



Design & Access Statement

31 Dartmouth Park Avenue NW5 1JL
Lower ground floor extension

INTRODUCTION

1. This statement supports a planning application for the construction of a rear lower ground part width extension at 31 Dartmouth Park Avenue.
2. No. 31 Dartmouth Park Avenue is a two-storey mid-terrace Victorian townhouse with a lower ground floor and loft space.
3. No. 31 Dartmouth Park Avenue is in the Dartmouth Park Conservation Area in the London Borough of Camden. The building is not listed.

EXISTING

4. The existing building has two storeys with an original inhabited roof space and a lower ground floor. It is built in London stock bricks with texture brick detailing, plaster door and window surrounds, and a steep slate roof.
5. The windows are white timber sashes.
6. The rear of the house is likewise in London stock brick with matching segmental arches above windows and doors and white stucco and white painted bricks at the lower ground floor level. There is an existing raised (viewed from the garden) timber terrace to the rear at ground floor level, accessed both from the ground floor and by a winding external timber staircase abutting the adjoining property No.29 and accessing the garden. The terrace and staircase are now beginning to show signs of disrepair.
7. The rear elevation is not visible from the street and backs onto a long sloping rear garden, approximately 32m long, densely planted with trees and shrubs.

PROPOSAL

8. The proposal is to construct a rear lower ground part width extension with aluminum sliding doors and a roof light. The existing terrace and staircase will be removed and the terrace rebuilt on top of the extension roof at the same height as the existing. The existing



timber decking will be reused for the new terrace. The width of the extension is less than two-thirds of the existing curtilage of the house.

9. The new extension will create a large bright dining area with expansive views of the garden. The glazing of the new west facing extension will allow light to penetrate the lower ground floor, whilst reflecting the lush rear garden.
10. The extension will be built in brickwork to match the existing to maintain continuity with the existing house and neighbouring properties.
11. The white stucco will be retained, and the extension will echo the rhythm of the existing rear façade.
12. The extension will be the same height and length as the one at No. 33 but of less mass and bulk.
13. The extension will adjoin and flow from the rear extension at No. 33, maintaining a rhythm to the rear of the properties. The extension will be stepped back from and not abut that at No. 29, creating a symmetrical pattern to the respective houses.
14. The proposed rear extension projects less than 0.8m (0.76m) measuring from the existing terrace. It will be set back from the boundary line shared with No.29 by 2.29m.
15. The existing timber decking from the rear terrace, now in a poor state of repair, will be repaired and re-used.
16. The removal of the existing external staircase will result in a reduction in the risk of any overlooking of adjoining property. The use of obscured glass to the sides of the reinstated terrace will likewise negate such risk. Thus, the existing residential amenities of the occupiers of neighbouring properties will be protected and enhanced.

ACCESS

17. Pedestrian access from the street will be unaffected by the proposal.
18. Parking and Vehicular access will be unaffected.
19. Access from the house to the garden will be improved.

RELEVANT APPLICATIONS

The following applications have been granted:

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| 2024/1434/P | 17 Dartmouth Park Avenue- amendment to rear extension and other works |
| 2023/1650/P | 17 Dartmouth Park Avenue – rear extension and other works |
| 2022/1874/P | 33 Dartmouth Park Avenue- side extension |
| 2021/1179/P | 33 Dartmouth Park Avenue- full width rear extension |
| 2017/6734/P | 27 Dartmouth Park Hill – rear extension, part 2 storey, with new terrace or balcony. |
| 2016/4770/p | 29 Dartmouth Park Avenue – rear extension and external alterations |
| 2016/2291/P | 27 Dartmouth Park Avenue – Lower ground floor and side extension |
| 2015/5432/P | 11 Dartmouth Park Avenue – single storey rear extension |



- 2015/3966/P 21 Dartmouth Park Avenue – extension to exiting rear extension
2015/3711/P 22 Dartmouth Park Avenue – 2 storey extension and mansard
2015/1658/P 25 Dartmouth Park Hill – full width extension with 2 storey element
2013/3424/P 18 Dartmouth Park Road – full width extension with 2 storey element

RELEVANT PLANNING POLICY

Camden Local Plan 2017, A1, A4, D1 (Design), D2 (Heritage).

Dartmouth Park Neighbourhood Plan DC1, DC2 (Heritage Assets), DC3 (Good Design), DC4 (Small Extensions).

CONCLUSION

The proposed development will be subordinate to the existing property in mass and scale and constructed in appropriate materials complying with contemporary standards, increasing the energy efficiency of the house, and complementing and respecting the existing fabric. The design, scale, proportions, sitting and materials will be in keeping with the character and integrity of the property, adjoining buildings and the wider area, and thus the character and appearance of the conservation area will be preserved. The proposal is of high-quality design, conforming with local planning policies and will make a positive impact on the area in a subtle and contemporary way, using high quality materials, double glazing and thermal insulation to enhance the appearance and amenity of the house and the general area.

There will be no significant detriment to residential amenities. Residential amenities of neighbouring properties will be protected and enhanced. The development will not extend beyond neighbouring windows to an extent which would result in any significant loss of light or outlook. No new views will be afforded into any habitable windows beyond those already existing. There will be no new loss of privacy. On the contrary, the removal of the external staircase and the use of obscured glass balustrade will enhance the same.

The proposed glass balustrade will be a discreet and contemporary addition, complementing the rear glazing and in keeping with the contemporary yet subtle design and materials of the extension beneath and allowing seamless views of the garden and surrounding area.



Site photographs



Front



**MORE
SPACE**



Rear