Statement of proposed works including environmental impact:

The overall vision for the planned works is to create a space that is sympathetic to the environment we live within, taking inspiration from the open spaces of Hampstead Heath and architectural diversity within the Dartmouth Park Conservation area. Restoring the historic details of the house, whilst taking into consideration how the mass and the scale of the proposal could affect the neighbouring properties.

The proposed single story side infill would allow for our family to have access to a newly built family bathroom on the lower ground floor whilst also allowing access to an existing private bedroom. Without a side extension we would have to access the bedroom via the bathroom which is impractical and does not allow for privacy. The proposed extension would allow for light to enter the bathroom where there would be no means of having natural light or ventilation otherwise. With the use of skylights and a glass door entry way to the bathroom the space will be light and airy. We are a family of four, our children are 13yrs and 18yrs old. We presently share one toilet built in a cupboard with a separate shower and sink across the hall on the lower ground floor.

The size and scale of the proposals being considered with regards to the existing building are modest in relation to the proportions of the house. The height of the proposal takes into consideration the impact on the next-door property at no.104 and does not go higher than the privacy screening that is already erected the length of the proposed extension. We hope the proposal of a green roof will contribute positively to the local biodiversity and air quality, improve the thermal performance of the property and enhance the views from neighbouring properties. In keeping with this we would replace the existing bedroom roof with a green roof. The roof presently is an eyesore and in great need of repair. There is currently no insulation and therefore no way of being efficient with heating or cooling. We will be using a choice of materials that minimise energy needs.

The proposed side extension infill would allow the opportunity for making good and rebuilding a portion of the shared wall with no.104 which is crumbling and in considerable need of repair. We have offered to take the financial responsibility of restoring the shared wall as part of the proposed works. Making good the existing wall and where that is not possible re-using materials - brickwork, and re-building, making sure any work done is in keeping and sympathetic with the existing garden wall (brickwork, brick pointing, etc.) participating in the maintenance of the surroundings’ character. I have been to my neighbours home many times as we are friends and have offered to meet since the application to discuss ways to least impact their daily lives whilst the proposed work took place.

The proposed extension on the side of no.100 will allow for our kitchen to be moved downstairs allowing for access to the garden, greater light and ventilation and more room for us as a family. I have spoken with my neighbours at no.100 when we met with them about their concerns around screening, privacy and light. We have a beautiful mature grapevine that we have offered to plant in such a way that it continues to grow along the trellis between our gardens. Our neighbours at no.100 have steps leading down to their garden from a balcony so light from the proposed extension will have minimal impact. Again, any work that impacts our shared wall with them will be sympathetic to the pre-existing wall and building including London brick, brick pointing and parapets.

We want to respect the need for privacy, an issue we are sensitive to. We believe that planting and using climbing plants with trellis, shrubs and small trees (where appropriate and permitted) will go a long way to creating privacy for our neighbours and ourselves, whilst retaining the light that we all enjoy the benefits of, at the same time protecting the biodiversity of the area we live within.

The proposed works allow for internal reconfiguration and refurbishment works that will significantly improve the accommodation of our home and will significantly improve the amenity of the property for the wellbeing for us as a family.

Relevant Policies: This project’s design will be made with the following policies in mind in accordance with Camden’s current Local Plan, Core Strategy as well as Home Improvements, Camden Planning Guidance 2021 and the Dartmouth Park Conservation Area, Character Appraisal and. Management Strategy 2011.

Camden Local Plan:

*Policy D1 Design – The Council will require development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area.*

*Policy D2 Heritage – The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens.*

Camden Core Strategy:

*13.8 A building’s use, design, choice of materials and other measures can minimise its energy needs during both construction and occupation. The Council will encourage all developments to meet the highest feasible environmental standards taking into account the mix of uses, the possibility of re-using buildings and materials and the size and location of the development. In addition to design and materials, a building’s internal heating and cooling design, lighting and source of energy can further reduce energy use.*