

102B Chetwynd Road

Design, Access & Heritage Statement
04 March 2025



ADAM KHAN ARCHITECTS

Report Structure

This Design, Access & Heritage Statement has been prepared and coordinated by Adam Khan Architects, in collaboration with the client.

This document should be read alongside the drawings submitted as part of the planning application.

Contents

1	Introduction	5
2	The Site	5
3	Design & Scale	5
4	Access	6
5	Heritage Statement	6
6	Site Photographs	7
7	Impact to Neighbouring Properties	10
8	Proposed Street View	11
9	Proposed Internal Views	11



1 Introduction

This Design, Access & Heritage Statement has been prepared in support of a planning application, which seeks consent for the widening of an existing south-facing dormer window, the creation of a new east-facing dormer window and the addition of a number of rooflights at the property located at 102B Chetwynd Road, London. The property is located at first and second floor levels and the works will increase the living area at second floor level, enabling the property to gain an additional bedroom, and allowing a growing family with teenager to stay in the area.

2 The Site

The application site at 102B Chetwynd Road is a semi-detached residential building located within the Dartmouth Park Conservation Area, on the east side of Chetwynd Road, west of Dartmouth Park Hill and south of the St. Mary Brookfield Church and Vicarage buildings. The property has been converted into two separate flats, over four floors. Flat 102A occupies the lower ground floor and upper ground floor areas.

The surrounding area is predominantly residential, with buildings not belonging to a singular stylistic period. Dormer windows and rooflights feature as a characteristic of the area, with many of the surrounding houses displaying dormer window extensions of various sizes.

3 Design & Scale

The proposed works at 102B Chetwynd Road comprise the widening of an existing dormer window and the addition of a second dormer window on the east facade and roofscape. A number of new rooflights are also proposed to assist in the daylighting and ventilation of the internal spaces created. The proposed works aim to enhance the functionality and spatial qualities of a flat located in a Victorian property while carefully considering the site and surrounding context.

Extending the property in this manner will provide additional kitchen, dining and living space, along with an additional bedroom and bathroom. The additional space will accommodate various functional requirements, providing versatile spaces that can adapt to changing needs of the occupants over time. No additional overlooking to neighbouring properties will be created.

The proposed works will respect and draw reference to the existing architectural features and material palette in the area. High-quality materials and fittings will be used throughout and will conform to the surrounding context while weathering slowly and consistently.

4 Access

Access to the site will not be altered in anyway; the proposals do not intrude on any existing paths or access points to the site or existing dwellings.

5 Heritage Statement

The Site is located within the Dartmouth Park Conservation Area. The area comprises a variety of building types, styles, and materials which reflect the different phases of development in the locality. The streetscapes, characterized by their well-preserved facades, architectural detailing, and harmonious proportions, contribute to the overall historic character and visual quality of the area. Any proposed alterations or additions to existing buildings should be sympathetic to the prevailing architectural styles and respect the integrity of the conservation area. The extract below is from the Dartmouth Park Conservation Area Appraisal and Management Statement and describes the main characteristics and qualities of the Dartmouth East sub-area where the Site is located:

"7.46 Chetwynd Road (east): Rising to the east and beyond the shopfronts at York Rise there is a steep climb to the crest of the hill. This section is unique in the conservation area for its diverse range of house styles varying in size and scale, including single cottages, stepped terraces and semi-detached villas. From York Rise the street is densely developed but as the slope of the hill lessens the scale changes to larger semi detached and some detached houses with wider plot widths. The impact of the steeply rising street makes the roofscape highly visible. Looking west from the top there are clear views of the road and roofscape of Chetwynd Road (West) stretching down the hill towards Haddo House, which forms an important architectural component of this view.

7.47 The section of the road in this sub-area was laid out by 1860 as the best road on the Conservative Land Society's estate. Building began in the early 1860s with a few Italianate villas, Nos 100-112 (even) and 109-119 at the Dartmouth Park Hill (east) end, most in pairs, but development stalled, and not until about 1890 were all the buildings erected. These villas are semi detached with classical Italianate details of hipped roofs and with overhanging eaves. At the front there are large boundary piers and many still have their original faceted stone caps, original cast iron railings and two (Nos 104-106) original cast iron window boxes."

The proposed works will be respectful of the surrounding context and the alterations seek to enhance the local heritage by creating additional living space that responds to the current and future needs of the occupants. The proposals will take inspiration from the existing built environment while embracing contemporary design principles.

6 Site Photographs



100-102 Chetwynd Road Street Facade



102 Chetwynd Road (the Site) Street Facade



102 Chetwynd Road (the Site) Oblique View



100-102 Chetwynd Road Rear View



102-104 Chetwynd Road Street Facade



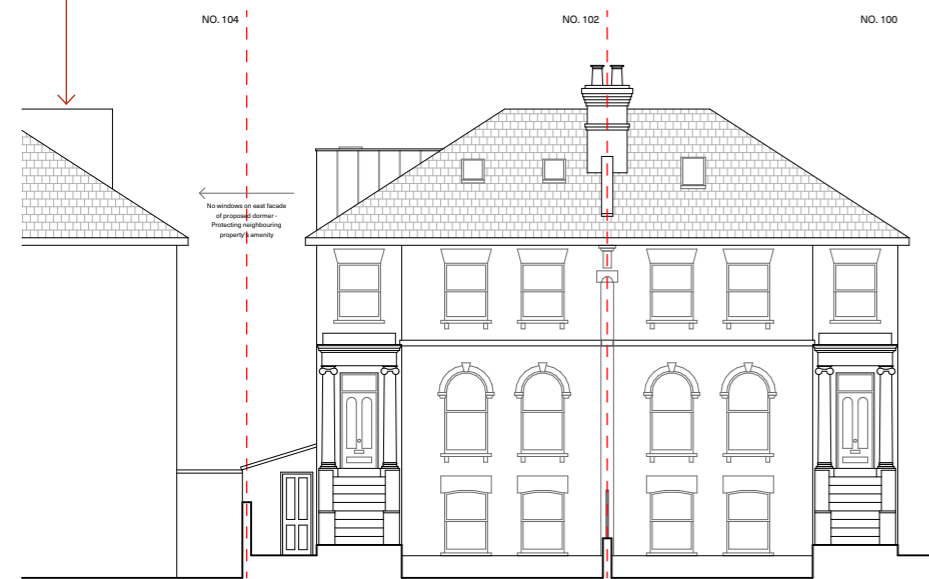
Detail of Neighbouring Dormer Window at 104 Chetwynd Road

7 Impact to Neighbouring Properties

No additional overlooking to neighbouring properties will be created. No windows are proposed on the east facade of the proposed dormer window, therefore protecting the amenity of neighbouring properties.



Neighbouring Dormer Windows



Proposed Street Elevation

1:200 @ A3 Spread

8 Proposed Street View

The sketch view below shows the proposed dormer window as seen from the street. The dormer is faced with standing seam zinc and is set back from the existing roof edge and ridges. The proposed conservation rooflights to the front can also be seen - they are smaller in size than other rooflights in the area and are sympathetic in materiality to the surrounding context.



Proposed Street Sketch View

9 Proposed Internal Views

The sketch views below show the internal spaces created as a result of the proposed works. The proposed dormer window will allow the provision of additional kitchen, dining and living space, along with an additional bedroom and bathroom. This additional space will accommodate various functional requirements, providing spaces that meet the changing needs of the occupants.



Internal Sketch View from Living Area looking North



Internal Sketch View from Kitchen/Dining Area looking Southeast

ADAM KHAN ARCHITECTS

Unit 31 Regent Studios
8 Andrews Road, E8 4QN
T +44 (0)20 7403 9897
adamkhan.co.uk
info@adamkhan.co.uk
[@AdamKhanArch](https://www.instagram.com/AdamKhanArch)