

DESIGN AND ACCESS STATEMENT
SCHEME 1 REV C
67A CHETWYND ROAD LONDON NW5 1BX
OCTOBER 2012

Building a better home at 67A Chetwynd Road

There is an opportunity to create an improved living space at this address that will not only benefit current and future occupants, but will enhance the image and perception of the immediate surrounding conservation area for residents, retailers and visitors.

Our plan creates a holistic picture and clear definition for a building that currently lacks clarity of purpose and consistency of vision.

Thank you for considering this application.

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1. INTRODUCTION

This proposal is to extend the existing studio maisonette at no 67A Chetwynd Road to form a living room/kitchen on the second floor.

2. SITE AND CONTEXT APPRAISAL

2.1 THE SITE

The existing two-storey building at 67a is a self-contained property with established use that has its own entrance fronting York Rise; as such it is recognized that it is not an extension of 67 Chetwynd Road, but is itself the host building (the Appeal Inspector also stated that the proposal should not be treated as a rear extension to No. 67 since it has road frontage). The applicant owns both 67 and 67A Chetwynd Road.

The first floor has an 'L' shaped footprint measuring approximately 6.5 x 6.6m covering an area of 23.3 m². The ground floor covers 15.2 m². The existing adjacent retail unit is a separate Demise. The property lies within the Dartmouth Park Conservation Area.

2.2 THE LOCATION

The site adjoins two corner properties on each side to the north and south. The immediate vicinity is made up of similar properties which have flats over a ground floor retail space. The area has an urban 'village' feel and is characterized by small independent shops with the 'Dartmouth Arms' public house close by on York Rise.

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No. 67 Front elevation – Chetwynd Road



Nos. 67 & 67A Side Elevation – York Rise

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67A Chetwynd Road - York Rise façade



Existing perspective York Rise

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3. DESCRIPTION OF PROPOSAL

Description

The proposal involves the erection of a slate clad infill extension at second floor level to form a living room/kitchen. As part of the development it is proposed to upgrade the façade along York Rise. The extension would enable the property to become a one bedroom flat with comfortably proportioned facilities for the occupants.

4. PLANNING HISTORY

A previous planning application to construct a much larger roof extension (appn 2011/1482/P) was turned down by Camden Council and subsequently by the Appeal Inspector who concluded that "in townscape terms the principle of infilling would be acceptable."

The present design addresses the two main issues highlighted by the appeal: first, the preservation or enhancement of the character or appearance of the Dartmouth Park Conservation Area, and second, the effect of the extension on the living conditions of the occupiers of 65 and 67 Chetwynd Road.

A further application (2012/1513/P) was also refused and this present application also seeks to address the issues raised therein.

5. DESIGN CONSIDERATIONS

PRESERVATION OR ENHANCEMENT OF THE CHARACTER OR APPEARANCE OF THE DARTMOUTH PARK CONSERVATION AREA

The host building [67A ~~not~~ 67] is a hybrid of mostly recent construction; the non-descript ground floor aluminium/glass shop front was probably constructed in the 1970s and the first floor brick wall with aluminium window was partly constructed after 1983 when planning permission was granted (appn no 36064). 67a became a separate unit over 10 years ago when internal connections were closed and has established use and is deemed lawful. It has no architectural merit or features to preserve and therefore does not serve as a model to be followed.

The proposed design seeks to harmonize with the adjacent buildings by creating a coherent composition overall for a building that presently lacks clarity of purpose and consistency of vision. This would be achieved by:

- retaining the shopfront style ground floor façade but removing the present poor quality shopfront and replacing with high quality modern door and fixed and flush window, rendered to match the adjoining unit
- better proportioned and designed matching windows on all levels
- first floor windows punctured into brick work with decorative headers
- removal of the second floor obtrusive utilitarian railings and raising the height of the parapet
- construction of a slate clad contemporary extension at second floor level, set back behind the parapet making it subsidiary to the massing of the existing buildings and minimizing its visual impact.

By unifying all elements, the architectural character of the building is defined and improved, whilst also creating a much improved home with comfortably proportioned facilities, enhancing the character and appearance of the conservation area.

The form of the proposed design, by only filling part of the existing gap between 67 Chetwynd Road and 33 York Rise, conforms with issues of allowing maximum daylight to existing adjoining properties eg 67 and 65 Chetwynd Rd. By maintaining a gap between the development site and the rear of buildings on Chetwynd Rd, a view out to the north-east is maintained.

This meets the requirement of the appeals inspector who concluded that "in townscape terms the principle of infilling the space above first floor level at the application site is acceptable".

EFFECT OF THE EXTENSION ON THE LIVING CONDITIONS OF THE OCCUPIERS OF 65
AND 67 CHETWYND ROAD.

-The primary concern is the loss of daylight and outlook to the rear of 65 and 67 Chetwynd Road. By reducing and modelling the massing of the proposed roof extension, both of these issues have been addressed.

-The daylight coming from the existing gap between 67 Chetwynd Road and 33 York Rise has been largely preserved ; and the roof of the extension barely rises above the sight-line from the first floor doors to both no 65 and 67 Chetwynd Road than that occupied already by the existing bulk of 33 York Rise thus allowing uninterrupted daylight to the rear elevation of Chetwynd Road.

-Similarly the outlook from both 65 and 67 Chetwynd Road have been largely preserved by the modelling of the extension roof; also it should be noted that the small courtyard to the rear of the kitchen, first floor, 67 Chetwynd Road, has been extended (the wall of the proposed bathroom has replaced the existing fence).

This is all confirmed by the delegated report of appn 2012/1513/P which stated the following with regards to amenity:

- the loss of a view in the gap between the buildings is not considered to be of significant issue
- undue light pollution would not be created other than that which is normally associated with a dwelling house use and therefore there would be no adverse impact upon residential amenity
- there will be no significant loss of natural sunlight/daylight as a result of the development
- the proposal may reduce outlook for nearby occupiers but given the existing urban grain, this is not considered to result in a significant additional loss of outlook , or sense of enclosure over and above the existing level.

The proposed design by creating a high quality residential building with comfortably proportioned facilities, which will be appreciated by future generations, contributes towards our heritage.

In conclusion the proposed improvements will not only benefit the property itself, but will enhance the visual and functional qualities of the surrounding conservation area.

Improvements to the property:

Aesthetic and utilitarian benefits – via increased natural light and sense of space

Improved quality of life for the occupants through the creation of separate sleeping and living quarters

New direct independent utility supplies creating improved functionality and efficiency – and an overall sense of a complete home

Enhancements to the immediate surroundings within the Dartmouth Conservation Area:

Preserving the past and looking to the future – with a harmonious contrast between traditional architecture and contemporary design that respects the surrounding conservation area.

The building will become more instantly recognizable as a self-contained residential property

Sympathetic to the surrounding conservation area – the new plans will help the external structure to integrate better with the retail and residential properties on the block by giving a coherent composition overall.

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6. ACCESS STATEMENT

This is an extension to an existing flat in single occupation. Access is up existing stairs.