

Design and Access Statement

Property Address: 31 Flat Ground Floor Chetwynd Road, NW5 1BX

Proposal: Deconversion of Two Apartments into One Dwelling house (Terrace House), Single Storey Side In-Fill Extension, and Interior Modifications

Applicant: Fiona Yee Lin Ng

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1. Introduction

This Design and Access Statement is submitted in support of the planning application for the proposed works at 31 Flat Ground Floor Chetwynd Road, NW5 1BX. The proposal involves:

- The amalgamation of two existing apartments (Ground floor flat, and upper floor flat at no. 31 Chetwynd Road) into a single terrace house.
- A modest side in-fill extension that makes efficient use of the rear garden whilst minimising impact on the neighbouring properties.
- Interior modifications that do not alter the external appearance of the property.

The intention of this proposal is to enhance the functionality and usability of the property into a standard akin to today's living standards while maintaining its character and visual harmony within the local context. Stylistically, the building is designed to closely match the traditional house appearance of the surrounding context.

2. Site Description

31 Chetwynd Road is a Victorian-era terraced property located within the London Borough of Camden. The area is predominantly residential, characterized by traditional terrace houses that contribute to the architectural cohesion and heritage value of the neighborhood. The property is not listed but is situated within the Dartmouth Conservation Area.

3. Design Proposals

3.1 Amalgamation of Apartments

The proposal seeks to restore the property's original use as a single-family dwelling by amalgamating the two existing apartments. This change will:

- Respect the historical layout and use of the property. This is in line with *Camden Housing CPH 2021 Section 10.6* which states the Council will not generally seek to resist combining dwellings where they involve loss of a single home, which is the case here, allowing scope for growing families to expand into an adjoining property.
- Provide a more cohesive internal layout.
- Enhance the long-term viability and sustainability of the property.

3.2 Single Storey Side In-Fill Extension

The single storey side in-fill extension will:

- Occupy the existing gap at the side of the property, providing additional internal space.
- Be designed with materials that are sympathetic and consistent with the existing structure.
- The extension, being single storey and 5.835m x 2.26m, is subordinate in scale and does not dominate the original structure. The structure is in line with local PD rights for a side in-fill extension.
- This includes constructing a pitched roof on the extension at a pitch mimicking the main roof.

3.3 Interior Modifications

The interior modifications are aimed at modernizing the property for contemporary living standards. Key considerations include:

- Improving internal circulation and spatial efficiency.
- Improving energy efficiency.
- Retaining and restoring period features where present.
- Ensuring all works comply with current building regulations.

4. Impact on the Exterior Appearance

The proposal has been carefully designed to ensure no adverse impact on the external appearance of the property. The single storey side in-fill extension will not be visible from any street, and the scale, materials, and detailing will harmonize with the existing architecture. Changes to the principal façade relate to window replacements which will match the existing style and finish. No visible alterations to the streetscape are proposed.

5. Impact on the Conservation Area

The proposed works have been designed to respect and preserve the character of the conservation area. By maintaining the external appearance and restoring the property's original use, the proposal supports the principles of conservation and enhances the architectural integrity of the neighborhood.

6. Access Considerations

6.1 Transportation Links

The site is served by good road infrastructure, is highly accessible by car and bicycle, and is located near to a tube station.

6.2 Inclusive Access

The proposal does not alter the existing access arrangements to the property. The main entrance will remain unchanged, and no additional access points are proposed. The frontage of the house is on a well planned and lit, easily accessible conventional terraced street.

7. Sustainability

The proposed works include energy-efficient measures, such as improved insulation and updated services, to enhance the property's environmental performance. These measures align with Camden Council's commitment to sustainability.

8. Conclusion

This proposal represents a sensitive and thoughtful approach to improving the functionality and sustainability of 31 Chetwynd Road. By amalgamating the apartments, introducing a modest side in-fill extension, and undertaking interior modifications, the proposal ensures the property remains a valuable and harmonious part of the local area.

We trust that this Design and Access Statement demonstrates the careful consideration given to the design, context, and access aspects of the proposed works. We respectfully seek Camden Council's approval for this application.
