

## **Flat A, 37 Dartmouth Park Road NW5**

### **Design & Access Statement**

#### **Extension and reconstruction of an existing utility room/wc to form a new bathroom at lower ground floor level to the rear of the property.**

##### Description of the existing buildings/site

The building to which the application relates is a 4-storey end-of-terrace town house dating from the 1860s. It is of London stock brick construction with rusticated stucco base and pitched slate roof. The lower ground floor level, with which this application is concerned, was converted into a separate 1-bedroom flat in the 1980s. However, the freehold ownership of the entire building remains with the occupants of the upper 3 floors; the lower ground floor flat being let on a secured shorthold tenancy basis. The stairway connection between the flat and the upper floors remains in-situ, secured out of use. The flat is half a level down from the street and is accessed by steps and a passageway to the side of the building. Its entrance is from the small paved courtyard at the rear. Beyond this there is a modest garden accessed from the upper part of the house by a cast iron spiral staircase that descends from an upper-ground floor balcony structure of the same material.

##### Design process and use

The proposed development would see an existing single storey back extension extended by approximately 1.5m, enlarging the space sufficiently to create a new bathroom. The provision of the new bathroom will allow the existing bathroom to be converted into a study. The existing structure currently functions as a small utility room and wc. The external structure of the utility room originally formed the walls of a privy, accessed directly from outdoors. However, in the 1980s conversion, the external entrance was closed up and the space linked directly to the flat. The utility room sits entirely beneath the cast iron balcony referred to above. In the new proposals it would be extended up to, but no further than, the outside line of the balcony structure above and the height of the new extension would be the same as the existing utility room. There will therefore be no significant change to the overall massing of the building. There will be no change to the number of units or uses on the site and the overall floor space will increase by approximately 2 sq.m.

##### Layout

The proposals have no impact on the existing layout of the site or the disposition of private and public space on or around it.

##### Scale

The new extension, measured at its greatest extents, will be 2.6m high x 3.2m wide x 2.1m long.

### Landscaping

The proposals will occupy a paved area beneath the existing balcony. There will be no impact on the existing landscaping including the garden.

### Appearance

The appearance of the extension will match that of the rest of the rear of the building. The walls will be constructed in reclaimed stock bricks with pointing to match the existing. The existing rendered plinth detail will be continued onto the new extension. The flat roof will be felted, as per the existing. There are currently two small timber casement windows that look down the garden from the utility room and wc. In the proposed bathroom there will instead be one slightly larger window also facing down the garden but with obscured glazing. The new window will also be in white painted timber.

### Context

The building is situated within the Dartmouth Park Conservation Area and these proposals have therefore been designed to minimise their visual impact. This has been achieved by restricting the size of the extension to remain within the overall envelope defined by the existing balcony structure and by using materials entirely consistent with the rest of the building and the surrounding area. The extension has a party wall with the adjoining property at 39 Dartmouth Park Road. The proposals have been discussed informally with the neighbour, who has no objection to them. In due course a formal party wall notice will be served on them and their agreement obtained prior to any works being carried out.

Were it not for the fact that the application relates to a flat, the scale and character of these proposals would qualify as permitted development, even allowing for the additional constraints imposed by the conservation area.

### Access

There is no aspect of this proposal that relates to access issues.



**37A DARTMOUTH PARK ROAD**

**PHOTOGRAPHS OF EXISTING SITUATION**



Above left: View showing existing utility room below balcony.  
Above right: General view of rear of property.  
Below left: View of utility existing utility room below balcony.  
Below right: Close up of existing utility room.

