

DESIGN AND ACCESS STATEMENT

44 DARTMOUTH PARK ROAD LONDON NW5

The site comprises a detached, double-fronted Victorian 3-storey house which has been converted into flats. The current arrangement is 1 no. studio and 1 no. 1-bed flats on the ground floor; 1no. 1-bed flat on the first floor, and 1 no. 2-bed flat on the 2nd floor. Since February 2009 the premises were licensed as a House of Multiple Occupation. This licence ceased in October 2014. One ground floor studio flat remains occupied but the tenancy expires at the end of February and the property will be vacant from March 1st 2015.

The lawful planning use is as 4 self-contained (Class C3) flats

The site is located within the Dartmouth Park Conservation Area. The property is positioned on the north side of Dartmouth Park Road at its junction with York Rise onto which it has access via a wide gate from the property's rear garden. This garden is concreted over and the gates giving access from York Rise are wide enough for vehicular access. However there is no crossover.

The building has been the subject to alterations both externally and internally. These works have been carried out to a poor standard and as a consequence the quality of the property has been degraded. The windows on the front elevation are anodized with horizontal fenestration. Rendered architectural embellishments have been removed including projecting and moulded cills, architraves around windows, and corbel brackets to gutter and cills. The centre windows on the first and second floors are presumed to have been round headed and these are now square. On the south side of Dartmouth park road at the corner of York Rise is a similar property no. 51 where the embellishments still exist. It is therefore the intention to reinstate these details using this latter property as the template to match, other than the centre windows which are to be retained as square headed. No panel mouldings are to be applied to the window spandrel panels.

To the rear there are also anodized aluminium windows in existing openings. The pitched roofs throughout are covered with interlocking concrete tiles. The brickwork on the rear elevation appears to have been parged with mortar which also degrades the appearance. Rainwater goods have also been run in an uncomfortable manner particularly on the flank elevation to York Rise.

There are 2 single storey extensions at the rear either side of the original rear extension. The one to the left (viewed from the rear) is 16m² GIA. The one to the right which is semi basement is 8m² in area. Both are of very poor construction and somewhat unsightly appearance with felt roof covering.

Our proposal is intended to reverse all these visual flaws. The front and rear elevations are to be restored as described above. Painted double hung timber sash windows are to be installed in all the existing openings, rendered embellishments reinstated on the front, all existing pitched roof are to be covered in slate. Rainwater goods are to be overhauled and reinstated where defective, in cast iron/steel pattern to match existing.

Their configuration is also to be reorganized. In particular the York Rise flank will have the downpipe and hopper removed.

The concrete in the rear garden is to be taken up and earth with topsoil covering installed. A soft landscaping scheme is to be the subject to detail. The back garden will have a dividing fence down the middle.

The front garden is to make provision for appropriate bin storage and a location for cycle storage. There are 2000mm high mature hedges along the front garden wall. These will be retained and supplemented with new hedging along the York rise boundary wall, so as to increase screening. This area is to be subject of detailed proposals for subsequent approval.

The interior of the property is to be reconfigured whilst still providing 4 self-contained flats.

A lower ground floor is to be formed whose gross internal area (GIA) is 90m². The habitable rooms there take light and ventilation from the rear and there is no adverse impact on adjoining owners. On the ground floor rear a new extension is to be constructed whose gross internal area is 30m² GIA. Deducting what originally existed as extensions means that the net increase in GIA is 6m².

At 1st floor level we have proposed a small fully glazed extension 3.5m² in area. This is absolutely necessary for internal circulation purposes. It is discreetly located and being entirely glazed, with a very small footprint and transparent, it has no adverse presence on the building.

On the 2nd floor and within the main roof there are dormer windows providing natural light and ventilation. These elements are lead covered.

The new accommodation is 2 no. 3 bedroom duplex flats on the ground and lower ground floors each with a GIA of 102m², 1 no. 2 bedroom flat on the first floor with a GIA of 71m² and 1 no. 2 bedroom duplex flat on 1st and 2nd floors 77m² (incl. mezzanine).

These areas comply with and exceed Camden's internal space standards set out below:-

CPG2 Residential Internal Space Standards

No persons	1p	1b2p	2b3p	2b4p	3b4p	3b5p	3b6p	4b5p	4b6p
Min floor space (sqm)	32	48	61	75	75	84	93	84	93

The provision of 2 no 3 bedroom flats and 2 no. 2 bedroom flats meets the dwelling size priorities set out below:-

DP5 Dwelling Size Priorities Table

	1-bed (or studio)	2-beds	3-beds	4-beds +
Market dwellings	lower	very high	medium	medium

The number of residential units within the building remain the same so there is no change of use. The habitable accommodation has doubled from 5 bedrooms to 10 bedrooms. All associated amenities and standards have increased significantly.

The thermal will also insulation standards be increased to comply with current standards for works to existing buildings.

It appears that LDF Core Strategy and Development Policies, listed below, will be complied with as far as it possible to do so within this existing property:-

*CS1 – Distribution of growth,
CS5 – managing impact of growth,
CS6 – providing quality homes,
CS14 – high quality places and conserving heritage,
CS18 – waste and recycling,
DP2 – making full use of capacity for housing,
DP5 – homes of different sizes,
DP6 – lifetime homes and wheelchair housing,
DP17 – Walking and cycling,
DP22 – promoting sustainable design and construction,
DP25 - conserving Camden's heritage,
DP26 – impact on occupiers and neighbours,
DP29 – improving access,
DP31 – open space and outdoor recreation.
London Plan July 2011 - policies 3.4, 3.5, 5.3 and 7.4
NPPF - paragraphs 14, 17 and 50.*

Policy DP6 requires all residential schemes to as far as possible comply with Lifetime Homes. The Lifetime Homes Statement provided with the application demonstrate that this requirement has been satisfied in so far as it is possible within a conversion and alteration of an existing building.

A basement impact study has been prepared and accompanies this application. The property is detached so apart from construction works there is no adverse impact on neighbouring properties.

A flood risk assessment has also been prepared and is attached to this application. This demonstrates that the external garden amenity and green roof will ameliorate the current situation.

A bund will be provided with the reduced size gate along York Rise and the provision of a ramp rising 150mm from Dartmouth Park Road up to the main entrance will also help protect the building.

Refuse storage arrangements for the proposal will remain as existing and the necessary cycle storage standards will be met on the site.