

# **TBD Architects**

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**67a Chetwynd Road, London NW5 1BX**

## **DESIGN and ACCESS STATEMENT** **Scheme 1, August 2012**

### **DESIGN**

1. This proposal is to extend an existing studio maisonette to form a bedroom on the second floor..
2. The existing maisonette is entered from York Rise and is a self-contained property; as such it is recognised that it is not an extension of 67 Chetwynd Road.
3. A previous planning application to construct a much larger roof extension was turned down by Camden Council and subsequently by the Appeal Inspector. The present design addresses the two main issues highlighted at 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 Rd. Another application [2012/1513/P] was refused and this present application also seeks to address the issues raised therein.
4. **The Preservation or enhancement of the character or appearance of the Dartmouth Park Conservation Area**
  - The use of a matching brick façade to York Rise and slate cladding to the side of the roof extension will give it a very traditional appearance within existing traditional surrounding buildings therefore enhancing the character of the Conservation Area. From the street **the extension** only fills part of the existing gap between 67 Chetwynd Road and 33 York Rise. The form conforms with issues of allowing maximum daylight to existing adjoining properties eg 67 and 65 Chetwynd Rd. This meets the requirement of the Inspector who wrote: “in townscape terms the principle of the infilling would be acceptable”.
  - The proposed treatment of **the existing elevation** to York Rise has sought to harmonise with the various elements seen on the corner of York Rise and Chetwynd Road; accordingly the existing undistinguished shop-front has been replaced with traditional brickwork, a door and a window.

**5. The effect of the extension on the living conditions of the occupiers of 65 and 67 Chetwynd Rd.**

-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 sloping 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 sloping 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]

- Please note 67 Chetwynd Road already has permission to use the existing second floor flat roof as a roof terrace with metal balustrading [partially started].

**ACCESS STATEMENT**

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

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