

Design and Access Statement

**Full Planning Permission and
Conservation area consent for rear
extension to Ground floor Flat**

**Gr fl flat, 37 Chetwynd Road
London NW5 1BX**

Contents

Chapter 1

Introduction

Background
Application documents

Chapter 2

Context

Location and aerial photos
Site photos
Designation and Historic Context
Current Use of the site
Planning History

Chapter 3

Proposals

Description
Spatial layout and access
Environmental Impact
Appearance / materials

Chapter 4

Supporting Evidence

Policy guidance
Sustainability Statement
Consultation

Chapter 5

Summary and Conclusion

Chapter 1

Introduction

Background

Blustin Design Ltd, an established Architecture practice with twenty years' experience in the residential sector, is submitting the planning application on behalf of the owner of the flat at 37 Chetwynd Road, who wishes to extend her one-bedroom flat to increase the size of the living space and create a better connection with the garden.

The Victorian terrace house of 37 Chetwynd road comprises of three flats separated on each floor of the house. There is a small dormer to the rear of the property. The conversion to flats was carried out in 1974.

The two-storey rear outrigger was built further to planning in 1974. Since that time no further building work has been applied for or carried out to the rear of the property. The rear patio doors and windows at ground floor have been replaced more recently.

On the street front, most facades are identical along the road.

To the rear, each property varies considerably in terms of type, depth and height of outrigger. There are many infill and wrap around extensions of a single storey height, some with terraces on the flat roof. There appears to be little consistency.

There are some large trees within the rear gardens of the terraced houses on this street, but none in this property's garden, nor the adjacent gardens.

As this is a flat, there are no permitted development rights so the application is for full planning permission.

Chetwynd Road is in the Borough of Camden, and the street is part of the Dartmouth Park Conservation Area.

Application documents

Along with this covering report the following have been submitted to support this application:

- Site plan.
- Existing location plan.

- Existing Roof Plan.
- Existing Ground floor plan.
- Existing Rear Elevation.
- Existing Sections

- Proposed Roof Plan.
- Proposed Ground floor plan.
- Proposed Rear Elevation
- Proposed Sections

- Heritage Statement

Chapter 2

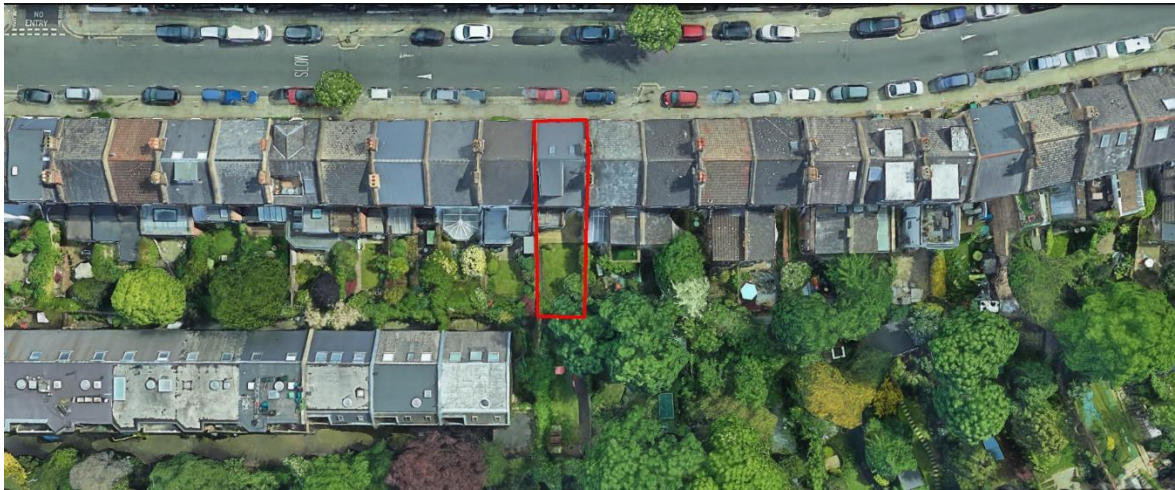
Context

Location

Chetwynd Road is in the Borough of Camden, and sits between Dartmouth Park Hill to the East and Highgate Road to the West. It is a hill rising up to the East.



Aerial View of Site Location (Google Maps)



Aerial View of Site Location (Google Maps)

Site Photos



Front view of 37 Chetwynd Road



Rear view of 37 Chetwynd Road



View of garden



View of garden



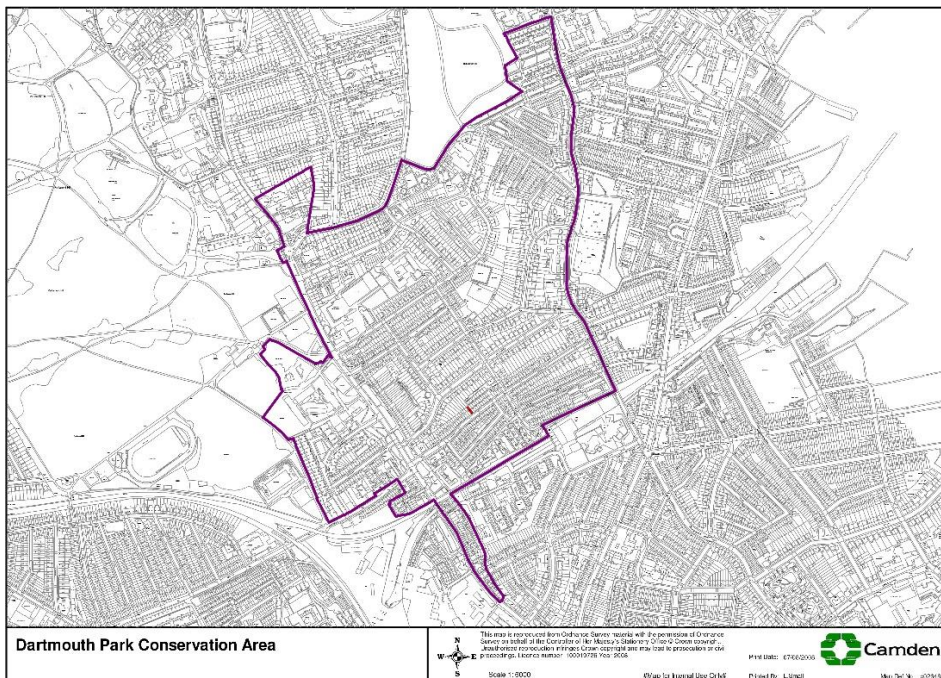
View of number 39



View of number 35

Designations and Historic Context

The street is part of the Dartmouth Park Conservation Area. It was designated in 2009 in order to maintain the special and historical character of the area. Chetwynd Road is not listed nor have any specific listed building along it. It is noted in the Dartmouth Park Conservation Area Appraisal and Management Statement that the odd numbers from 1 – 67 along Chetwynd Road make a positive contribution to the character and appearance of this area.



Current Uses of the Site

The current use is Class C3 : a residential flat. The building was split from a single dwelling house into three flats in 1974.

Planning History

No 37 Chetwynd Road :

2010/6324/P : erection of rear roof dormer and two front rooflights – **date : 06/12/10 Granted**


E11/5/11/19352 : Change of use Gr, 1st, and 2nd Floor to three self contained one bed flats, and erection of two storey rear extension. **Dated 27/08/1974 Conditional**

No 39 Chetwynd Road:

None

No 35 Chetwynd Road:

2022/4276/P : Raising of existing two storey rear outrigger and formation of second floor rear terrace, erection of rear dormer and installation of rooflights in front and rear roofslopes **Dated : 18/11/2022 Granted**

2018/2332/P  Erection of replacement rear conservatory following demolition of existing. **Dated : 12/06/2018 Granted**

Chapter 3

The Proposed Development



Description

The proposal is for a single storey rear extension that projects 2.55m beyond the outrigger to the lhs (as viewed in image above – to no 39), and infills the area to the end the neighbours extension to the rhs (no 35). The extension has infilled between both party walls of the adjacent properties, and then projected out with an glass conservatory to the LHS to the width of the outrigger. The projection of the conservatory is similar to that of the neighbours extension (no 39) and not as far out as no 35 rear extension. This proposal has been considered carefully in relation to the neighbouring properties to be keeping both in proportion and rhythm to the rear facades. This property is one of the few houses left to date, that has not extended to the rear at ground floor. The proposal has been very carefully considered in relation to the surrounding context, the original building and the garden.

The rear elevations along Chetwynd road have predominantly been extended and added to in a multitude of arrangements and styles. There is no consistent typology to follow, but to note that there is a precedent for conservatories and buildings that enhance the enjoyment of the garden area beyond.

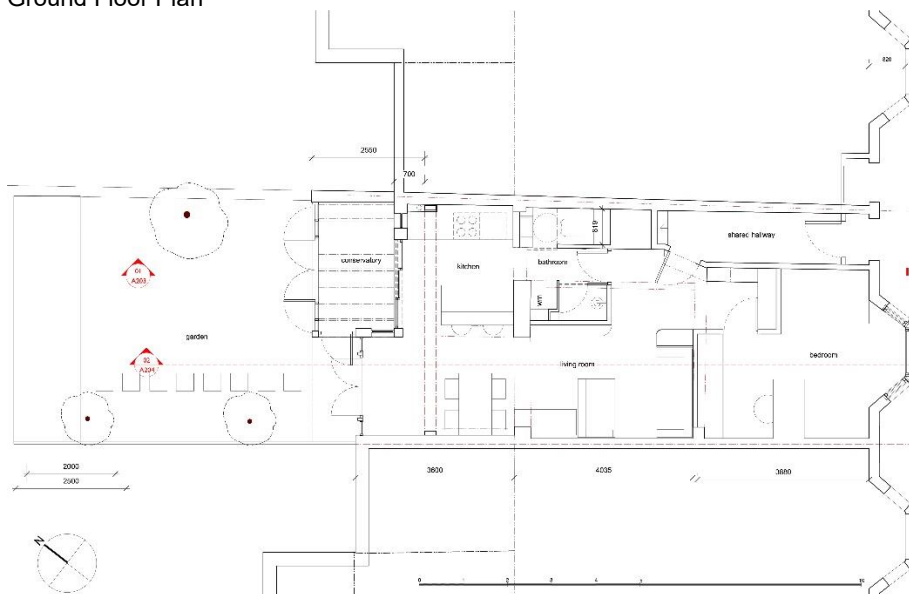
Consideration has been given such that the extension maintains the same height as the extension to no 35 and makes use of the party wall established during their build. The conservatory is lower in height and backs onto the neighbours garden shed.

A simple contemporary rooflight has been added to provide more natural light into the deep plan living area. There are no alterations to the front façade, hallway or front garden.

Roof Plan



Ground Floor Plan



Spatial layout and access

The one bedroom flat is currently small in the provision of living arrangements and has little view / connection to the garden. The interior layout has been reconfigured such that the kitchen has been repositioned where the bathroom was previously in order to enjoy the connection to the garden. The infill rear extension has been opened up to allow the view of the garden from this side of the flat too.

Proportion

The doors to both the extension and conservatory will be panelled and broken down into smaller elements that give a more contextual appearance to the rear elevation (see precedents below).

Rear Elevation (top image) and Precedents (lower image)





Appearance / materials

The conservatory framing will be metal externally and timber internally for durability. The party wall will be built up in brick to match the existing brick to the rear façade. The solid section of the roof will be a green roof. The materials will be timber internally, with the option to use cork and other sustainable materials as visible finished internally.

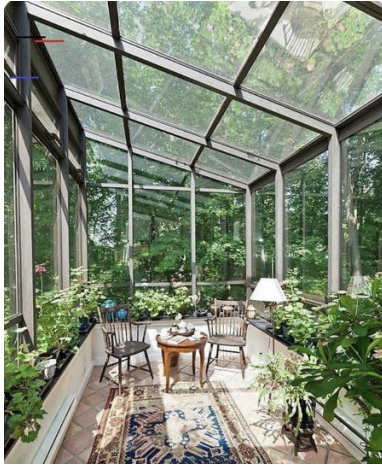


ideas of materials



Environmental Impact

The conservatory has been added as an environmental buffer space - to grow plants and be a summer room. This will allow for the opening up in the warmer months and closing down in the winter. The orientation is west and will benefit from the afternoon sun and therefore lessen the risk of overheating. The new extension will be highly insulated and if possible triple glazing will be used for the rear door elevation and rooflight.



Chapter 4

Supporting Evidence

Policy guidance

(see also the Heritage Statement for more detail)

The proposals have sought to consider Camden Planning Guidance and Dartmouth Park Conservation Area guidance when considering the proposals. Below are some of the main elements that have been taken into consideration for this design.

Dartmouth Park Conservation Area Appraisal and Management Statement

Adopted 22 January 2009

Appendix 2 – Buildings that make a positive contribution

Chetwynd Road : 1-5 Chetwynd Villas, **1-67 (odd)**, 69-119 (odd), 2-62 (even), 64-114 (even)

“Rear Extensions”

“Within the conservation area there are many interesting examples of historic rear elevations, many of which are exposed to public views from the surrounding streets. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.”

The pattern of the rear extensions' do not follow an original historic pattern in the case of no 37 Chetwynd road. There is an outrigger of three storeys to one side and an outrigger of two storeys with a pitched roof to the other side. The proposal however follows a similar pattern along the rear in that the conservatory projects further out on one side of the rear than the other. We can see this stepping back and forth of the rear extensions all the way along the street. This creates a more diverse build up to the rear as well as breaking down the scale of new intervention such that it stays subordinate to the rest of the building.

Camden Planning Guidance 2021

Home Improvements

2.1.1 rear extensions

- Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- Be built from materials that are sympathetic to the existing building wherever possible;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Be carefully scaled in terms of its height, width and depth;
- Allow for the retention of a reasonably sized garden;

Camden Local Plan 2017

Design (Policy D1)

Health

7.11 The way an area is designed and managed can have a significant impact on people's quality of life, health and wellbeing.

The proposal has been considered in relation to each of the above points, taking into consideration the scale and detail design of the proposal in order to add a new extension that adds to the character and quality of the existing building within this neighbourhood. The proposal aims both to bring about an increase in the well-being of the residents due to increased connectivity to nature and the garden. The proposal extends by an area equal to the existing patio area. A reasonably sized garden is maintained and will have much greater usage moving forward.

Sustainability Statement

Policy G6 Biodiversity and Access to Nature: "Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process."

There are some priority habitats within 500m radius of the site. However the size of development is under 25sqm and therefore de minimis exemption applies for bio diversity net gain to apply.

The solid section of the roof of the extension will be a semi intensive green roof allowing for a diverse range of planting. The extension is quite enclosed on both sides meaning that planting is likely to grow and survive here. The proposal is to include a conservatory which will be a semi permeable outdoor space and provide a haven for indoor plants to grow. This will be a buffer zone between inside and out, allowing the garden to be enjoyed in all weathers. The garden will be replanted in order to encourage biodiversity with some area left as grasses and wild meadow. There are currently two small trees in the garden which will be preserved.

The larger trees that can be seen to the rear gardens beyond this property, do not sit in either adjacent garden, nor to the rear adjacent garden. Therefore it is extremely unlikely that these works will cause any effect to any of the mature trees to the rear garden areas behind Chetwynd Road.

Consultation

No previous consultation has been sought.

Chapter 5

Summary and Conclusion

The proposal to add a rear infill extension and rear conservatory to no 37 Chetwynd Road has been considered in relation to the architectural quality of the original houses along the street. It will be a high-quality design, providing better living space to the ground floor flat. The connections to the garden will be greatly improved and as such the health and wellness of living here will follow. The materials used will be harmonious to the original building and where possible only sustainable materials such as cork, timber and brick will be visible. The exterior metalwork will be slender and subdivided into narrow panes of slimline double glazing to provide a conservatory that matches the elegance of the original Victorian architecture. The intention is to blur the boundary between where the garden starts and the house begins, taking the planting inside and landscaping outside. There will be a green roof to encourage more biodiversity in the future. There is no impact to the neighbours of this proposal and will create a similar plan outline to both neighbours on either side.