



**PLANNING
DESIGN & ACCESS STATEMENT**
09 DARTMOUTH PARK ROAD
19/06/2014



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01.1 INTRODUCTION

This design and access statement has been produced by Urban Projects Bureau Ltd (UPB) to accompany a pre-planning application submission to the London Borough of Camden. It provides an overview of the context appraisal and design evolution that has informed the emerging proposals at 9 Dartmouth Park Road, NW5 1SU.

The proposals have been subject to a rigorous design development process, based on a detailed analysis of the context, planning policy, site opportunities and constraints, and the sensitive requirements of the elderly clients who own and occupy the property.

The client consists of an elderly couple who have lived on the property for over 50 years. Currently in their 80's, both parties are suffering from reduced mobility and find it difficult to access the existing kitchen and utility rooms which are on the Lower Ground Floor, as well as the garden. The husband suffers from dementia and having sought medical advice, the family decided that moving the couple out of the property was too risky for his well being and physical health, and decided to convert the existing house to better service their needs.

It is considered that with sensitive high-quality design, the property could be adapted and extended to include a new kitchen-diner, (to be large enough for wheel-chair use) utility and terrace space level with the Upper Ground Floor, and a separate side entrance for carers and staff. On the Lower Ground Floor, self contained accommodation for a live-in carer or nurse could also be achieved. The proposals would make minimal visual impact on the surrounding conservation area or neighbouring properties, and would contribute to the recent tradition of high-quality rear extensions that have been constructed in the conservation area over recent years.

The clients are long standing members of the community and are active in the Dartmouth Park Road conservation area group. Both neighbours of the adjoining properties and the conservation area group at large have offered informal support for the emerging development proposals explained in this document.

2.1 EXISTING PROPERTY



VIEW OF FRONT ELEVATION OF PROPERTY



VIEW OF REAR ELEVATION OF PROPERTY



MODEL OF EXISTING PROPERTY, SECTION



MODEL OF EXISTING PROPERTY, FRONT VIEW

2.2 PHOTOGRAPHIC STUDY OF FRONT ELEVATION



PROPOSED EXTENSION NOT VISIBLE FROM THIS VIEW DUE TO IT BEING SET BACK FROM THE STREET.



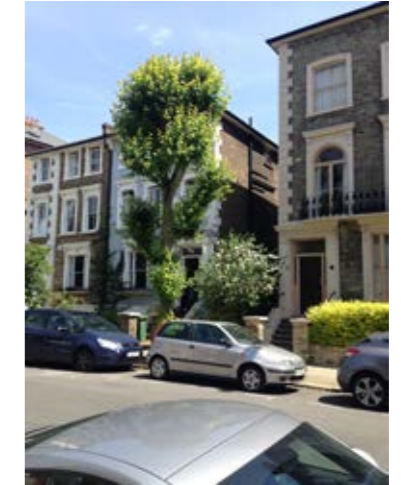
PROPOSED EXTENSION NOT VISIBLE FROM THE STREET FROM THIS ANGLE.



VIEW OF PROPOSED EXTENSION OBSTRUCTED BY THE TREE.



SCALE OF THE PROPERTY AND SITE SMALLER THAN NEIGHBOURING PROPERTIES.



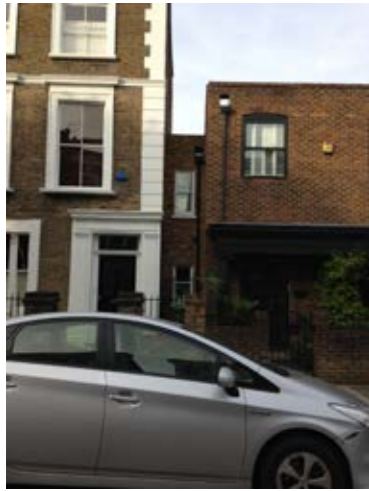
PROPOSED EXTENSION NOT VISIBLE FROM THIS VIEW FROM ACROSS THE STREET.



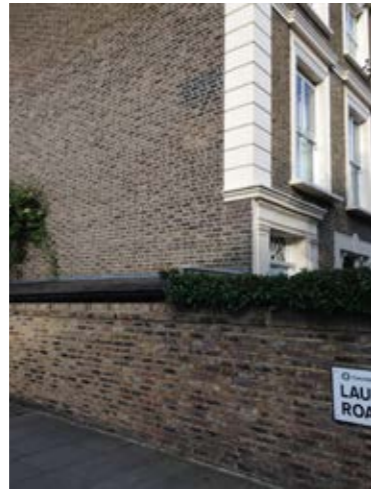
PANORAMA OF 9 DARTMOUTH PARK ROAD

2.3 PHOTOGRAPHIC SURVEY OF EXISTING DEVELOPMENTS

Photo survey of other side and rear developments within the consevation area including new fences built within the grain of the Victorian street scape.



SIDE EXTESION CLOSING THE VISUAL GAP BETWEEN PROPERTIES.



NEW SIDE RETURN ON VICTORIAN PROPERTY



NEW LEAN-TO SIDE EXTENSION VISIBLE FROM THE STREET



NEW LEAN-TO SIDE EXTENSION VISIBLE FROM THE STREET



SIDE EXTENSION BUILT UP TO BOUNDARY WALL.



SIDE EXTENSION SET BACK, VISIBLE FROM THE STEET.



THREE STOREY SIDE EXTENSION TO A VICTORIAN PROPERTY.



SIDE EXTENSION BUILT IN LINE WITH THE FRONT OF THE HOUSE - VISIBLE FROM THE STREET.



SIDE EXTENSION GRANTING ACCESS TO A DIFFERENT PROPERTY



ACCESS TO FLATS THROUGH HIGH GATE, VISIBLE FROM DARTMOUTH PARK ROAD.



TALL FENCE BUILT RIGHT UP TO THE FRONT OF THE PROPERTY.



SIDE EXTENSION BUILT IN LINE WITH THE FRONT OF A PROPERTY ON DARTMOUTH PARK ROAD, OF POOR DESIGN QUALITY AND MATERIALS.



SIDE EXTENSION IN LINE WITH THE FRONT OF VICTORIAN PROPERTY, OPPOSITE 9 DARTMOUTH PARK ROAD.



THESE PROPERTIES ARE A FEW DOORS DOWN FROM DARTMOUTH PARK ROAD, THEY ARE MODERN ADDITIONS TO THE ROAD.

2.4 INTERNAL PHOTOS - KEY SPACES



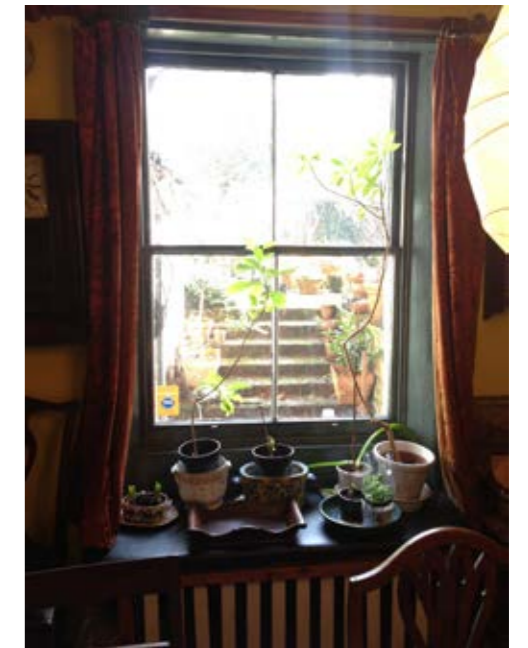
VIEW FROM DRAWING ROOM TO FRONT OF PROPERTY



VIEW FROM DRAWING ROOM TO REAR OF PROPERTY



EXISTING KITCHEN ON LOWER GROUND FLOOR

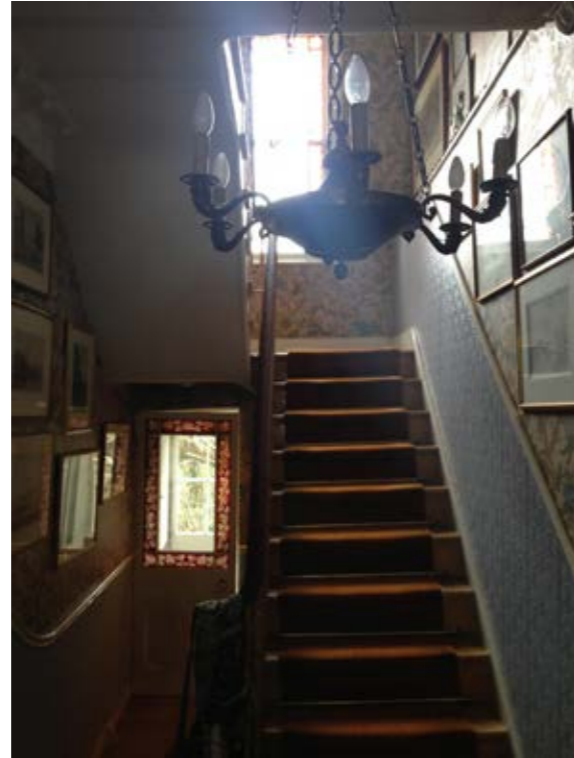


VIEW FROM KITCHEN TO GARDEN

2.5 INTERNAL PHOTOS - RETAINED FEATURES



RETAINING ORIGINAL DOOR, WILL BE RE-USED AS THE DOOR TO THE PROPOSED NEW KITCHEN



02 EXISTING PROPERTY



THE ROOF OF THE PROPOSED EXTENSION WILL MEET THE EXISTING PROPERTY LOWER THAN THE WINDOW IN ORDER TO RETAIN THIS ORIGINAL FEATURE.



THE DRAWING ROOM WILL BE RETAINED AS EXISTING, OUR PROPOSAL IS SET BACK TO KEEP THE VIEW THROUGH TO THE GARDEN.

3.1 CONSERVATION AREA

Excerpt from the London Borough of Camden conservation area guide for Dartmouth Park Road.

7.29 Dartmouth Park Road (West). Building started in the late 1850s at the western end (the section in this sub-area), a development by Lawford on behalf of Lord Dartmouth. Between Grove Terrace and York Rise the properties are mainly handsome three-storey semi-detached villas with semi-basements, and front gardens enclosed behind low garden walls or railings.

Some properties however are grouped in threes and there is one single house. The original front walls match their house, usually gault bricks, with piers two bricks square with moulded or flat stone caps. The arrangement of houses results in significant gaps between them. Ground floors are raised above semi-basements (apart from No.2, which is detached, double-fronted, with an Ionic porch) with classical porticoes and front doors, two paneled with no glass. Most of the buildings are three-storey over semi-basements, stock brick with applied decorative details including stringcourses, eaves brackets, moulded window cases and stuccoed quoins picked out in white.

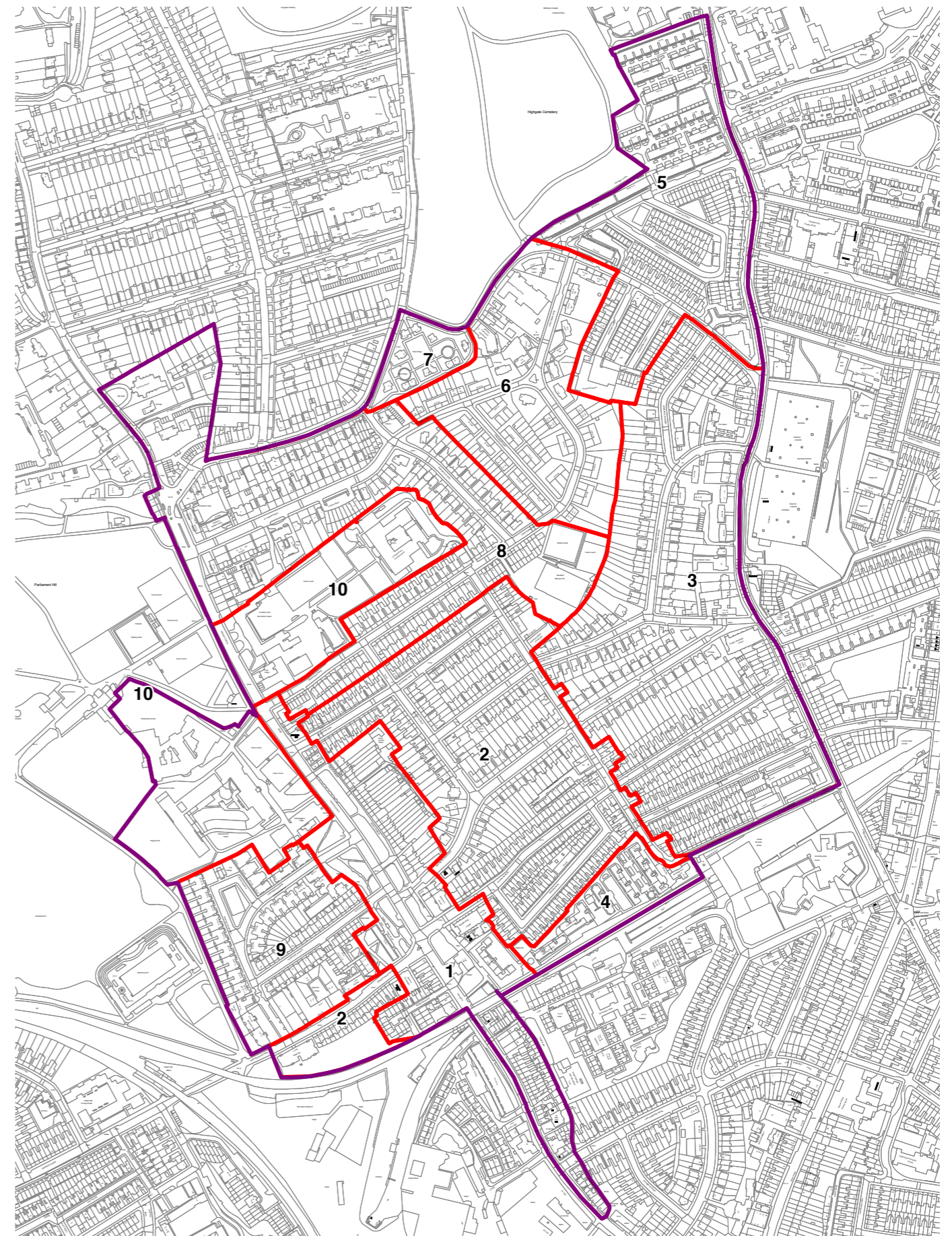
They are flat fronted, many with interesting plaster decoration. Nos 1 & 3, 9 & 11, and 4 & 6 (probably all by Hall, 1857) are smaller than the rest. Nos.8 & 10 have painted brick that does not improve their appearance. Nos 3, 4, 8 and 10 have off-street parking, the deleterious appearance being mitigated by gravel. Nos.20 & 22 have balustraded porches. Most have traditional window sashes; some with arched heads, some with tripartite window at the ground floor. On Nos.24-42 (even) and Nos.31- 49 (odd) decorative stucco links the floors. Nos.4,6,8,9,10,11,have 18 decorative cast iron window box holders; Nos.3,5,13,15,17,19,27,29 have first floor ironwork balconies with French windows. Iron railings at Nos.31, 33, 35, 39, 41, 45. All have striking tall chimney stacks supporting eight chimney pots. No.32 is a semi-detached 5-storey brick-built block of flats of the 1960s, replacing an original house (bombed) that breaks the cohesion of the streetscape.

7.30 At the western end are two detached houses. First House was built in 1990 - 93 by and for J. de Syllas of Avanti Architects, a two storey house that provides a contemporary insert into the Victorian surroundings. Built in brick with a curved aluminium roof, it has a graceful and polite façade. The main living space faces the rear. Next to it is Lamorna House, a 1920s or 30s two-storey house in dark brick with hipped tiled roof, and brick garage to the right; to the left, a prefabricated steel and concrete garage which detracts from the streetscape.

7.31 There are views of the rear of Chetwynd Villas through the gaps between houses.

- Rear Extensions

Within the conservation area there are many interesting examples of historic rear elevations, many of which are exposed to public views from the surrounding streets. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.



01 DARTMOUTH PARK CONSERVATION AREA

03.2 OTHER PROPERTIES RECENTLY GRANTED PLANNING PERMISSION

18 Dartmouth Park Road
2013/3424/P

Granted 30-09-2013

Erection of part 1/part 2 storey rear extension following demolition of existing rear extension and stair, installation of 3 rooflights and replacement of all windows. Alterations to side elevation including excavation and insertion of new windows and door, in connection with change of use from two flats to single dwelling house (Class C3).

11 Dartmouth Park Road
2011/5120/P

Granted 06-12-2011

Additions and alterations to include erection of a single storey rear extension, alterations to existing 3 storey rear extension including installation of roof lights, enlargement of window infill of existing window at side elevation and replacement of rear door to dwelling house (Class C3).

52 Dartmouth Park Road
2011/2716/P

Granted 01-08-2011

Erection of a single storey rear extension at ground floor to residential flat (Class C3) following the demolition of the existing extension.

Lamorna Dartmouth Park Road London NW5 1SU
2010/4432/P

Granted 11-10-2010

Erection of rear extension at ground floor level and conversion of garage plus associated elevational alterations to provide additional habitable accommodation to existing single dwelling house (Class C3).

03.3 GLA SPACE STANDARDS

4.0	Dwelling Space Standards	Priority 1	Priority 2																																							
4.1	Internal Floor Area																																									
4.1.1	All developments should meet the following minimum space standards.																																									
	<table border="1"> <thead> <tr> <th></th> <th>Dwelling type (bedroom/ persons)</th> <th>Essential GIA (sq.m)</th> </tr> </thead> <tbody> <tr> <td rowspan="7">Single storey dwelling</td> <td>1b2p</td> <td>50</td> </tr> <tr> <td>2b3p</td> <td>61</td> </tr> <tr> <td>2b4p</td> <td>70</td> </tr> <tr> <td>3b4p</td> <td>74</td> </tr> <tr> <td>3b5p</td> <td>86</td> </tr> <tr> <td>3b6p</td> <td>95</td> </tr> <tr> <td>4b5p</td> <td>90</td> </tr> <tr> <td></td> <td>4b6p</td> <td>99</td> </tr> <tr> <td rowspan="5">Two storey dwelling</td> <td>2b4p</td> <td>83</td> </tr> <tr> <td>3b4p</td> <td>87</td> </tr> <tr> <td>3b5p</td> <td>96</td> </tr> <tr> <td>4b5p</td> <td>100</td> </tr> <tr> <td>4b6p</td> <td>107</td> </tr> <tr> <td rowspan="3">Three storey dwelling</td> <td>3b5p</td> <td>102</td> </tr> <tr> <td>4b5p</td> <td>106</td> </tr> <tr> <td>4b6p</td> <td>113</td> </tr> </tbody> </table>		Dwelling type (bedroom/ persons)	Essential GIA (sq.m)	Single storey dwelling	1b2p	50	2b3p	61	2b4p	70	3b4p	74	3b5p	86	3b6p	95	4b5p	90		4b6p	99	Two storey dwelling	2b4p	83	3b4p	87	3b5p	96	4b5p	100	4b6p	107	Three storey dwelling	3b5p	102	4b5p	106	4b6p	113	✓	
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	4b6p	113																																								
	For dwellings designed for more than 6 people, at least 10 sq m gross internal area should be added for each additional person.																																									

4.4	Living, Dining and Kitchen Areas	Priority 1	Priority 2												
4.4.1	The following combined floor areas for living / kitchen / dining space should be met:														
	<table border="1"> <thead> <tr> <th>Designed level of occupancy</th> <th>Minimum combined floor area of living, dining and kitchen spaces (sq m)</th> </tr> </thead> <tbody> <tr> <td>2 person</td> <td>23</td> </tr> <tr> <td>3 person</td> <td>25</td> </tr> <tr> <td>4 person</td> <td>27</td> </tr> <tr> <td>5 person</td> <td>29</td> </tr> <tr> <td>6 person</td> <td>31</td> </tr> </tbody> </table>	Designed level of occupancy	Minimum combined floor area of living, dining and kitchen spaces (sq m)	2 person	23	3 person	25	4 person	27	5 person	29	6 person	31		✓
Designed level of occupancy	Minimum combined floor area of living, dining and kitchen spaces (sq m)														
2 person	23														
3 person	25														
4 person	27														
5 person	29														
6 person	31														
4.4.2	The minimum width of the main sitting area should be 2.8m in 2-3 person dwellings and 3.2m in dwellings designed for four or more people.		✓												

4.5	Bedrooms	Priority 1	Priority 2
4.5.1	The minimum area of a single bedroom should be 8 sq m. The minimum area of a double or twin bedroom should be 12 sq m.		✓
4.5.2	The minimum width of double and twin bedrooms should be 2.75m in most of the length of the room.		✓
4.5.3	In homes of two or more storeys with no permanent bedroom at entrance level ¹ , there should be space on the entrance level that could be used as a convenient temporary bed space [Lifetime Homes Criterion 9].	✓	
4.5.4	Structure above a main bedroom and an accessible bathroom should be capable of supporting a ceiling hoist and the design should allow for a reasonable route between this bedroom and bathroom [Lifetime Homes Criterion 13].	✓	

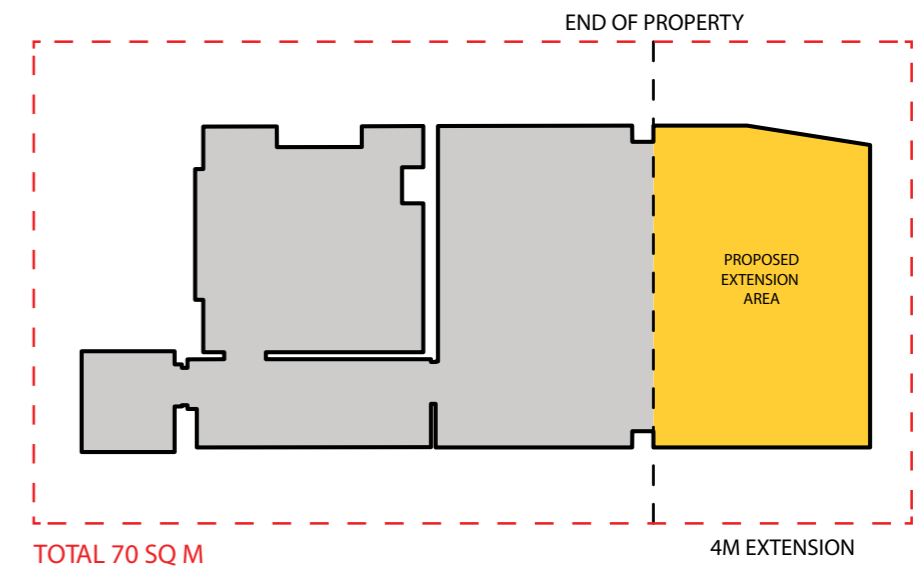
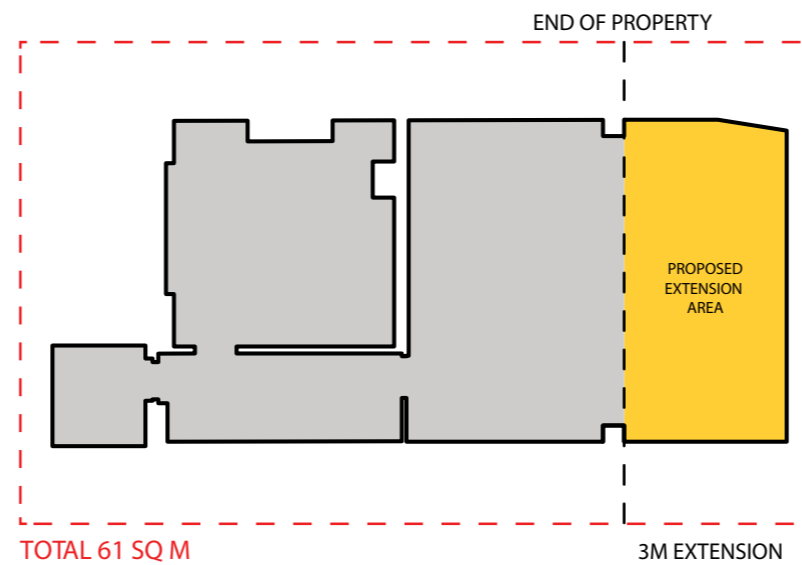
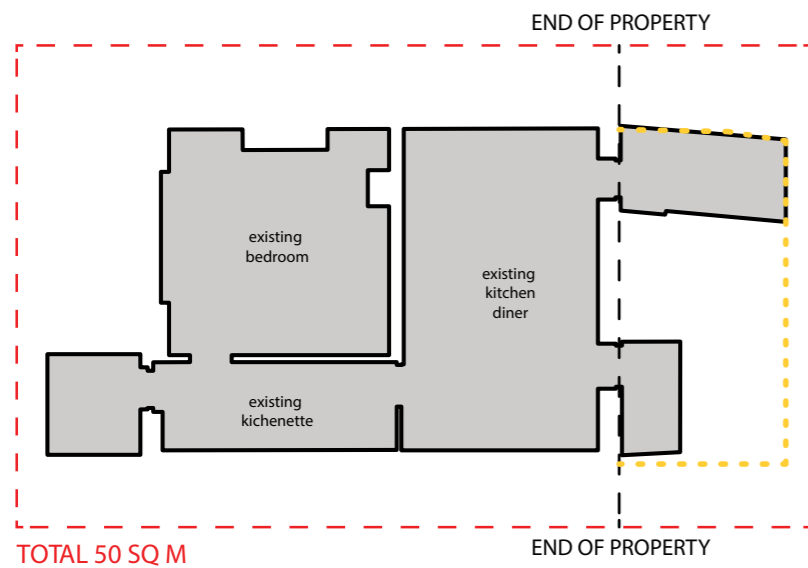
4.0 DESIGN APPROACH + RATIONALE

Our analysis of the site and its context and relevant planning policy has defined the following objectives that would need to be resolved in the design process:

- habitable room sizes
- consideration of conservation area
- refuse and recycling
- access / accessibility
- form / massing / scale
- materials
- windows
- restoration of historic property

4.1 PRELIMINARY PLAN DIAGRAMS

Preliminary plan diagrams explaining extent of rear extension at Lower Ground Floor and potential floor areas achieved.



4.2 PRECEDENTS

The following precedents show our commitment to high quality design and level of finish that we are aiming to achieve with the project. Two of the projects are on Dartmouth Park Road and are examples of contemporary additions to projects on the road.



DARTMOUTH PARK ROAD - GREIG-LING



DARTMOUTH PARK - APPLETON WEINER



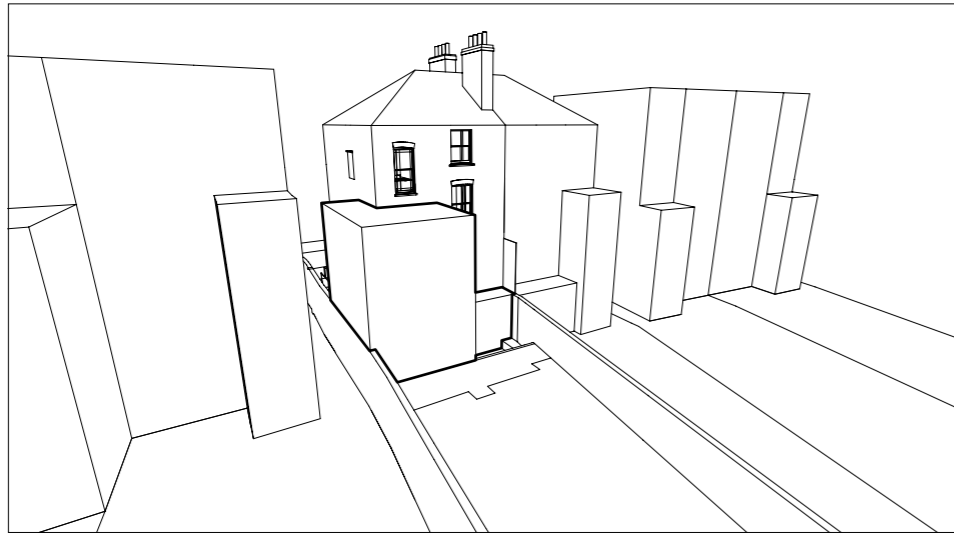
MAPLEDENE ROAD - PLATFORM 5 ARCHITECTS



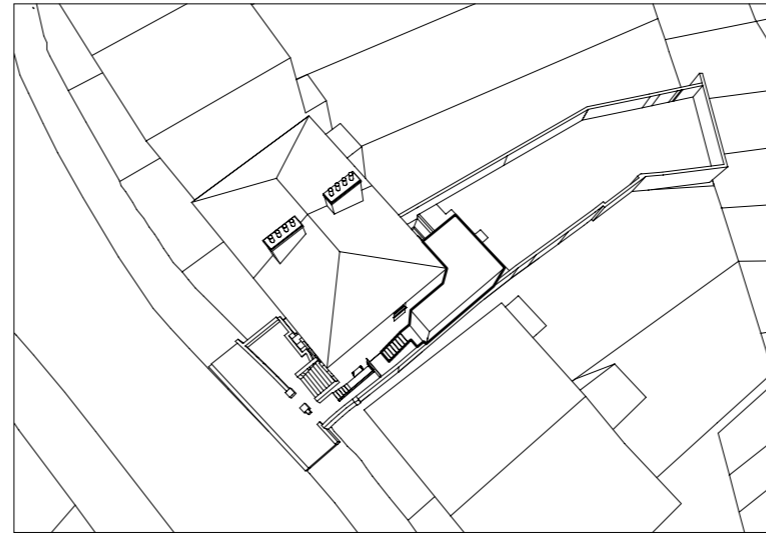
LATERAL HOUSE - PITMAN TOZER



4.0 ITERATIVE DEVELOPMENT SCALE MODELS



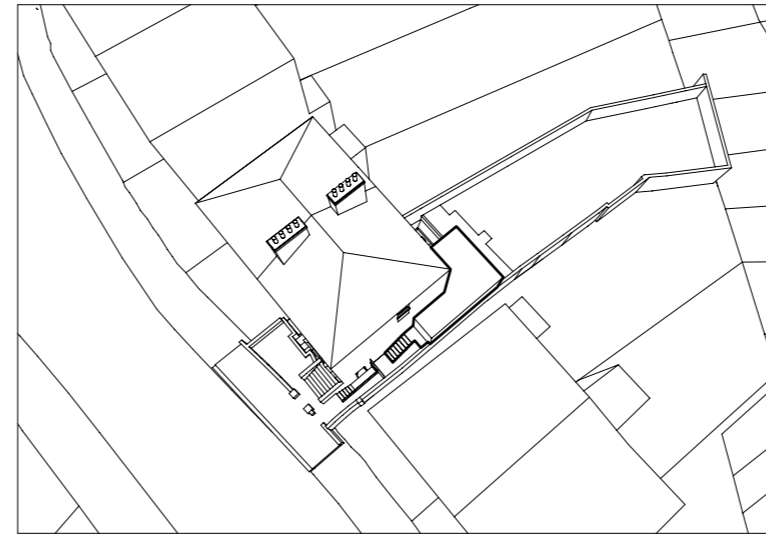
OPTION 01 - 3 STOREY EXTENSION



REMODELLING OF STEPS DOWN TO THE LOWER GROUND FLOOR



OPTION 02 - 2 STOREY EXTENSION



FRONT GARDEN WALL REBUILT TO MATCH ORIGINAL DESIGN.

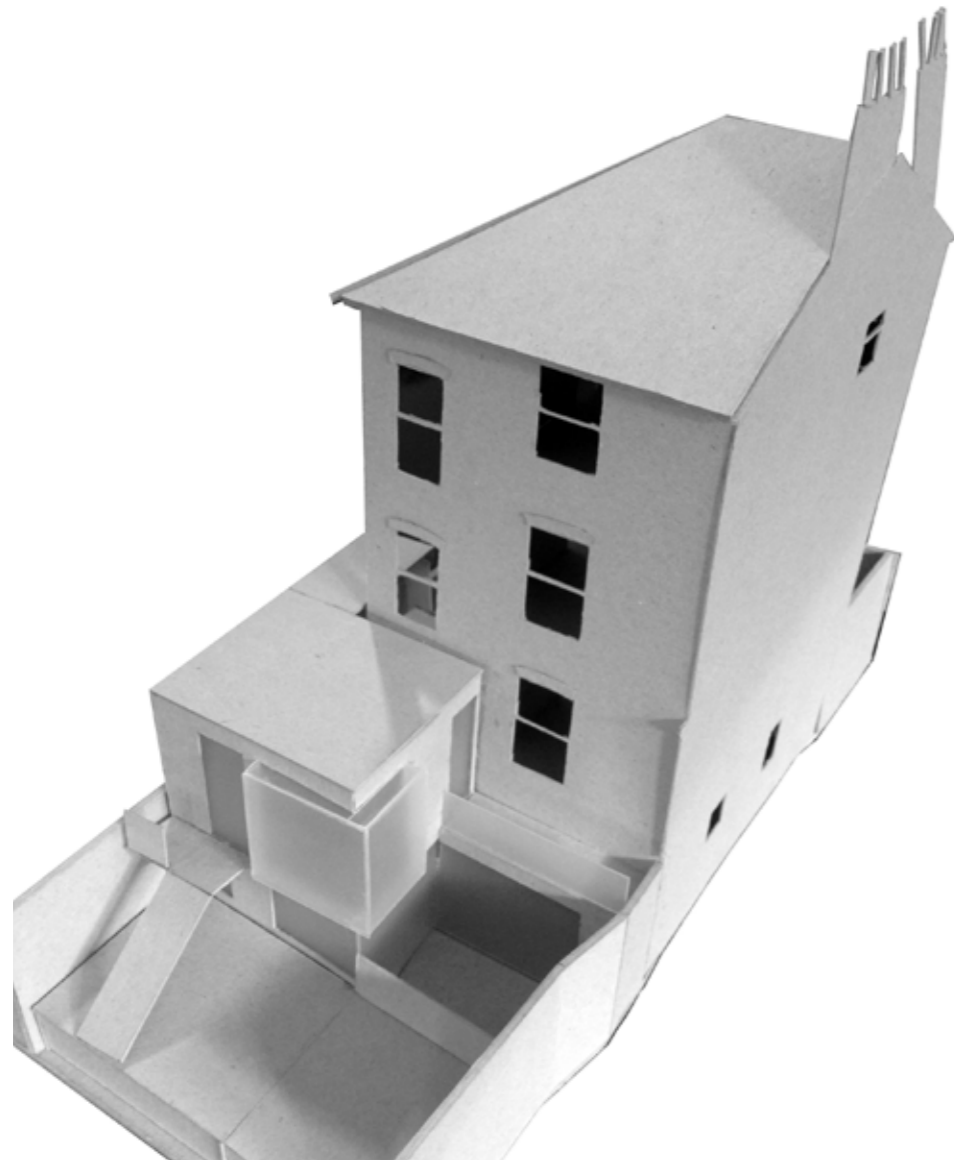


OPTION 03 - 1.5 STOREY EXTENSION, SIDE EXTENSION SLOPING ROOF, SET BACK FROM THE STREET, TO NOT BE VISIBLE.

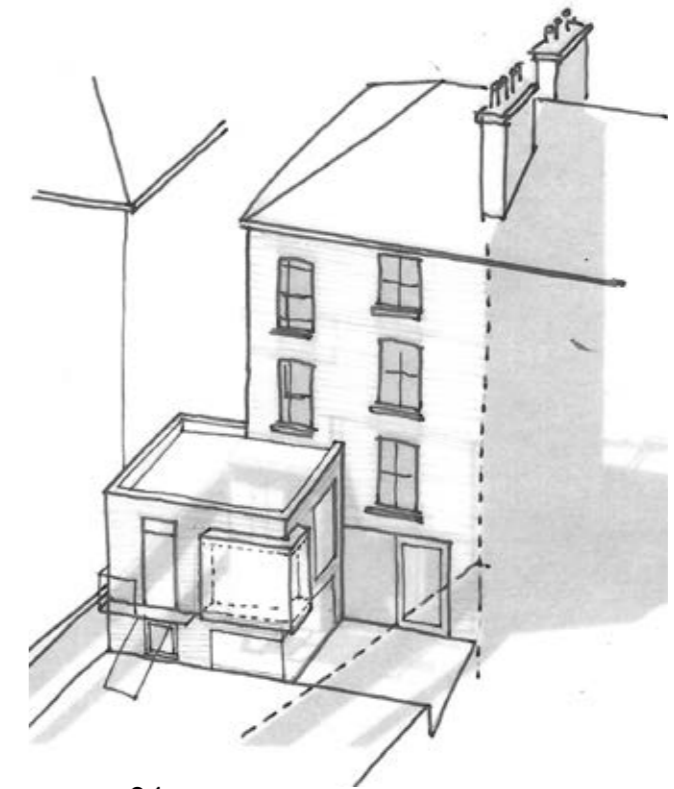
The final scale and massing of the final scheme has been through a series of iterations. The current scheme is the smallest development possible whilst fulfilling the aims of client to continue living in their family home of 50 years and provide accomodation for a live-in nurse or carer.

4.3 DESIGN EVOLUTION

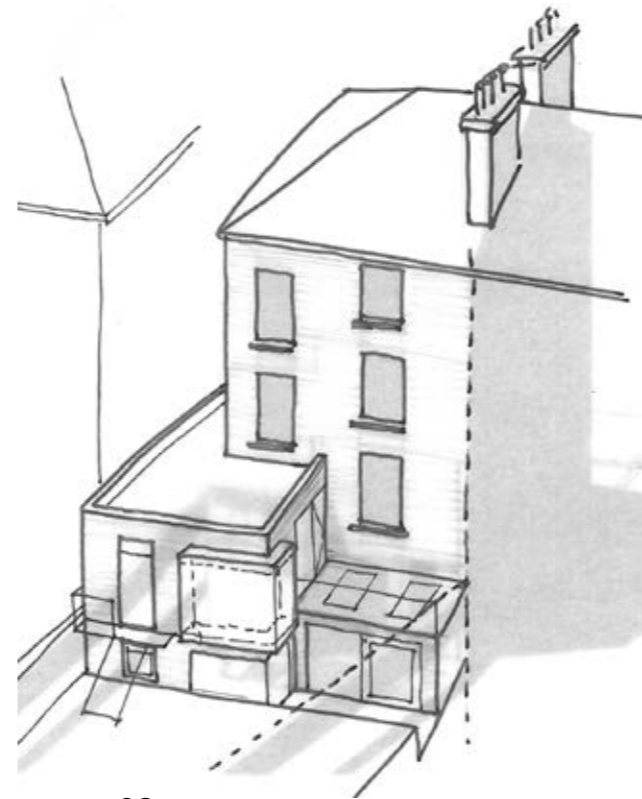
The design proposals have developed through a rigorous process to provide the highest quality residential accommodation and amenity space, while responding to the planning guidelines and site constraints and ensuring the development meets the necessary standards to protect the amenity of both surrounding residents, current and future occupiers.



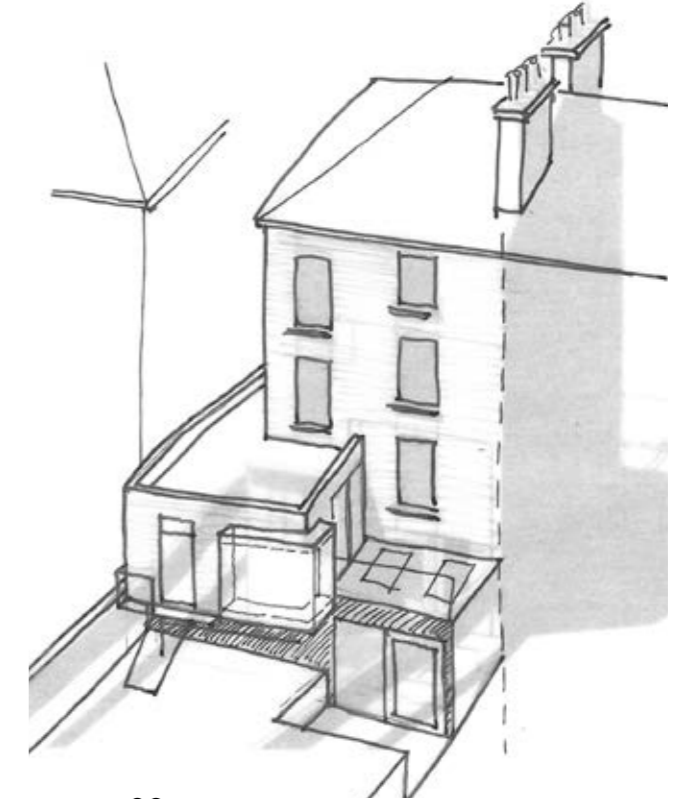
PREFERRED OPTION



OPTION 01



OPTION 02



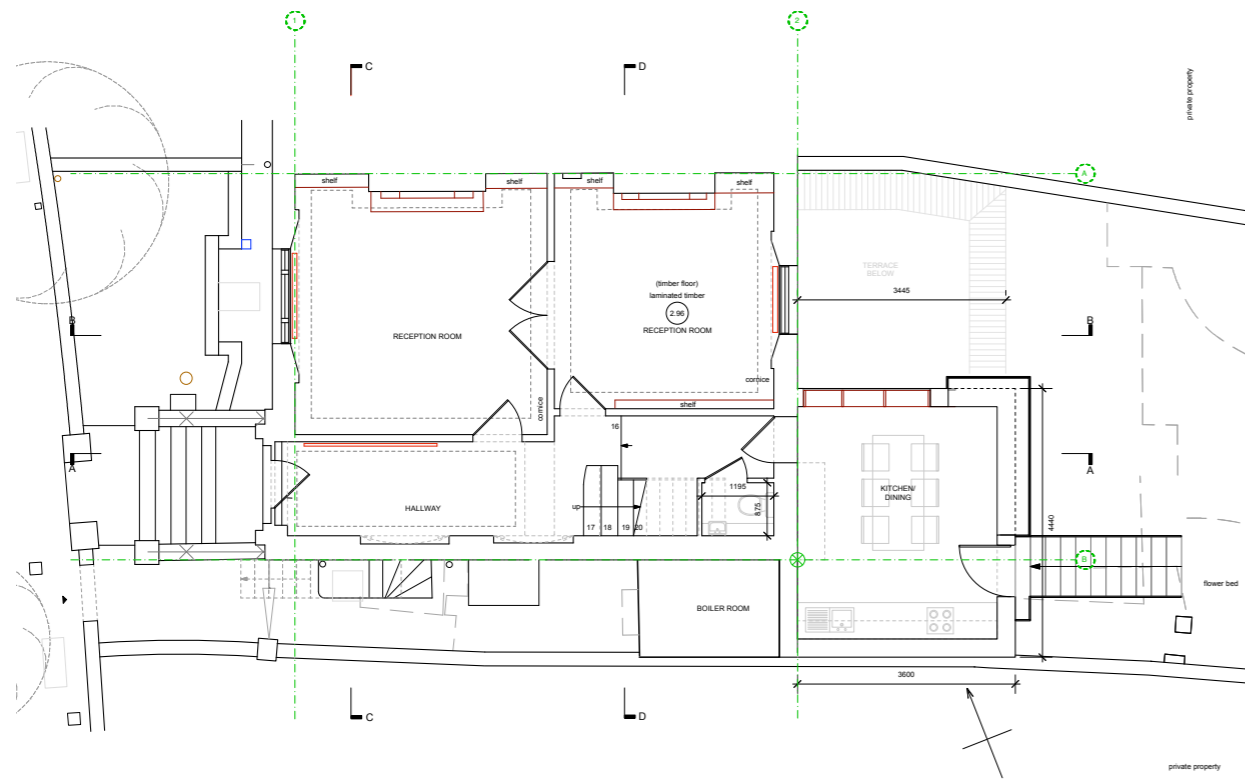
OPTION 03

4.31 OPTION 01

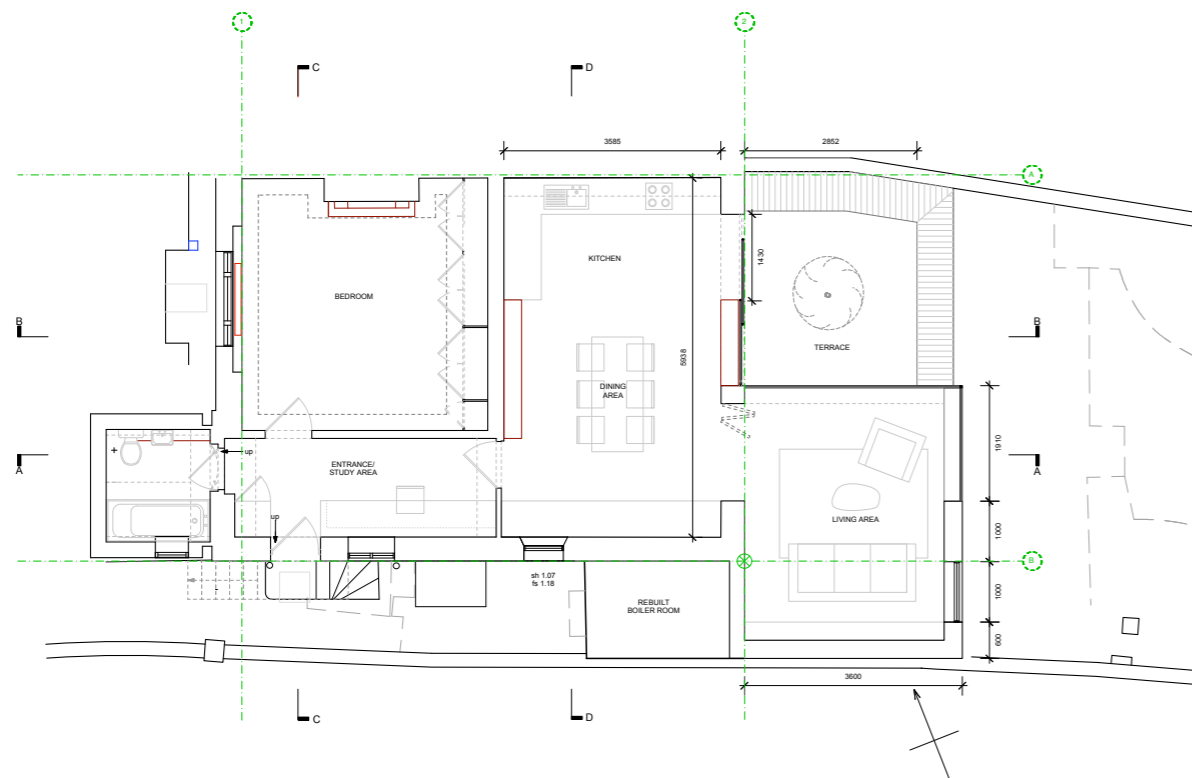
04 DESIGN APPROACH + RATIONALE

OPTION 02 SPACE STANDARDS

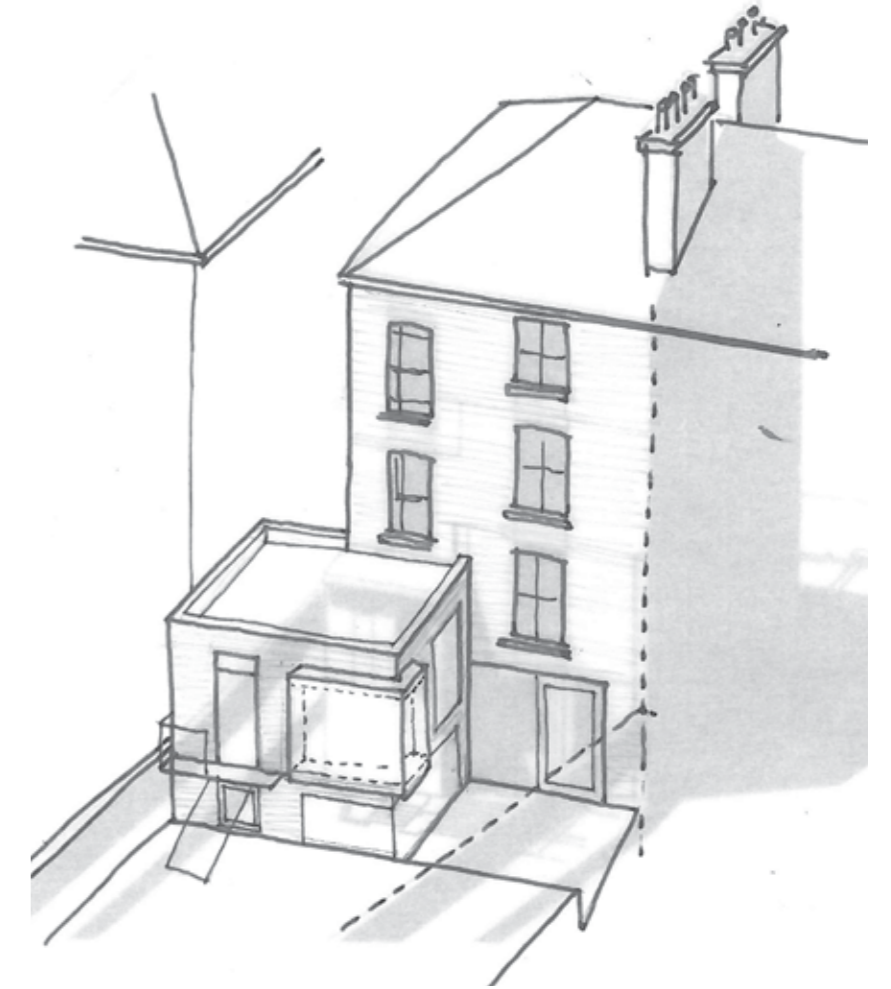
GIA	63 sq m
BEDROOM 01	15 sq m
LIVING SPACE	36 sq m



GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



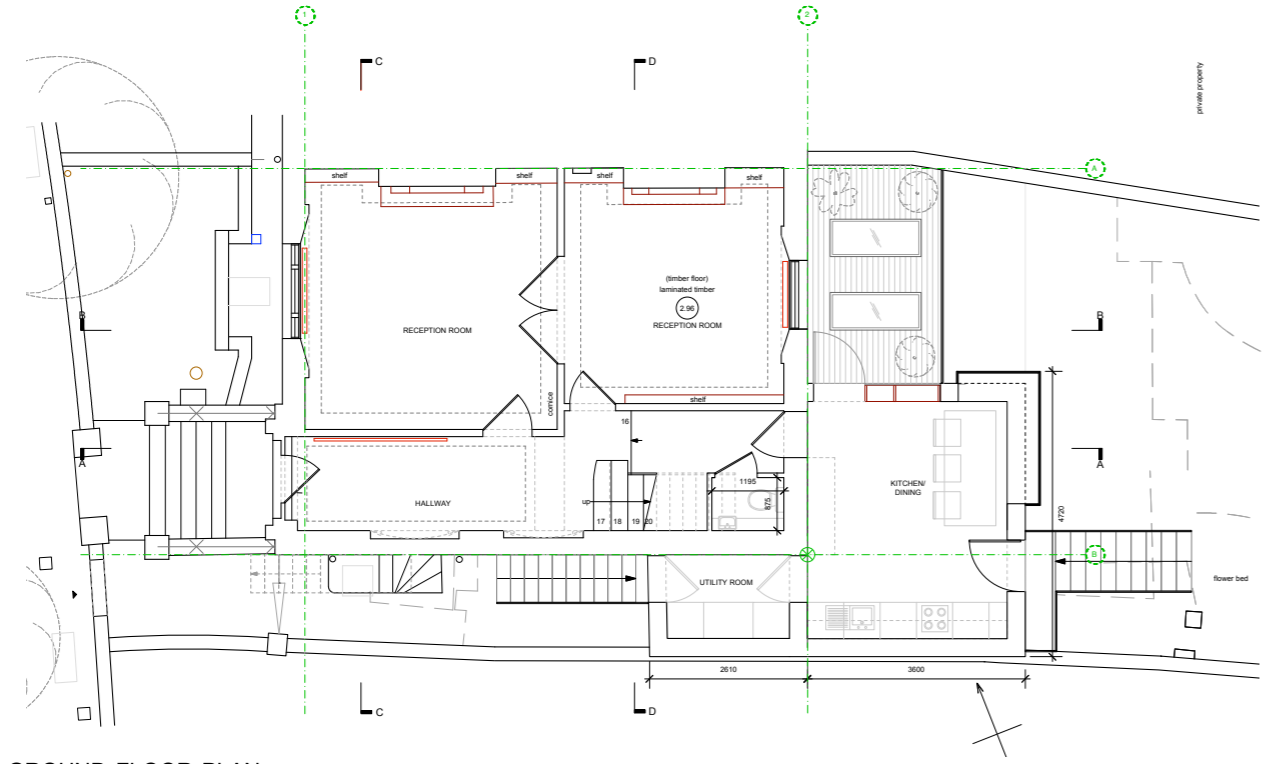
SKETCH OF REAR ELEVATION

- LOWER GROUND FLOOR KITCHEN TOO SMALL
- INSUFFICIENT LIGHT TO LOWER GROUND FLOOR KITCHEN
- MINIMAL LEVEL ACCESS GARDEN SPACE FOR UPPER GROUND FLOOR

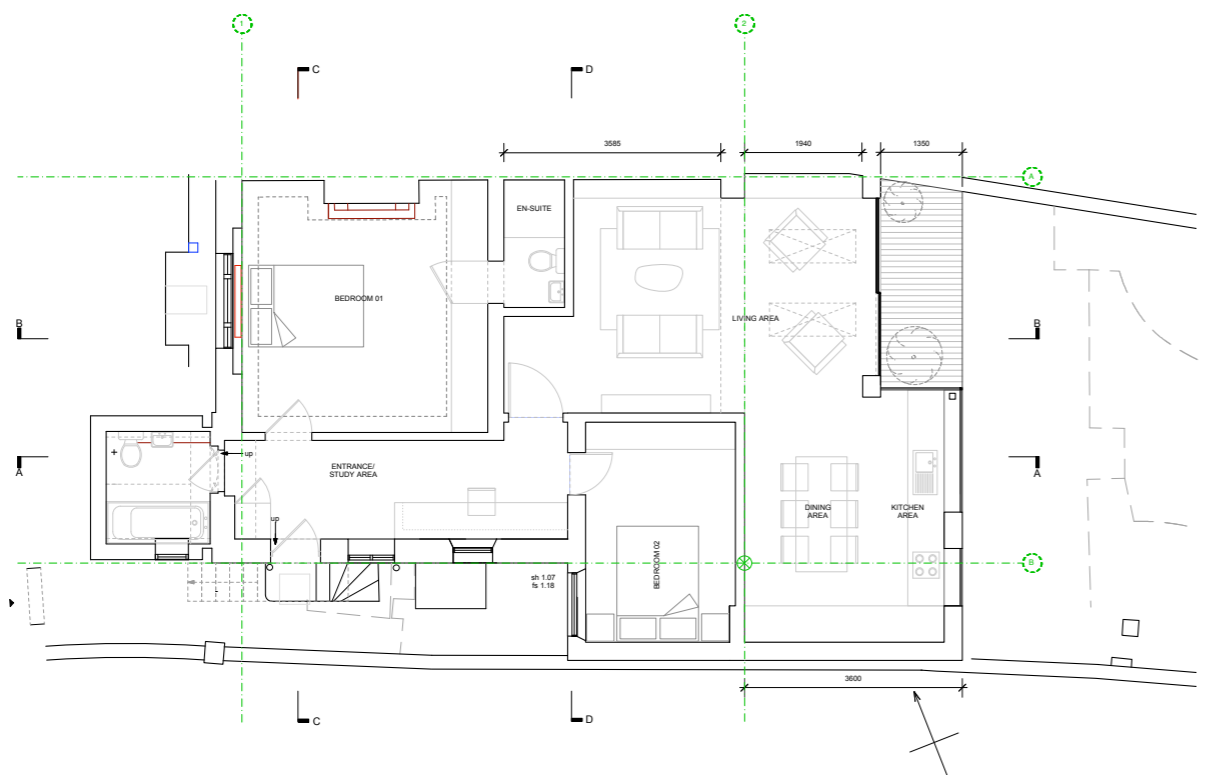
4.32 OPTION 02

04 DESIGN APPROACH + RATIONALE

OPTION 03 SPACE STANDARDS	
GIA	74 sq m
BEDROOM 01	15 sq m
BEDROOM 02	09 sq m
LIVING SPACE	33 sq m



GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



SKETCH OF REAR ELEVATION

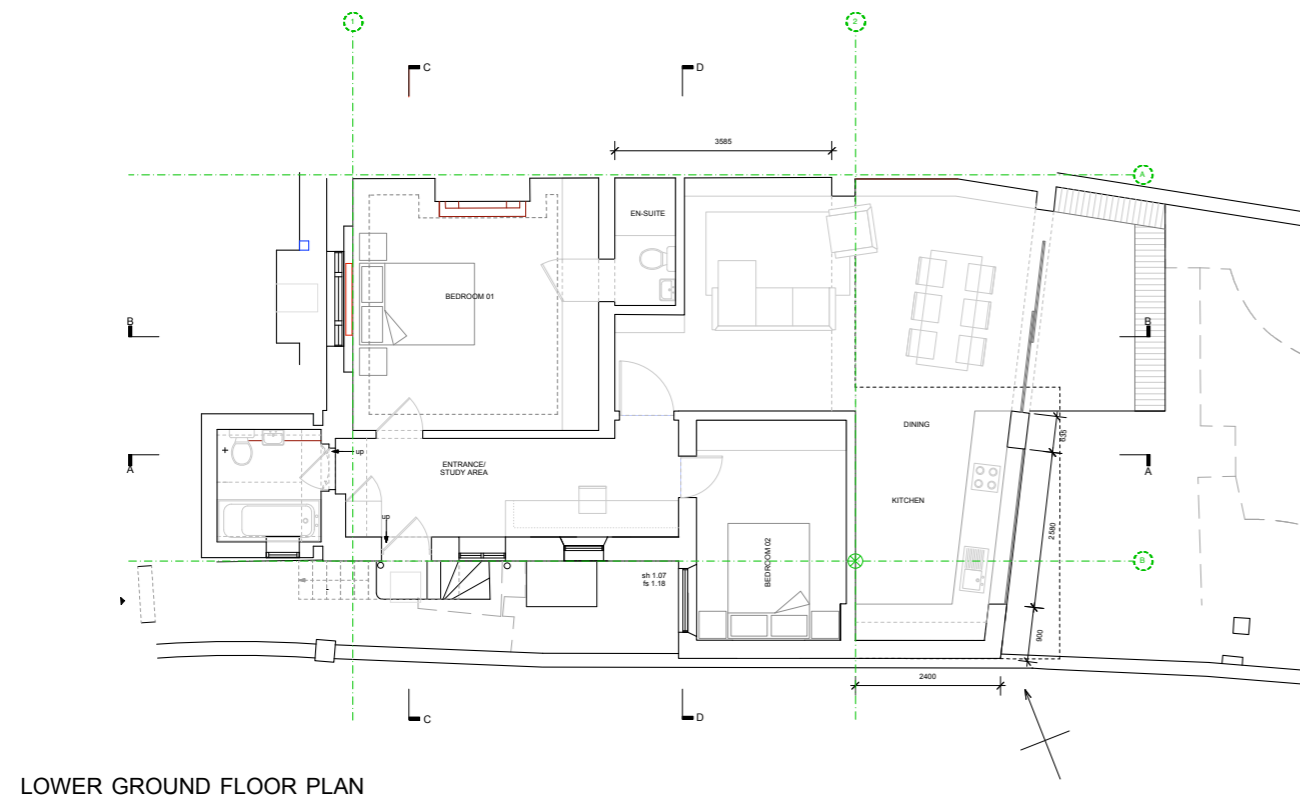
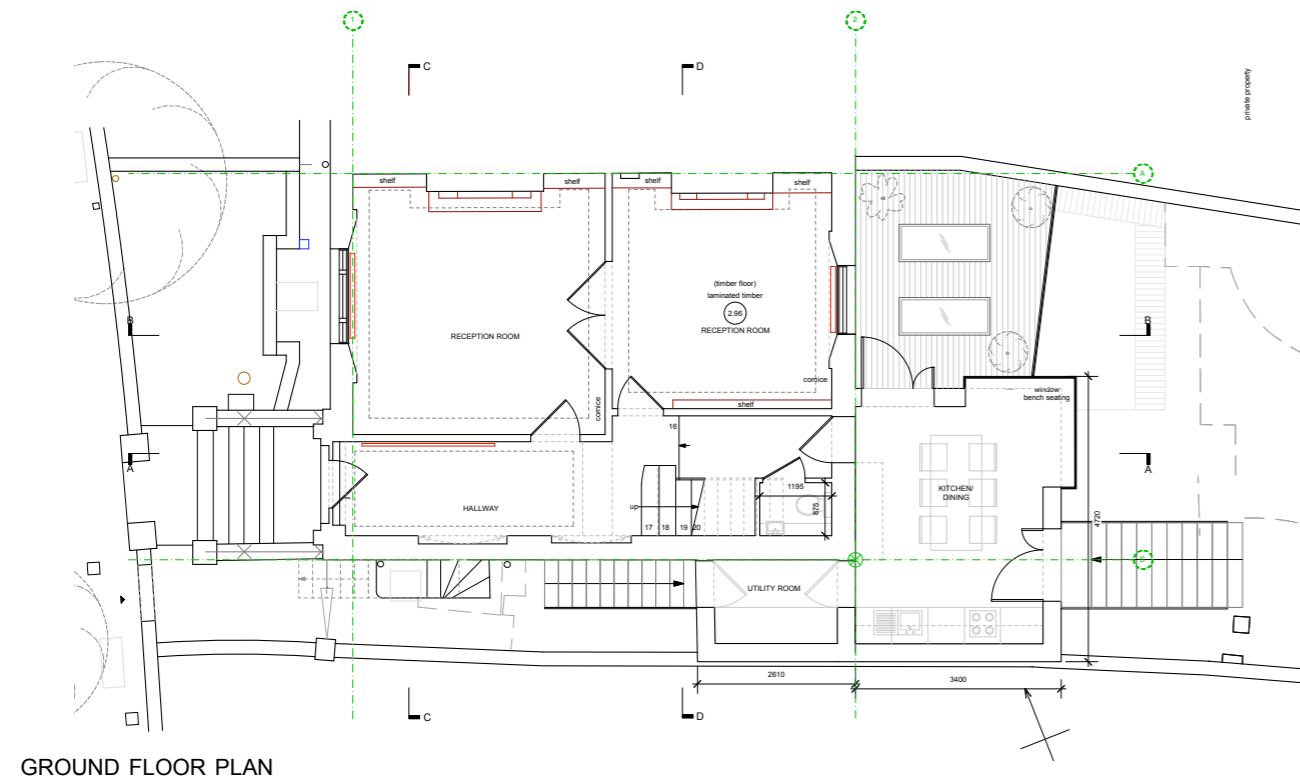


REAR ELEVATION

- LOWER GROUND FLOOR EXTENSION TOO LARGE AT REAR

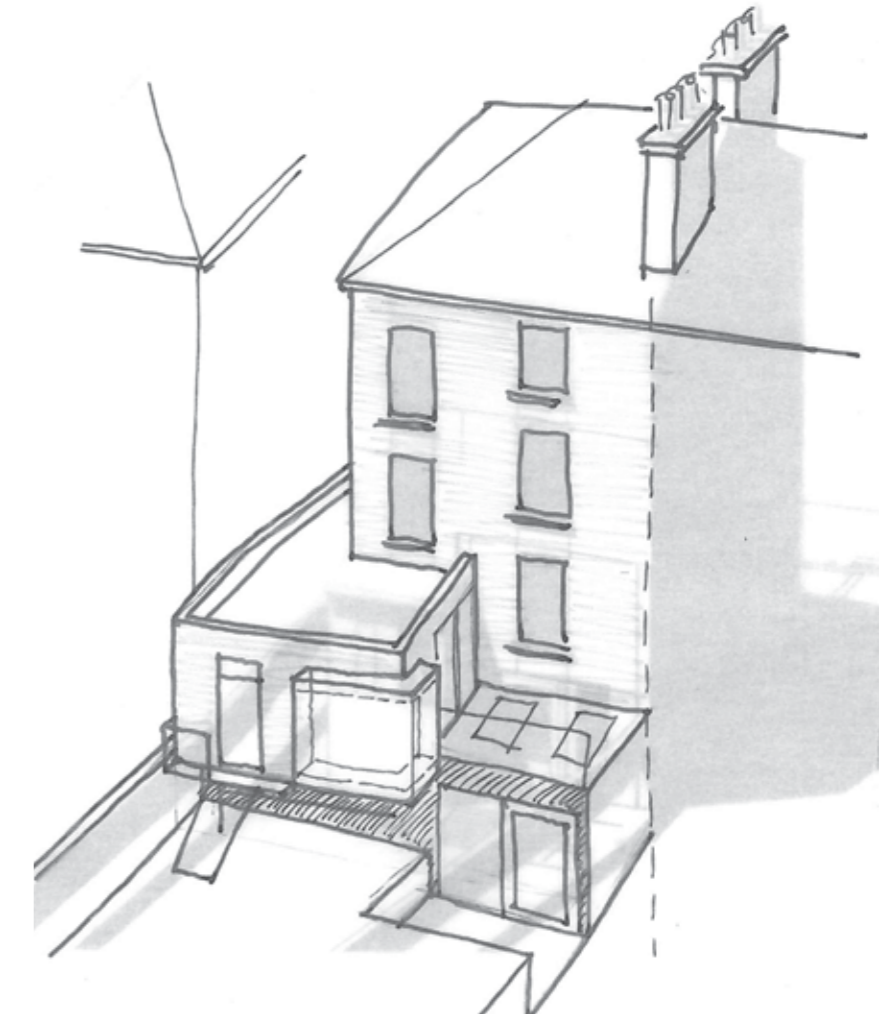
4.33 OPTION 03

04 DESIGN APPROACH + RATIONALE



OPTION 04 SPACE STANDARDS

GIA	73sq m
BEDROOM 01	15 sq m
BEDROOM 02	09 sq m
LIVING SPACE	32 sq m



- ANGLED FORM ALIEN TO BUILDING FORM AND LOCAL AREA
- ANGLED FORM COMPLICATED TO CONSTRUCT

4.4 PREFERRED OPTION

DESIGN CONCEPT

The proposed design will sensitively reconfigure and refurbish 9 Dartmouth Park Road to provide much needed level access to a new kitchen, dining, WC and utility room on the Upper Ground Floor with a level outdoor terrace. The extension will have a separate entrance at the side for carers and staff. On the Lower Ground Floor, the existing bedsit has been extended to create self-contained accommodation for a live-in nurse or carer.

The scale and form of the extension uses the existing proportions and vernacular of the conservation area and is subsidiary in scale and form and massing to the existing house. At lower ground floor level, the extension replaces the existing rear extensions and an outbuilding to the side. No major excavation or basement works would be required. The proposed materials will match the existing rear elevation of London stock brick with a high quality glazed elements that will allow light through into the rear reception room where the owners grand piano is kept.

The extensions are sensitively designed to make minimum impact on the neighbouring properties or views from the conservation area, they do not extend beyond the building line of the neighbouring house nor create any overshadowing issues. A timber fence and gate in the side passage way conceals the extension from the street, matching similar timber gates elsewhere in the conservation area. The planted green roof of the utility area is low in level and would barely be visible from the street. A large existing tree on the pavement also obscures views of the passageway and the extension.



4.4 PREFERRED OPTION

USE

The proposals for 9 Dartmouth Park Road include relocating the kitchen and utility rooms from the Lower Ground Floor, which is difficult for the owners to access, by providing a new kitchen-dining room and utility room to the rear of the property at the Upper Ground Floor level, allowing level access for the elderly home-owners. The proposal also includes an external terrace level with the Upper Ground Floor, and improved access to the garden. The development also includes converting the Lower Ground Floor into a separate apartment with external outdoor amenity space.

The development is necessary for the owners of the property who are in their 80's to continue living in their home. The Lower Ground Floor will provide accommodation for a carer who will assist the clients, one of whom suffers from dementia and Alzheimer's.

AMOUNT

The size of the development is dictated to by the future needs of the owner's and the constraints of the site and the scale and proportions of neighbouring properties. The extension extends 3600mm from the rear of the existing property, taking the line of the existing closet wing.

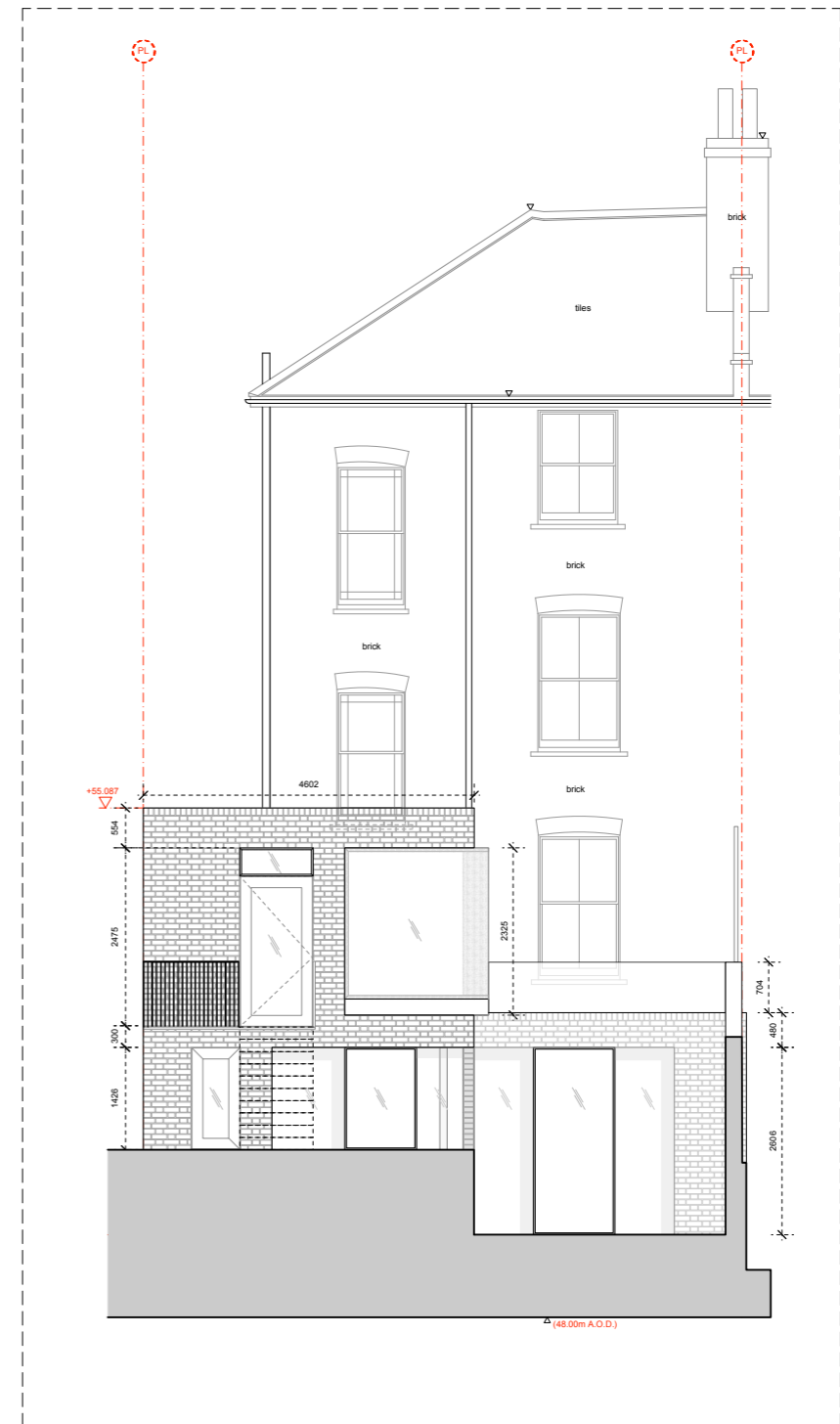
The proposal aims to retain the existing formal living spaces as existing to keep the house familiar for the owner who suffers from dementia. The layout of the lower ground floor flat is dictated by the size of the Upper Ground Floor above, which allows sufficient space for a double bedroom apartment with external amenity space.

SCALE

The scale of 9 Dartmouth Park Road is proportionality smaller than other properties on the road. With the development using the proportions of the existing property the height of the proposal will be lower than other similar extensions on the larger properties.

APPEARANCE

The extension will be of a high quality architecture using London stock brick to match the existing property and the other local properties, with minimal framed glazing including a feature glass corner window seat.



VIEW FROM GARDEN OF REAR ELEVATION

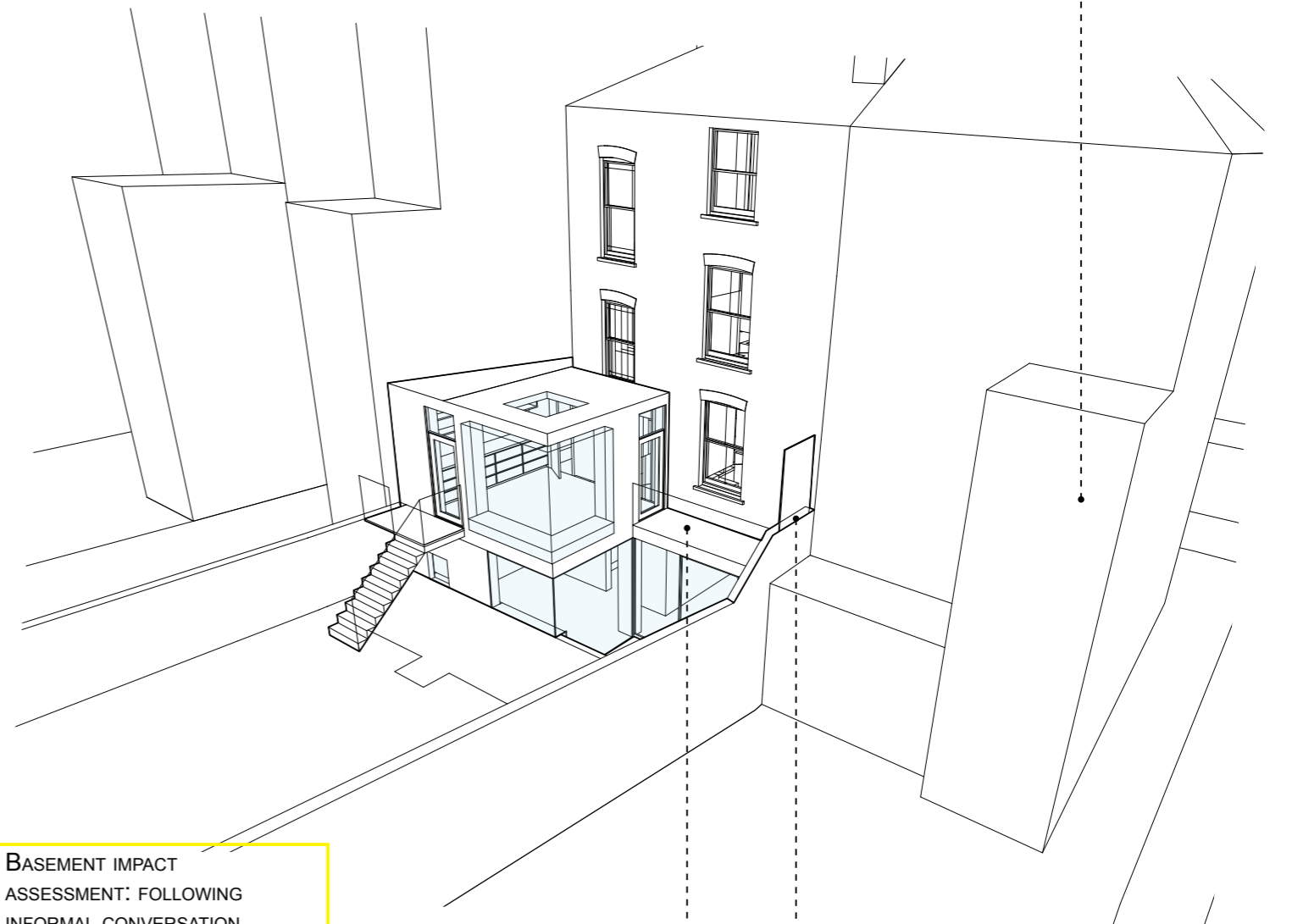
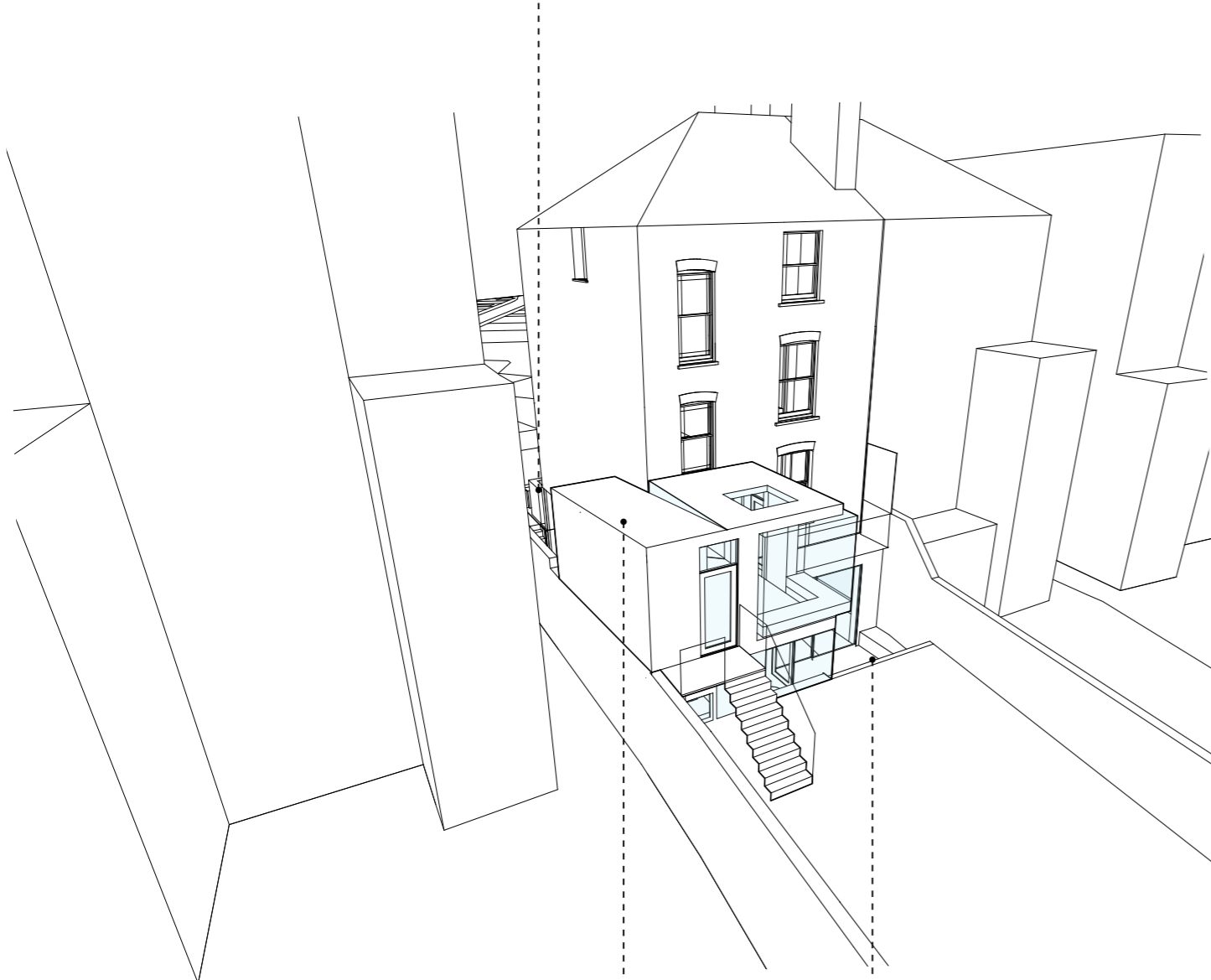
4.4 PREFERRED OPTION

CRITICAL REVIEW OF DESIGN (POST PRE-PLANNING)

SIDE EXTENSION SET BACK FROM THE FRONT OF THE PROPERTY.

PROPOSALS INCLUDE REFURBISHING AND REBUILDING FRONT WALL TO ITS ORIGINAL STATE.

NEIGHBOURING PROPERTY REAR EXTENSION THREE STOREYS HIGH.



PROPOSALS INCLUDE REFURBISHING AND REBUILDING FRONT WALL TO ITS ORIGINAL STATE.

ROOF SLOPES DOWN TOWARDS THE STREET REDUCING MASSING VIEW FROM DARTMOUTH PARK ROAD.

ACCESS FROM THE LOWER GROUND FLOOR INTO THE SHARED GARDEN

BASEMENT IMPACT ASSESSMENT: FOLLOWING INFORMAL CONVERSATION WITH PLANNERS AND READING THROUGH THE BIA DOCUMENTS, IT WAS CONCLUDED THAT A BASEMENT IMPACT ASSESSMENT WAS NOT APPLICABLE AS THE PROPOSAL INVOLVES THE RECONFIGURATION OF THE EXISTING LOWER GROUND FLOOR AND NOT THE CONSTRUCTION OF A NEW BASEMENT

LOWER GROUND FLOOR REAR EXTENSION TO MATCH THE MASSING OF NEIGHBOURING PROPERTY.

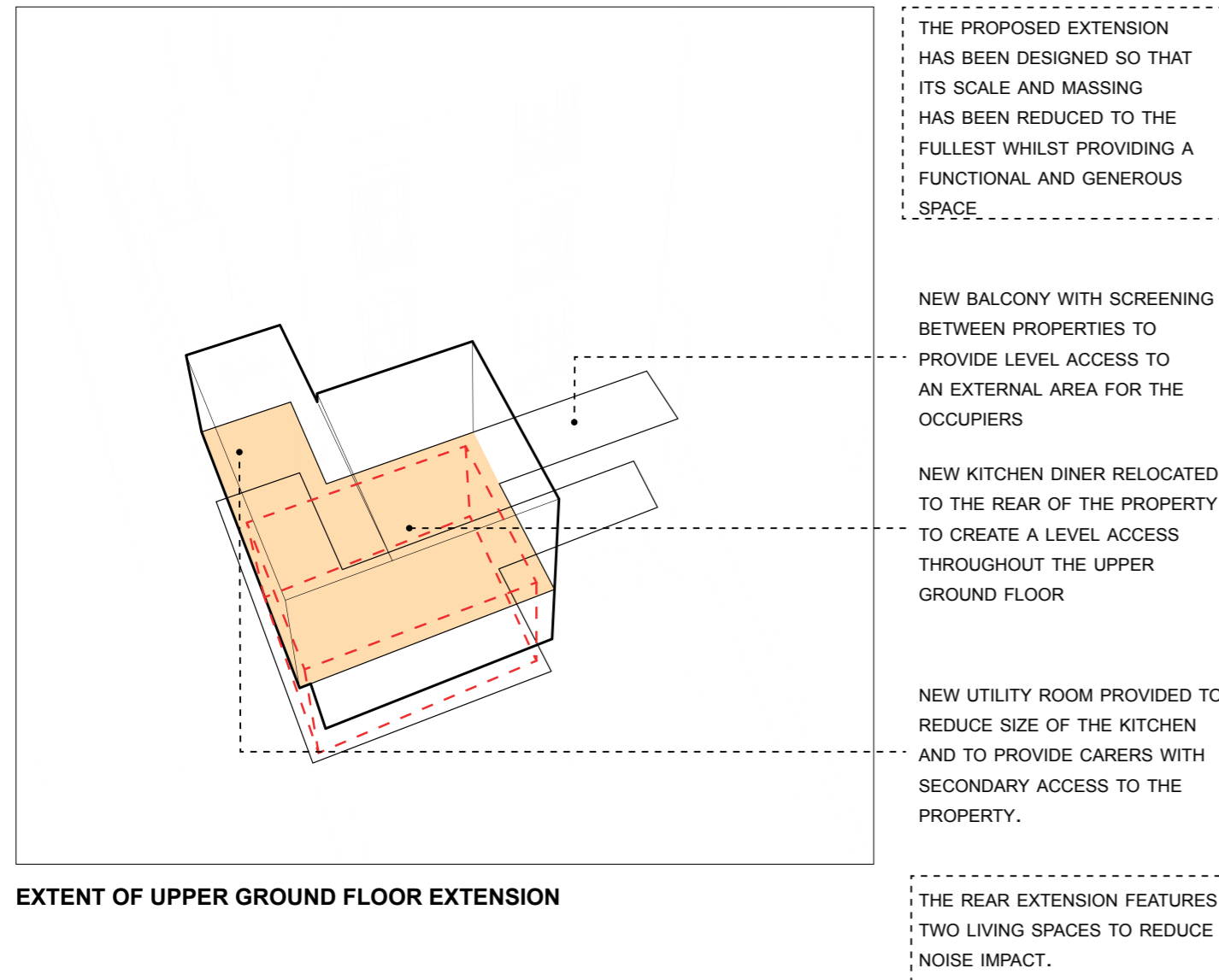
SCREEN ERECTED BETWEEN PROPERTIES TO REDUCE OVERLOOKING

4.4 PREFERRED OPTION

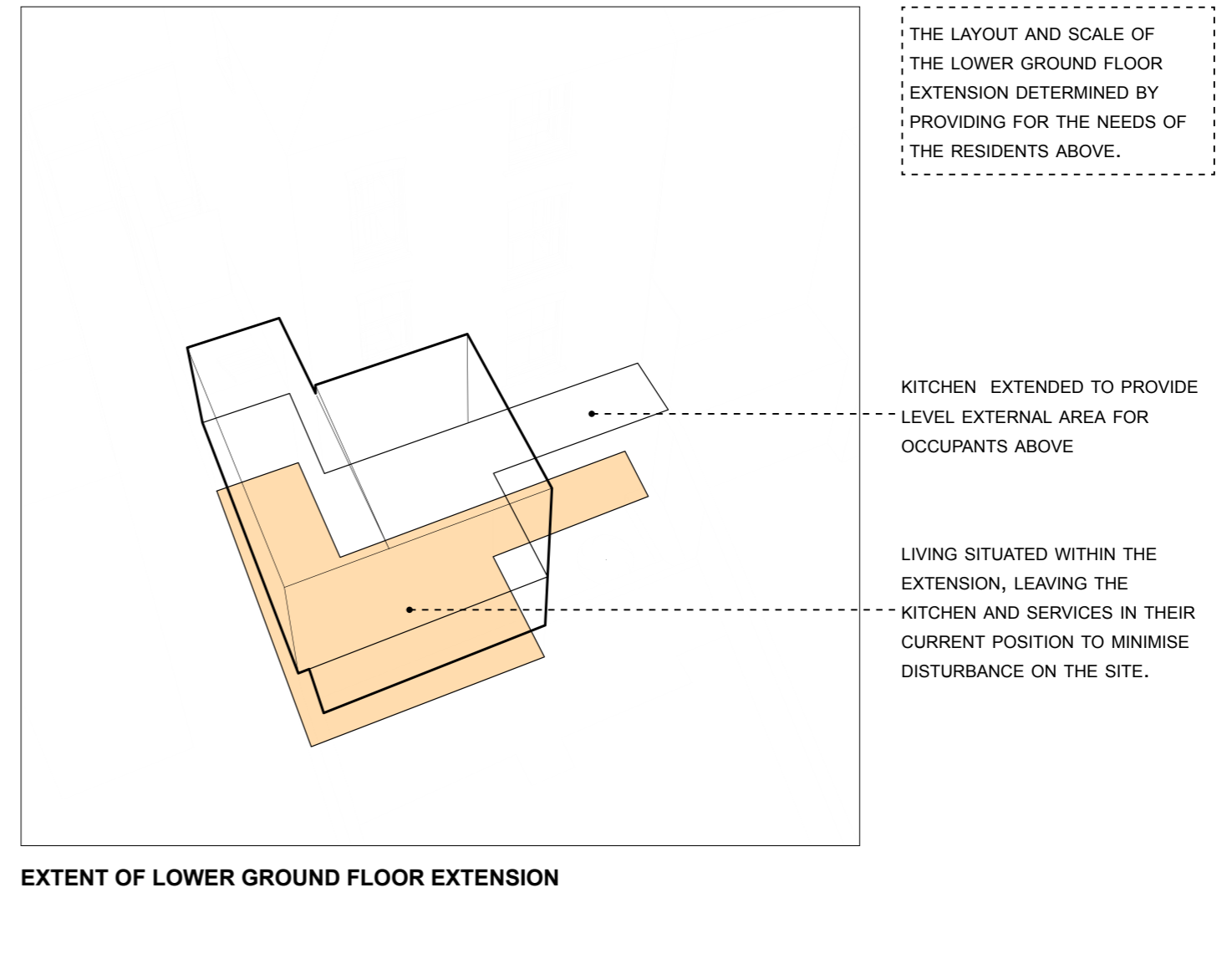
LAYOUT

In the development of 9 Dartmouth Park Road, the key layout change is the proposal to move the kitchen-dining area from its current location on the Lower Ground Floor to a new location in the rear extension at the Upper Ground Floor level, providing level access with the reception rooms. The new extension at Upper Ground Floor level includes a new utility room with separate access from the street reducing the distance to carry shopping into the property and allowing separate access for carers and staff and the kitchen is designed to allow wheelchair access. The Lower Ground Floor will contain one double bedroom, with an en-suite shower room, a separate bathroom, and a study area. To the rear of the property there will be a flexible living space with a kitchen-diner and living room. Access to the Lower Ground Floor will be improved by modifying the existing steps to the existing side door. A new side pedestrian gate from the street will also improve access.

ACCOMODATION DIAGRAM



EXTENT OF UPPER GROUND FLOOR EXTENSION



EXTENT OF LOWER GROUND FLOOR EXTENSION

4.4 PREFERRED OPTION

APPEARANCE

The extension will be of a high quality architecture using London stock brick to match the existing property and the other local properties, with minimal framed glazing including a feature glass corner window seat.



LONDON STOCK BRICK



FRAMELESS GLASS WINDOW

REFUSE & RECYCLING

The existing strategy for refuse & recycling will continue as existing.

SUSTAINABILITY

- The proposed development will aim to achieve the highest levels in sustainable design, as well as to promote sustainable living by its residents.
- The proposed development will be car-free, maximising the use of local public transport facilities, and will provide bicycle storage areas.
- Where possible, sustainable materials, sourced from local suppliers and sustainable manufacturers, will be used, including the consideration of recycled materials wherever possible.
- The property will be sufficiently upgraded in terms of energy efficiency in keeping with the existing aesthetics of the property
- The contemporary additions to 9 Dartmouth Park Road will include efficient double glazing, highly efficient insulation and more energy efficient plumbing, heating and ventilation systems.
- The proposed extension will feature a planted green roof.

ACCESS

The proposed development will improve on the existing access arrangement at the site in terms of accessibility, with all the living functions and provision for external space to be on one level, which is key for the elderly owners. The provision of a completely inclusive and accessible property is constrained by the scheme's development of an existing building.

SUMMARY & CONCLUSION

The Design and Access Statement provides an analysis of the proposed development in terms of design development and access matters. It outlines the design rationale that underpins the scheme that demonstrates that the proposals are based on a positive and sensitive response to the site's opportunities and constraints.

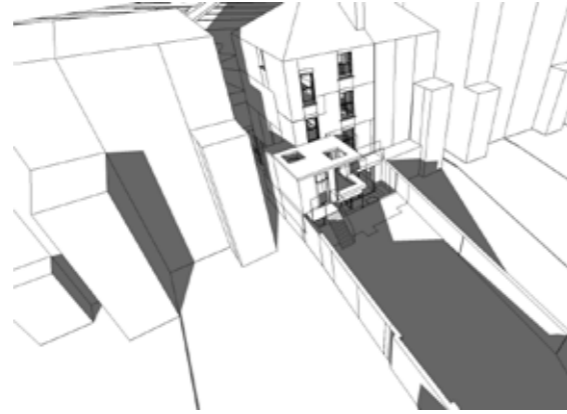
The development will significantly improve the living conditions of the owner at 9 Dartmouth Park Road whilst enhancing the character and appearance of the property and the Dartmouth Park Conservation Area. The proposed scheme will meet the 16 criteria of the lifetimes homes as far as possible within the constraints of an existing Victorian property.

The development is compliant with the objectives and requirements of the planning policy framework with regard to design, conservation and access matters. We respectfully conclude that planning permission should be granted.

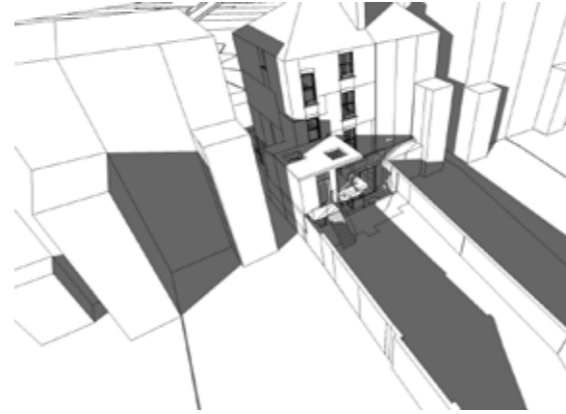
4.5 SUNLIGHT STUDY



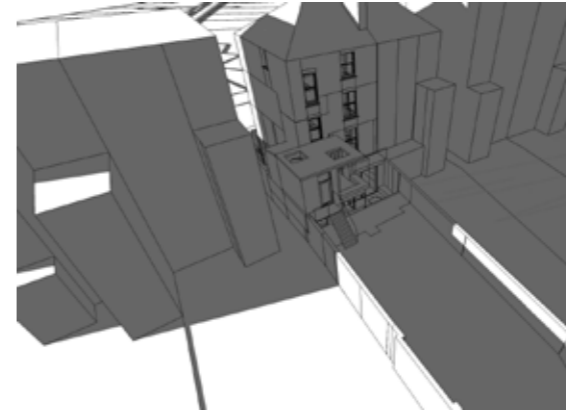
WINTER 06:00



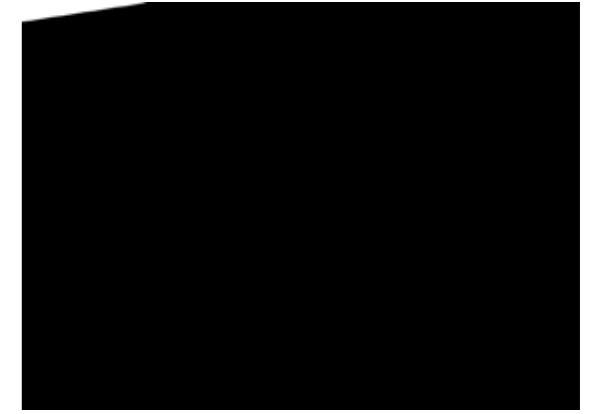
WINTER 09:00



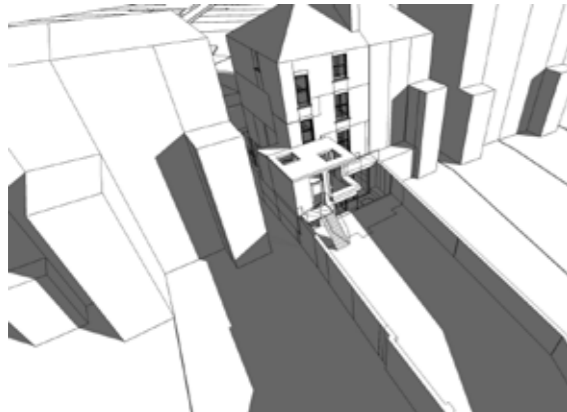
WINTER 12:00



WINTER 15:00



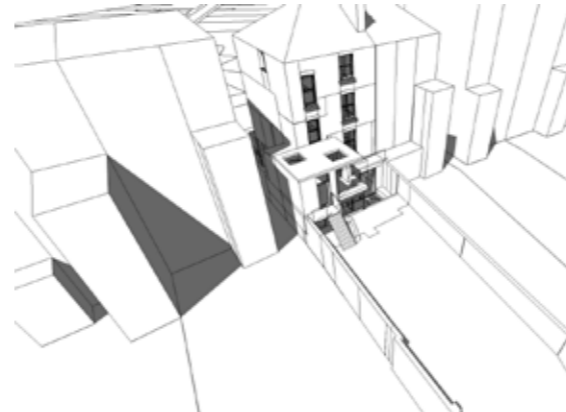
WINTER 18:00



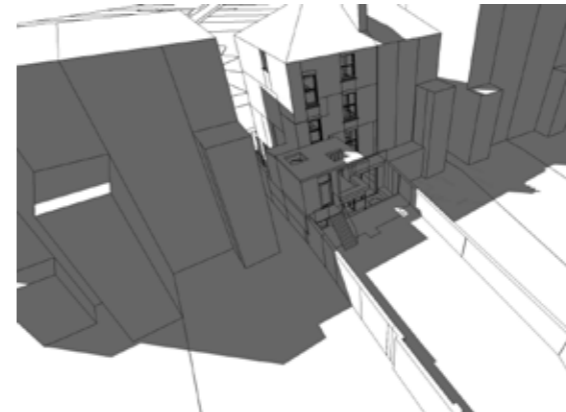
SUMMER 06:00



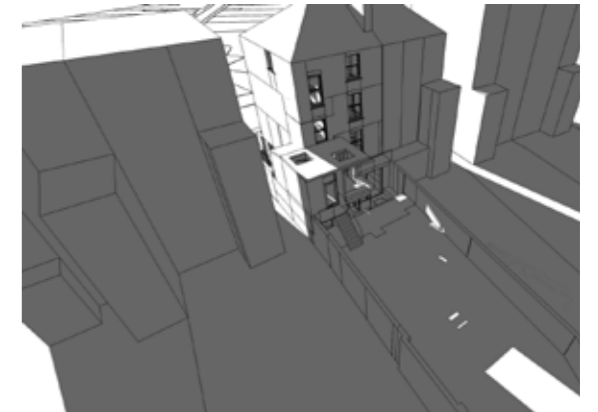
SUMMER 09:00



SUMMER 12:00



SUMMER 15:00

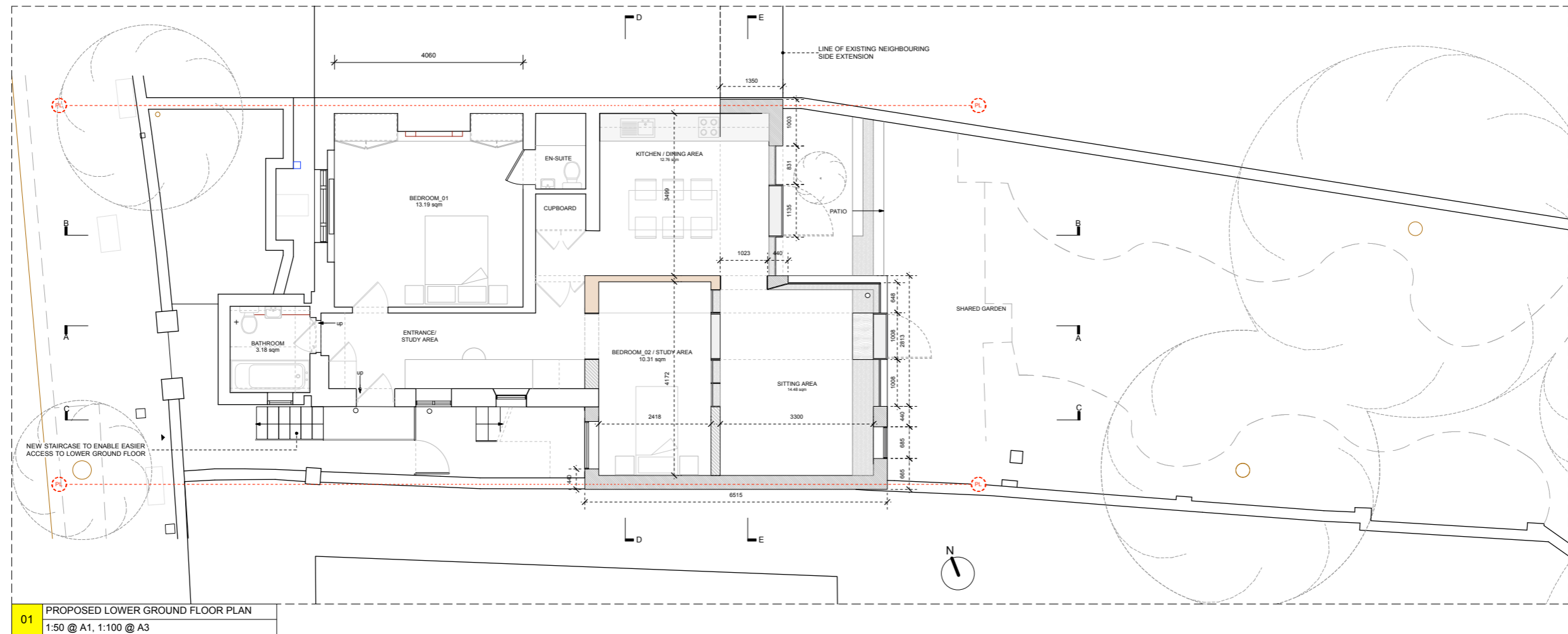


SUMMER 18:00

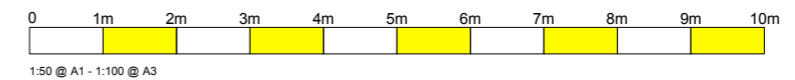
EVALUATION

- The sunlight study shows that the proposed 1.5 storey extension at 9 Dartmouth Park Road will have minimal impact upon neighbouring properties and gardens.
- Number 7 Dartmouth Park Road is a larger building in bulk and height and protrudes further to the rear than 9 Dartmouth Park Road, with no windows from habitable rooms looking onto number 9 as such, overlooking is not an issue.
- Number 7 Dartmouth Park Road is south of number 9 Dartmouth Park, meaning the proposed extensions at number 9 Dartmouth Park Road will not cause overshadowing or have any sunlight or daylight impact.
- The slides above simulate light and shadows studies at different times of the year.

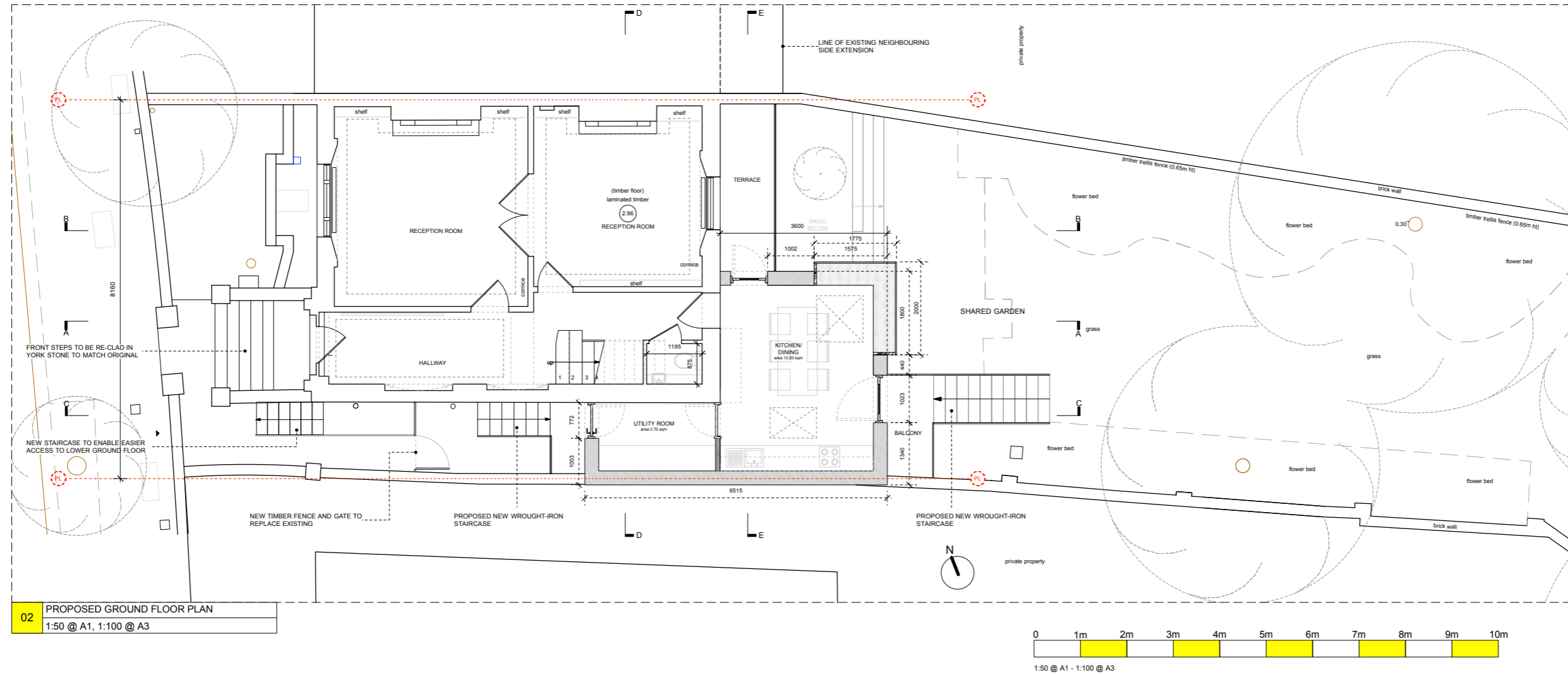
4.6 FINAL PROPOSAL DRAWINGS



01 PROPOSED LOWER GROUND FLOOR PLAN
1:50 @ A1, 1:100 @ A3



4.6 FINAL PROPOSAL DRAWINGS



5.1 ARBORICULTURAL REPORT

BBUK

17 June 2014

Alex Warnock Smith
Urban Projects Bureau
Unit 10, The Dove Centre
109 Bartholomew Road
London NW5 2BJ

Dear Alex

Arboricultural report: 9 Dartmouth Park Road

Following your request for an arboricultural report to accompany the planning application for the above project please find our tree survey drawing attached.

We can confirm that we have visited the site to inspect the trees and studied the plans for the proposed building works.

Please now find a tree survey, drawing number 140617/P01, attached this shows the position of trees within the garden, their canopies and the root protection zone of the *Morus nigra*, (black mulberry tree), the tree closest to the proposed works. We can confirm that there are no trees within the works area that are likely to be affected and therefore in our opinion an arboricultural report is not necessary.

Yours



Harriet Bourne MLI
for BBUK Studio Limited

BBUK Landscape Architecture
Unit 10, The Dove Centre
109 Bartholomew Road
London NW5 1QT

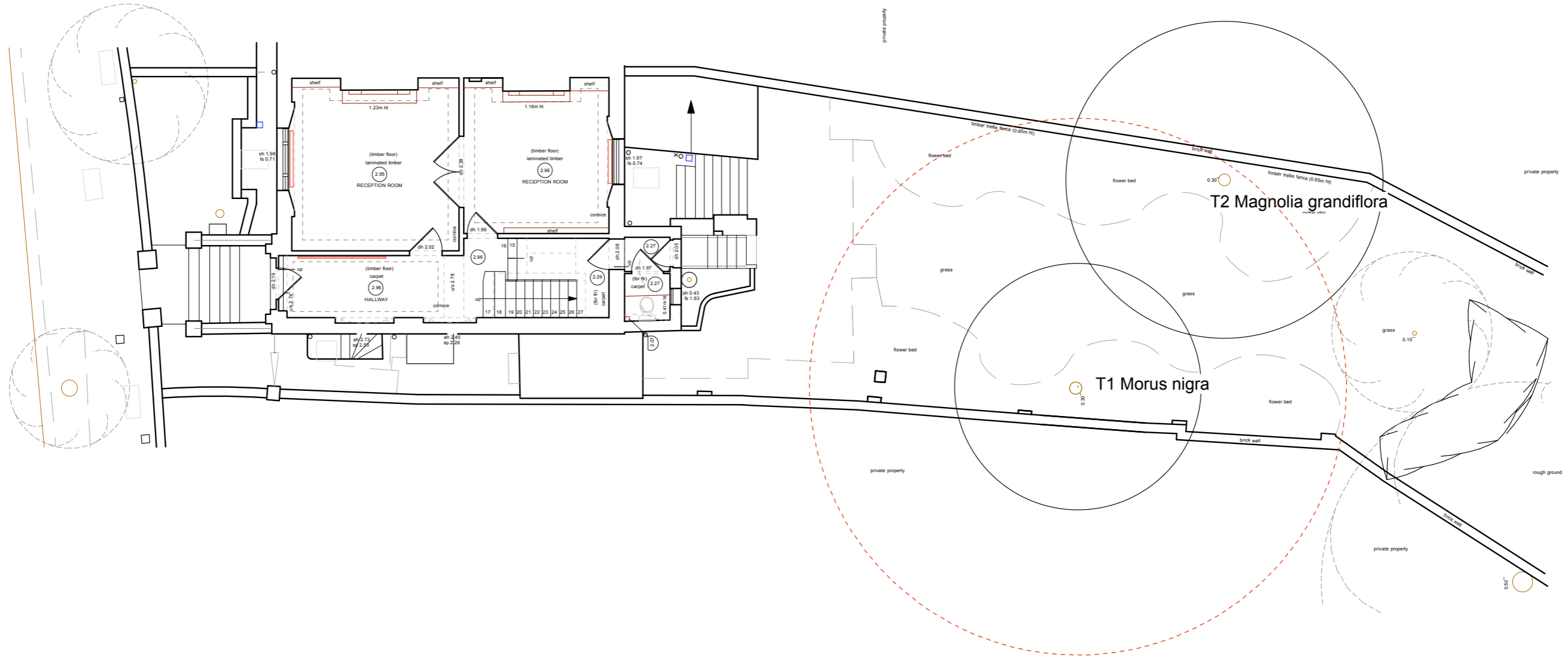
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Registered in England 5250061
42 Doughty Street, London WC1N 2LY

URBAN PROJECTS BUREAU

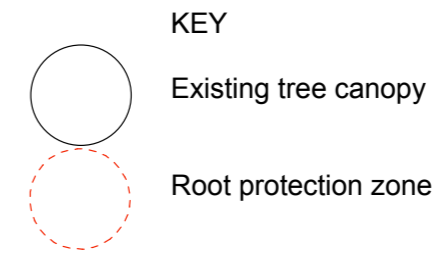
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5.1 ABORICULTURAL REPORT



T1 Morus nigra (black mulberry), girth 110cm, canopy 6.15m, height 6.5m
 T2 Magnolia grandiflora (evergreen magnolia)

Note
 No digging or any other works (including storage of building materials) to be undertaken within the root protection area



Do not scale from the drawing. Any discrepancies to be reported to the landscape architect. All dimensions will be taken on site prior to ordering and construction. Copyright remains with the landscape architect. This drawing is to be read in conjunction with the specification and all other relevant drawings.



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 e : info@bbukstudio.com
 www.bbukstudio.com



project
 9 Dartmouth Pk Rd

drawing
 Tree Survey

drawing nr	date	scale	rev	work stage
140617/P01	x17.06.14	1/100 @ A3	0	D



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5.2 LETTER OF SUPPORT

7 DARTMOUTH PARK ROAD LONDON NW5

17 June 2014

Planning Services,
London Borough of Camden,
Town Hall,
Argyle Street,
London WC1H BND

Dear Sirs,

We are pleased to be able to support Mr. and Mrs. Moore's planning application to extend the lower storeys of 9 Dartmouth Park Road.

We think it will enhance the general appearance of the rear of the buildings of Dartmouth Park Road.

Yours sincerely,



John Sparrow