

67a Chetwynd Road, London NW5 1BX

Design and Access Statement

24th March 2011

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Prepared by Chalkline Architectural Services Ltd

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No67 Front Elevation – Chetwynd Road



Nos 67 & 67a Side Elevation – York Rise

1. Introduction

This report relates to the adding of an additional storey at the above property along with alterations to the façade facing York Rise.

This report addresses the factors identified by the Commission for Architecture and the Built Environment (CABE) in 2006.

2. Site & Context Appraisal

2.1 The Site

No 67a Chetwynd Road consists of a previous sub division of No 67 Chetwynd Road but has established use along with its own entrance fronting York Rise. The first Floor has an 'L' shaped footprint measuring approximately 6.5 x 6.6m covering an area of 23.3 SqM on the first floor and a further 15.2 SqM on the ground floor. The existing retail unit adjacent is a separate Demise. The property has a small terrace area at the first floor rear giving 5.7 SqM of external amenity space to the property. The property Lies within the Dartmouth Park Conservation Area.

2.2 Location

Nos 67 & 67a lie on the Junction between Chetwynd Road and York Rise. 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 characterised by small independent shops with the 'Dartmouth Arms' public house close by on York Rise. Most of the building frontages where retail space occurs extends up to second floor level and in most cases the traditional façade remains. The exception

to this is found along York Rise opposite the entrance to 67a where a modern 'infill' development has taken place. The area is well served by public Transport, Tufnell Park tube and Gospel Oak rail stations are a short walk away.

3. The Proposal

3.1 Description of Proposal

Please read this section in conjunction with the following Plans.

- SO- 311-01
- SO-311-02
- SO-311-03

The proposal involves the addition of a further storey to the existing two storey dwelling by infilling between the existing three storey structures to either side. As part of the development, it is proposed to take the opportunity to upgrade the façade along York rise by realigning openings and feature brick coursing to match the neighbouring property and add to the local vernacular. The development would retain its entrance from York Rise whilst returning this entrance to a more traditional front door arrangement. The extra floor would enable the property to become a two bedroom flat with comfortably proportioned facilities for the occupants. The proposal would retain the terrace to the rear and no new windows would be added to the rear to avoid any overlooking.

4. Planning History

4.1 Relevant Planning History

[2008/4682/P](#) 20-11-2008 - Erection of a shed on roof terrace at 2nd floor level to the upper floor flat (Class C3). - **Refused**

[2004/1959/P](#) 28-05-2004 - Formation of a roof terrace at 2nd floor level including new door. - **Granted**

[2004/0153/P](#) 05-02-2004 - Formation of new sliding doors, new access steps and a timber balustrade at second floor level to create a roof terrace on an existing flat roof. - **Refused**

[8701338](#) 16-09-1987 - Construction of a 2nd floor rear extension facing York Rise to provide additional bedroom and bathroom for the existing flat as shown on drawing no.8/770A as revised on 7th May 1988. - **Refused**

[36064](#) 14-04-1983 - The Erection of a rear extension at 1st floor level to provide an additional habitable room together with alterations to the side elevation at ground floor level. - **Conditionally Approved**

There are two further records for this property but they relate to signage requirements for the previous ground floor post office and we do not believe they are relevant to this application

5. Design Considerations

5.1 Design Considerations

When considering the additional floor to No67a we looked at the local environment for Architectural styling which would enhance the environment and take into account the Dartmouth Park Conservation Area appraisal planning Guidance. The document pays attention to 'Quality erosion and loss of Architectural detail'. This development aims to add to the reinstatement of such features and care would be taken to accurately match traditional opening arrangements and parapet detailing where necessary.

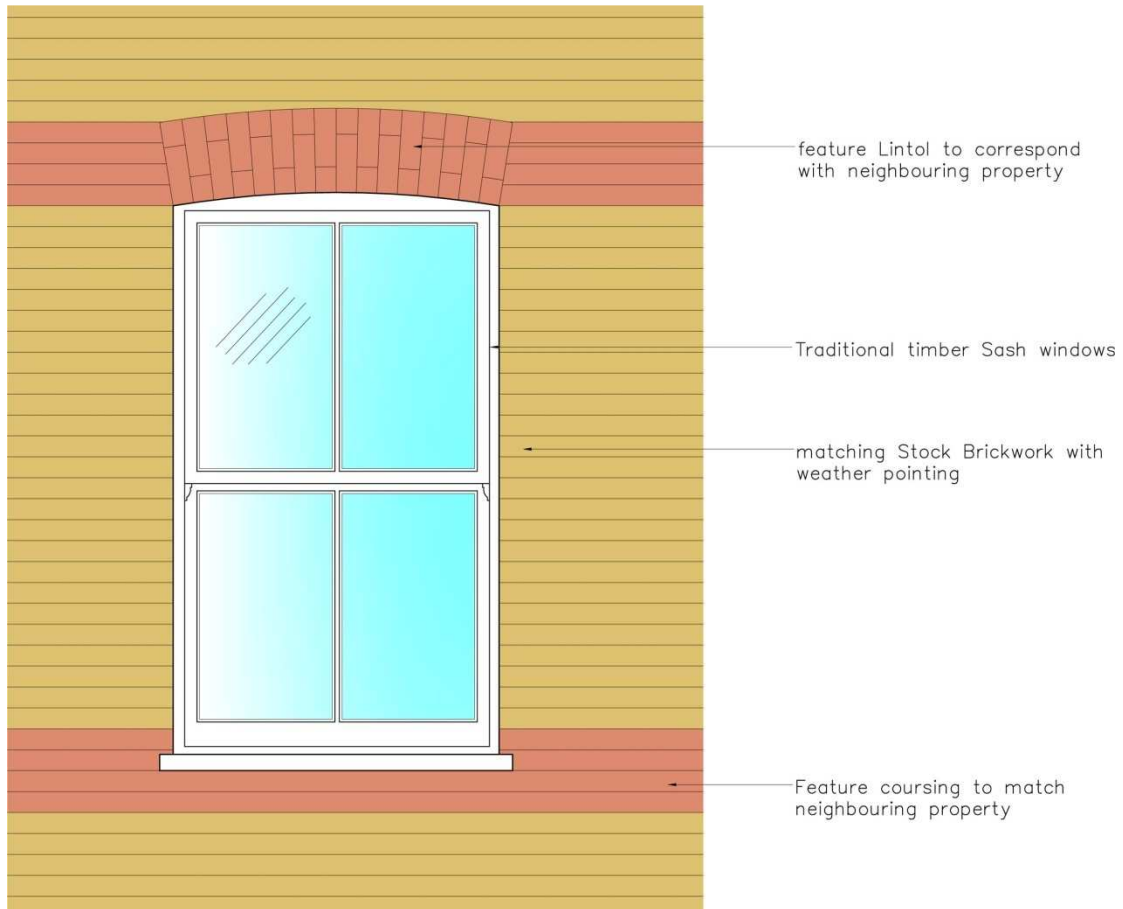
The appraisal document talks of 'Development in Gap sites' and states that the authority will resist development of such sites. The guide gives clear guidance on the type of sites they are referring to and I do not believe that this site comes under those listed. The proposal aims to include improved Architectural detailing in comparison to that built directly opposite.

As mentioned, the proposal has no rear windows in order to protect privacy of neighbouring amenity spaces. In addition, due to the east facing façade and infill context there is no significant increase in shading to neighbouring properties.

It is acknowledged that parking pressure is an issue in the area and the applicant would be accepting of a car free agreement as part of a conditional approval.



York Rise – Proposed Elevation Visual



Enlarged Window Detailing

6 . Conclusion

It is acknowledged that there has been some unfortunate development in and around No67 Chetwynd road. We feel that this is a good opportunity to redress the balance and create a sensitive development with wholly appropriate scale and design.