

## DESIGN & ACCESS STATEMENT

To accompany the planning application for the proposed works to be done at  
71A Dartmouth Park Road.

March 2015



**Contents:**

1. Introduction
2. Site
3. Proposal
4. Conclusion

## 1. Introduction

1.1 This Design and Access statement has been prepared in support of the planning application at 71A Dartmouth Park Road, which is submitted by Kokorelia Architects Ltd on behalf of Franck Chesse. The proposal is to be read in conjunction with the accompanying drawings.

1.2 71A is a lower ground floor flat.

1.3 The applicant seeks planning permission to:

- build a side infill extension with a skylight
- re level and re pave the entrance path
- change location and opening of an existing window
- block a storage door and enlarge an existing window
- enlargement of shed
- conversion of shed (both existing and proposed) to habitable space

## Site and context

1.1 The property is located on 71A Dartmouth Park Road, in Tufnell Park. It is not listed. It is a semi-detached house. The front entrance of the flat is from Dartmouth Park Road from the side of the building. There is no rear access to the apartment.

2.2 Dartmouth Park Road is a residential street. The surrounding area is characterized by mainly residential and some commercial properties.

2.3 The street has access to public transport. The nearest underground station is Tufnell Park.



### **3. Proposal**

#### USE and AMOUNT

3.1 The applicant seeks planning permission for a side extension.  
The total Gross Internal Area of the proposed extension is 7.3m<sup>2</sup>.

3.2 The proposal includes the enlargement of the garden shed.  
The gross internal area is 14m<sup>2</sup>

The proposal includes change of use of the shed - both existing shed and proposed enlarged - shed to habitable space. The shed will be used as a small studio with bathroom

3.3 The development proposes an existing window on the side wall of the flat to be moved and to increase in size to match the window on the left.

3.4 Changing an existing small storage door into a window at the entrance to the property

3.5 Re paving of the side path and re levelling of the last entrance step to allow for more space when standing at the entrance gate as well as for easier access of bicycle use.

#### LAYOUT

3.5 The entrance to the flat will be from the side extension. Part of the proposal will be used as entrance hall and part will include a bathroom.

3.6 The shed will be used as a small guest room/study.

#### SCALE

3.5 The proposal is a single storey extension with a single pitch roof starting at 2.20m height next to the party wall and leading up to 2.70m on the side wall.

3.6 The shed will be a pitched roof with minimum height at the eaves 2.20m and maximum height of 2.8m.

#### LANDSCAPING

3.7 The proposal includes minor landscaping work. There is a tree in the rear garden next to the proposed shed. The proposal retains the tree as it is. As suggested by the Arborist report, included in the application, the shed will be built at the level of the existing raised brick planter. The foundation at this part will be pile and beam construction so as not to conflict with the tree roots. The front paved terrace will be raised to the same level.

## APPEARANCE

3.8 The building is a semi detached house.

The proposed side extension will match the existing brick. The entrance design will mimic elements from the main building's entrance to have a unified appearance.

A skylight is proposed on the roof of the extension to allow for natural light to flow within the space. The extension is not considered to be at odds with the neighbouring buildings that also have similar extensions.

3.9 The proposed shed is wood cladding with large glazing to maximize the sunlight and view to the garden.

## PRE-APPLICATION ADVICE

Pre- application advice was given on the 20<sup>th</sup> January 2015 by Ms Tessa Craig.

The proposal was found to be acceptable in principle.

In addition an arborist report was requested, which we have included in the application.

## ACCESS

3.9 The entrance to the flat will be from the side extension.

3.10 No car parking is intended to be provided as part of this proposal.

## 4. Conclusion

The proposal represents works that are in line with Camden Council design guidelines and aims to keep in harmony with the existing design, having however valuable impact to the living conditions of the occupants.