

## **Supplementary Documentation:**

### **Design & Access Statement**

### **Heritage Statement**

2 Dunollie Place, London NW5 2XR

24<sup>th</sup> November 2014

#### **1. Introduction**

- This document is submitted in conjunction with the Householder Planning Application for the property at 2 Dunollie Place.
- The application site is located within the Kentish Town Conservation Area.

#### **2. The Proposal**

- The application relates to single storey infill extension to infill the area between the rear addition and the garden wall.
- In order to facilitate the extension the scope of works includes the following:
  - A monopitch infill extension of approximately 1.6m wide and 6.4m deep.
  - A wider rear opening fitted with folding sliding doors to allow more light into the rear extension
  - An openable glass rooflight over the new proposed kitchen
  - Re-landscaping the garden to repave the patio and add a brick chiminea
- It is proposed that 2 Dunollie Place will remain as a single dwelling.

#### **3. Statement of Need**

- The current kitchen facilities are of insufficient size to serve the needs of a busy family. The enlarged kitchen will form the hub of the home where the family can come together in a single shared space.

#### **4. Design & Access Statement**

- The external alterations will not be visible from a public street.
- The proposed changes have been designed to preserve and enhance the character of the Conservation Area by keeping to forms, volumes and materials, sympathetic with the Conservation Area
- The form and volumetric organisation of the existing building is being retained – especially with regards to the layout of the front living and study rooms.
- The design of the rear extension protects the neighbouring amenities of:
  - natural light
  - enclosure
  - massing
- This has been done by keeping the eaves height at the boundary as low as possible whilst still making a well designed space internally. This design criteria has led to a monopitch roof which has been used commonly throughout Camden for such residential extensions.
- The existing garden wall is topped with a solid boarded fence which is 2.2m above Ground level. A trellis tops this bringing the overall height to 2.6m. The proposed extension at the boundary is approximately this height so as to preserve the sense of privacy and prevent any overbearing impact upon the neighbours at 16 & 18 Dunollie Road.
- The design keeps to the use of the traditional brick materials and a large glazed folding-sliding door as per the existing building.
- The landscaping includes re-paving the patio and adding a brick chiminea to the rear of the garden. The structures in the garden will not exceed 2m in height.
- In terms of accessibility the rear doors will have a level threshold to the patio making access to the garden easier. There are no other proposed changes to the accessibility of the dwelling.

#### **5. Heritage Statement**

- 2 Dunollie pLace is situated within the Kentish Town Conservation Area – an area largely characterised by residential dwellinghouses. The Camden Character Appraisal says this of the area:
  - *Kentish Town is primarily a residential area and looks set to stay that way; first it provided homes for gentlemen and a retreat from the flooding Fleet River, and then the rural setting was consumed by the*

*metropolis in the later nineteenth century. New insertions are few, and are one-off special homes or housing association developments.*

- According to OS map data the properties on Dunollie Place and Dunolie Road were built between 1882 & 1895. They consist of typically 3-storey 16.5ft wide houses laid out on a regular plot as was typical of the time.
- It is considered that modest rear extensions to facilitate and promote single family dwelling use of the property does not cause harm and preserves the character of the area. This has been supported by the following applications granted in the recent years of a similar nature:

<a href="#">2012/5772/P</a>	38 Countess Road London NW5 2XJ	Erection of single storey infill extension located at rear ground floor level, installation of external staircase accessing existing first floor terrace and associated elevational alterations to single dwellinghouse (Class C3).	FINAL DECISION	07-11-2012	Granted
<a href="#">2013/1427/P</a>	44 Montpelier Grove London London NW5 2XG	Erection of lower ground floor infill extension to rear of dwelling house (Class C3)	FINAL DECISION	03-04-2013	Granted
<a href="#">2013/4579/P</a>	8 Dunollie Place London NW5 2XR	Conversion of 2 flats to a 4 bedroom single family dwelling house and erection of single storey rear extension at ground floor level with associated rooflight above and rear terrace to reconfigured closet wing (Class C3).	FINAL DECISION	24-07-2013	Granted
<a href="#">2014/0989/P</a>	11 Dunollie Road London NW5 2XN	Erection of a single storey rear infill extension at ground floor level, replacement of existing windows with door and installation of balustrade for the provision of a roof terrace at first floor level.	FINAL DECISION	17-02-2014	Granted

## 6. Conclusion

- The proposals are in keeping with Conservation Area guidelines, the surrounding houses, the NPPF, the London Plan requirements, and will be of benefit to this building, the neighbouring houses, and the Conservation Area.

## 7. Photographs



**Figure 1 - Panorama view of rear**



**Figure 2 - View of rear where the infill extension is to be located**



**Figure 3 - View from 1st floor looking down onto location of rear infill extension**