

Heritage Statement

Property Location

8 York Rise,
London
NW5 1SS

Heritage Statement

Introduction

This Heritage Statement supports the application to enclose a rear balcony 8 York Rise, situated within the Dartmouth Park Conservation Area, London. The Dartmouth Park Conservation Area is recognised for its distinctive architectural character, historic significance, and carefully preserved streetscapes. This statement outlines how the proposed development has been designed to respect the area's heritage value while providing much-needed additional living space for the property.

Significance of the Dartmouth Park Conservation Area

The Dartmouth Park Conservation Area is characterised by its late Victorian and Edwardian architecture, with a mix of residential properties and green spaces. Features contributing to its heritage significance include consistent building materials, such as brick and slate, steeply pitched roofs, and the retention of original architectural details.

The area's significance also lies in its historic layout, maintaining a balance between the built environment and open spaces. The rear elevations of properties, particularly where visible from shared green spaces or public viewpoints, contribute to the conservation area's character by preserving original rooflines and avoiding incongruous additions.

Impact of the Proposal

The proposed enclosure of the rear balcony has been carefully designed to minimise any potential impact on the character and appearance of the conservation area:

- 1. Retention of Key Architectural Features**

The design retains the existing rear sloping roof, ensuring that the property's roofline remains unaltered. No projections above the original roof height are proposed, preserving the silhouette and character of the building.

- 2. Materials and Design Sympathetic to the Conservation Area**

Materials and finishes will be selected to match or complement the original building, ensuring the enclosed space integrates seamlessly with the property. Any glazing used

in the design will be subtle and understated, avoiding excessive reflection or disruption to the visual harmony of the area.

3. Respect for Rear Elevations

The proposal carefully considers the visibility of the rear elevation from surrounding properties or open spaces, ensuring the enclosure does not detract from the conservation area's historic character. By enclosing an existing balcony rather than adding a new structure, the design maintains the scale and proportion of the rear façade.

Justification

The proposed development provides much-needed additional living space for the property without compromising the architectural integrity or heritage value of the building or its surroundings. By prioritising a sympathetic design approach and respecting the original features of the property, the proposal aligns with the conservation principles of the Dartmouth Park Conservation Area.

The enclosed balcony will not introduce intrusive or incongruous elements to the property or the surrounding area. Instead, it will enhance the property's functionality while preserving its contribution to the historic environment.

Conclusion

This proposal has been carefully designed to ensure that the character and significance of the Dartmouth Park Conservation Area are preserved. The works will deliver vital improvements to the property's usability while respecting the heritage significance of the building and its surroundings. The sensitive approach ensures that the development meets modern living needs without detracting from the area's historic character.