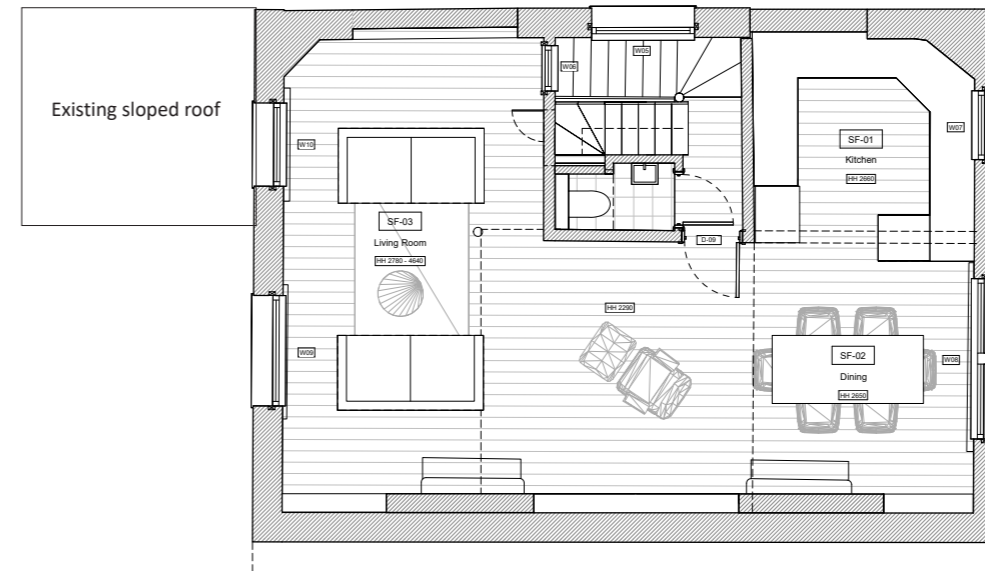
Design Team

PROPOSAL

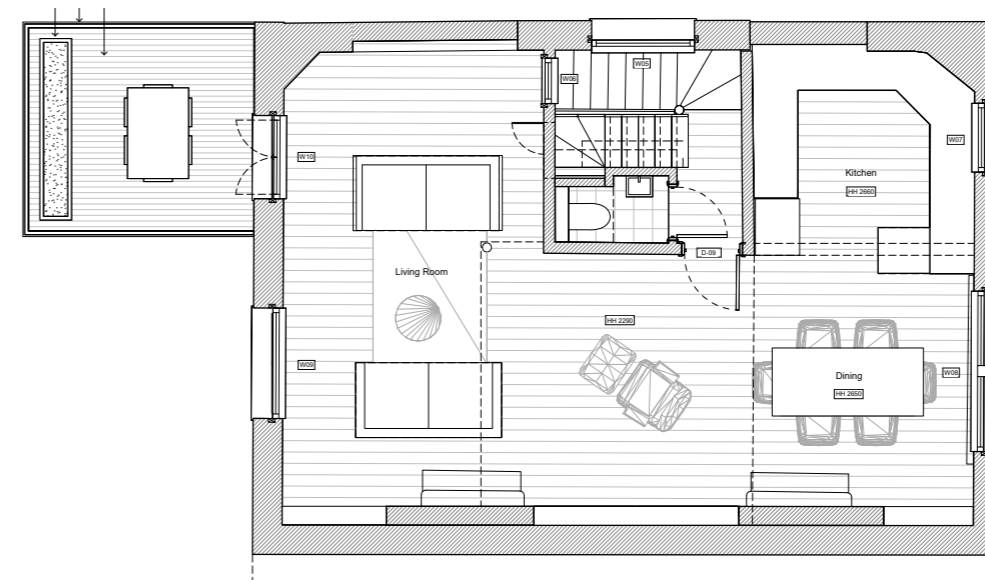
2.1 Layout

Second Floor

The proposed terrace is access through an existing window opening that is being converted to a door on the second floor.



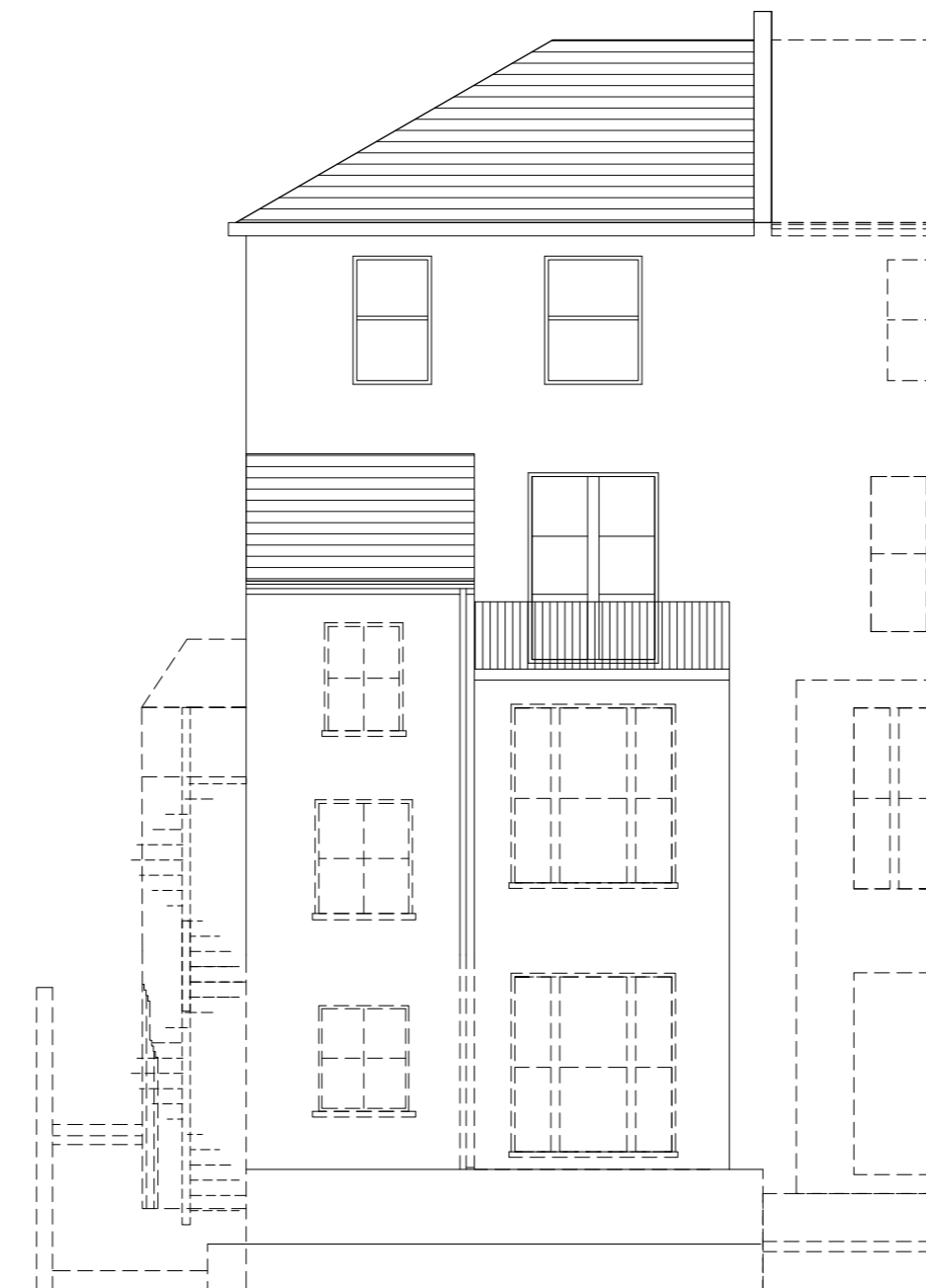
Existing First Floor



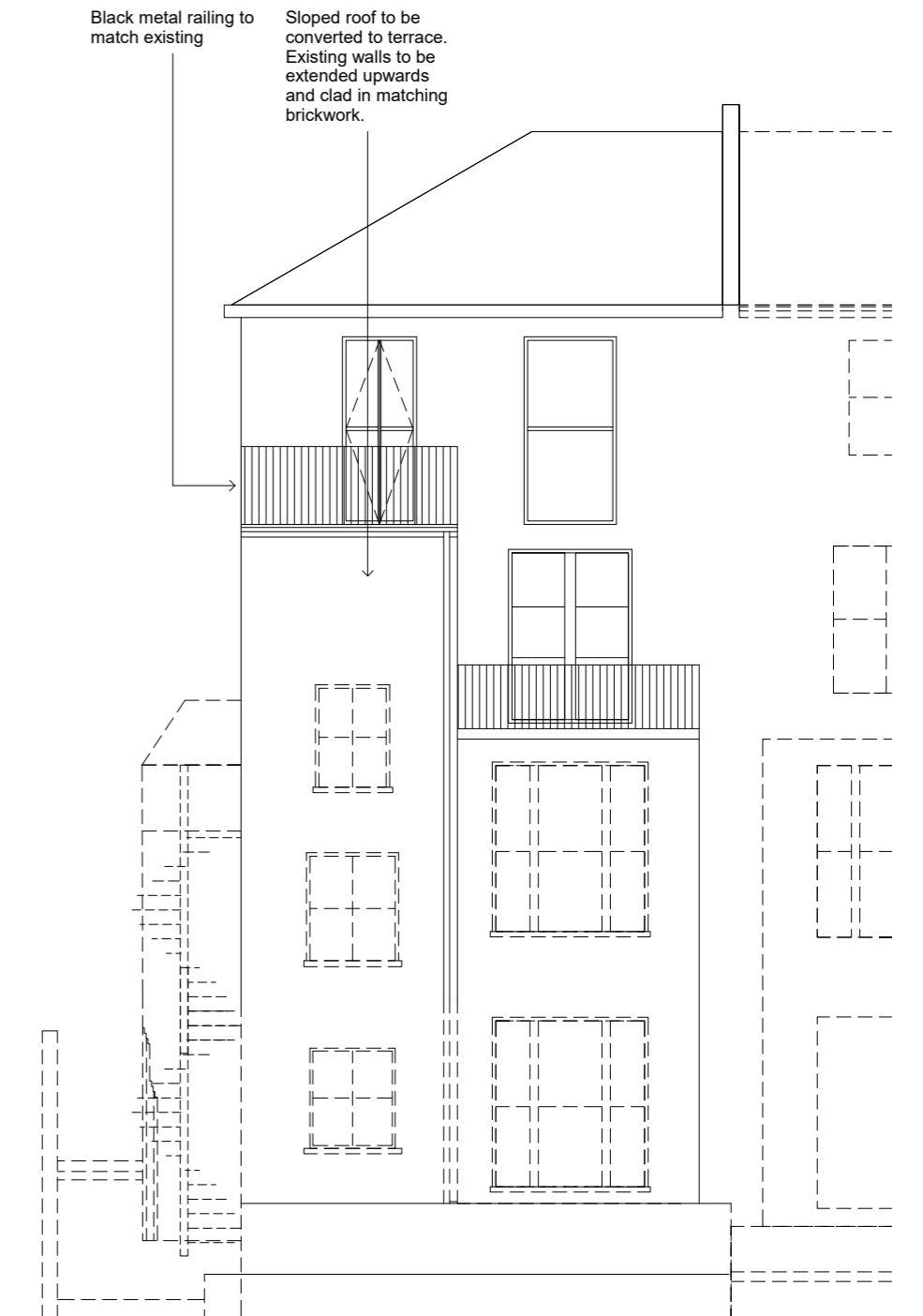
Proposed First Floor

Existing and Proposed Elevations

Two existing windows on the top storey of the rear elevation are being proposed to increase in height. One window is being converted to an external door in order to have access to the roof terrace, whereas the other window is proposed to be floor to ceiling internally. The new windows will match the existing windows with white timber frames.



Existing Rear Elevation



Proposed Rear Elevation

2.3 Sustainability

This project has been conceived with an awareness of environmental, social and economic sustainability. Both the applicant, and the agent, KAS Architects are committed to realising an exemplar project of sustainable design. New planned elements will be constructed utilising modern construction methods. Sustainable materials such as timber will be predominantly used for the construction of the terrace conversion. Modern materials and techniques will guarantee high quality of build is provided, with minimal building time to ensure minimal discomfort to the neighbours. Furthermore the design team will comply with current Building Regulations and other required standards.

2.4 Access & Amenity

The access to the building remains the same and there are no changes to the internal stair core or access to rooms.

2.5 Design Team

We are a design-led RIBA architecture and interiors practice based in Central London. We are committed to the delivery of well-conceived and thoughtfully detailed architecture. Our projects cover all scales of development and building types, creating spaces to live, work and learn.

The practice was founded in 2020 by Mirsad Krasniqi, who has over 10 years experience working on award winning residential, cultural and educational projects for world-leading practices such as Allies and Morrison, Hopkins Architects, John McAslan + Partners and Henley Halebrown Architects.

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