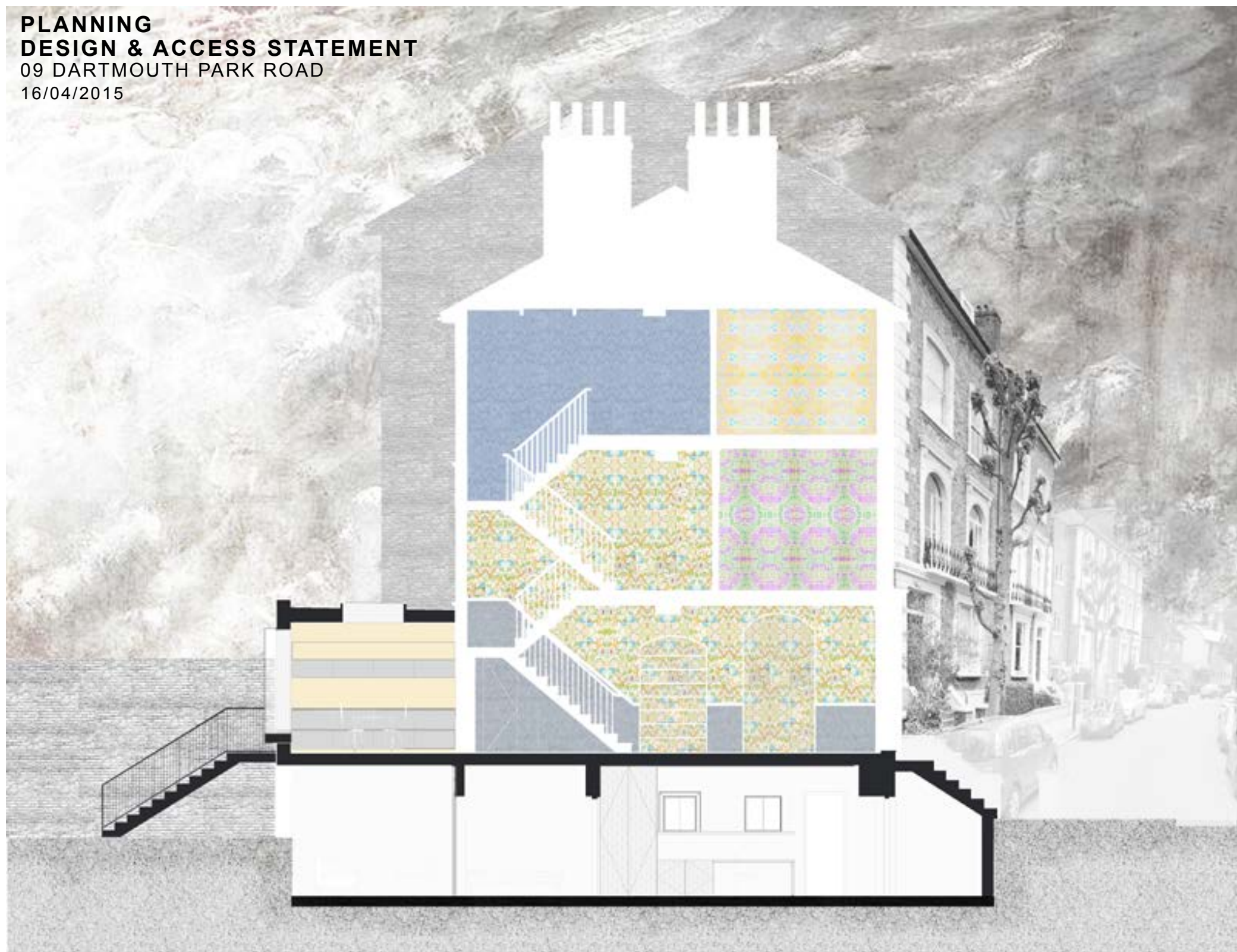




**PLANNING
DESIGN & ACCESS STATEMENT**
09 DARTMOUTH PARK ROAD
16/04/2015



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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) and utility room on 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.

Following the refusal of an initial planning application for the proposals outlined in this Design & Access Statement (*original planning reference: 2014/4129/P*), an appeal was lodged in November 2014 (*Appeal Reference No: APP/X5210/A/14/2229092*). As outlined in the Planning Inspector's decision letter (*included for reference as part of this planning application*) the appeal was dismissed on the 31st of March 2015 for potential noise and overlooking issues associated with a small roof terrace at Upper Ground Floor level. After seeking further advice from the Camden Planning Authority, it was decided to remove the roof terrace from the proposal and resubmit the application.

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

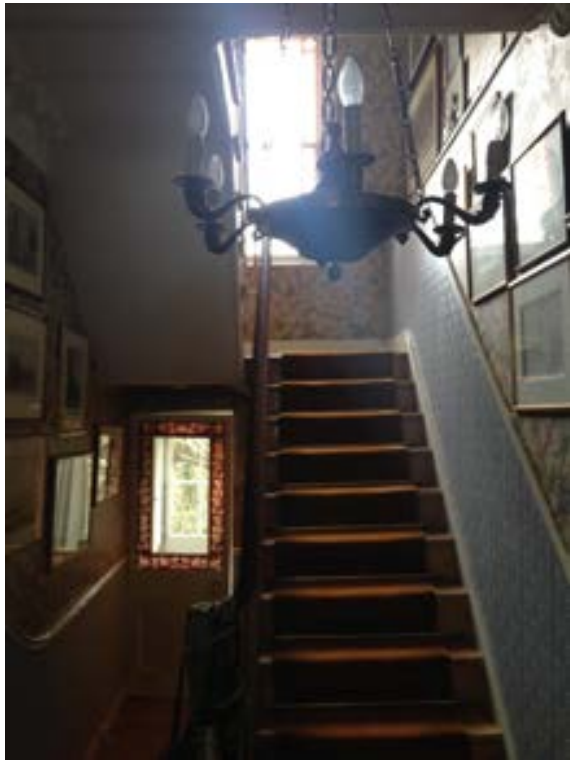


VIEW FROM KITCHEN TO GARDEN

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 form 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.

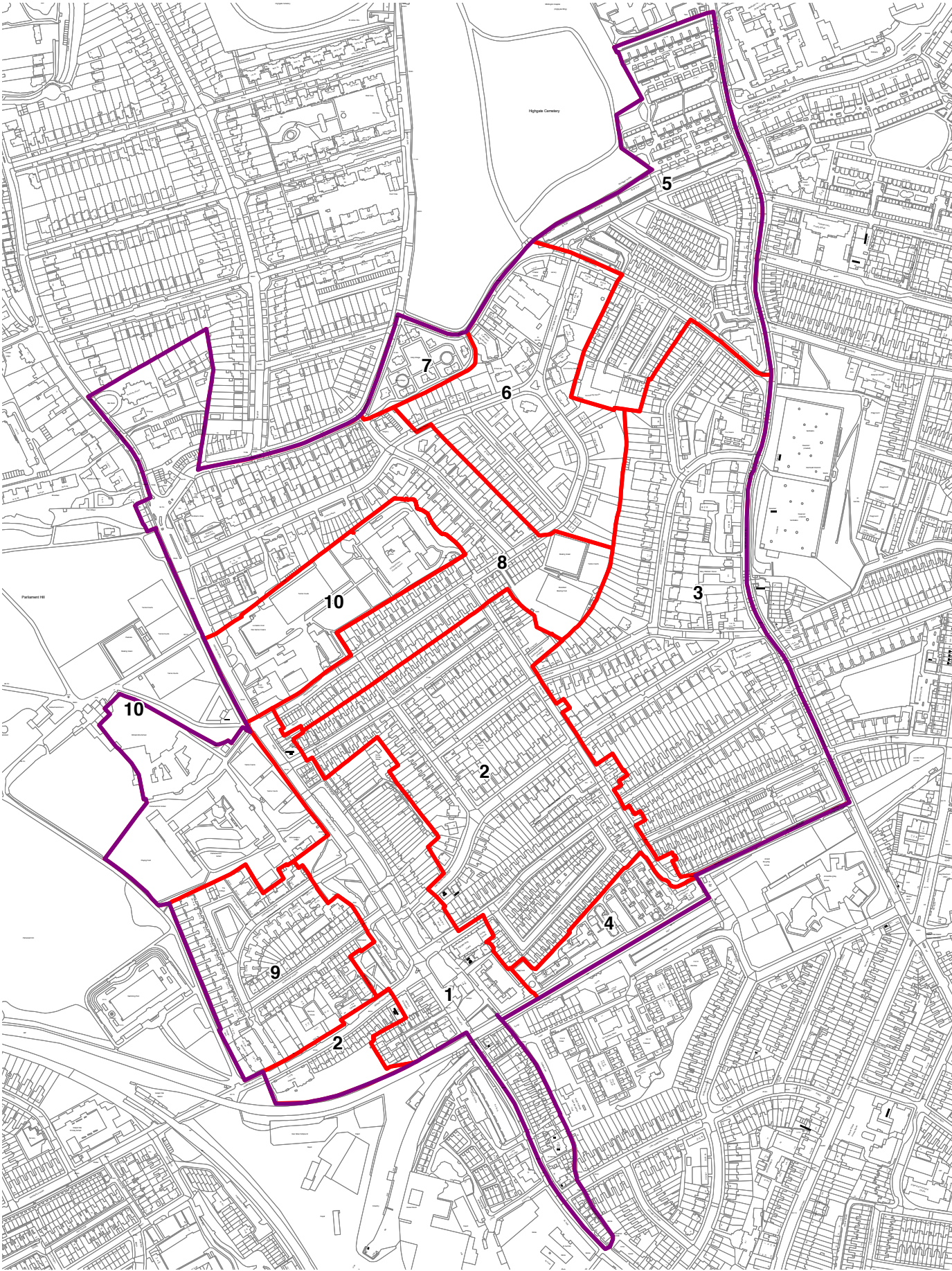
Some properties however are grouped in threes and there is one single house. The original front walls match their house, usually gault bricks, with piers two bricks square with moulded or flat stone caps. The arrangement of houses results in significant gaps between them. Ground floors are raised above 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

03.3 GLA SPACE STANDARDS

Granted 30-09-2013

11 Dartmouth Park Road
2011/5120/P

Granted 06-12-2011

52 Dartmouth Park Road
2011/2716/P

Granted 01-08-2011

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).

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><tr><td></td><td>Dwelling type (bedroom/ persons)</td><td>Essential GIA (sq.m)</td></tr><tr><td rowspan="8">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>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></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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Three storey dwelling	3b5p	102																																							
	4b5p	106																																							
	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														
4.4.1	The following combined floor areas for living / kitchen / dining space should be met:	<table><tr><th>Designed level of occupancy</th><th>Minimum combined floor area of living, dining and kitchen spaces (sq m)</th></tr><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></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		
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].	✓	

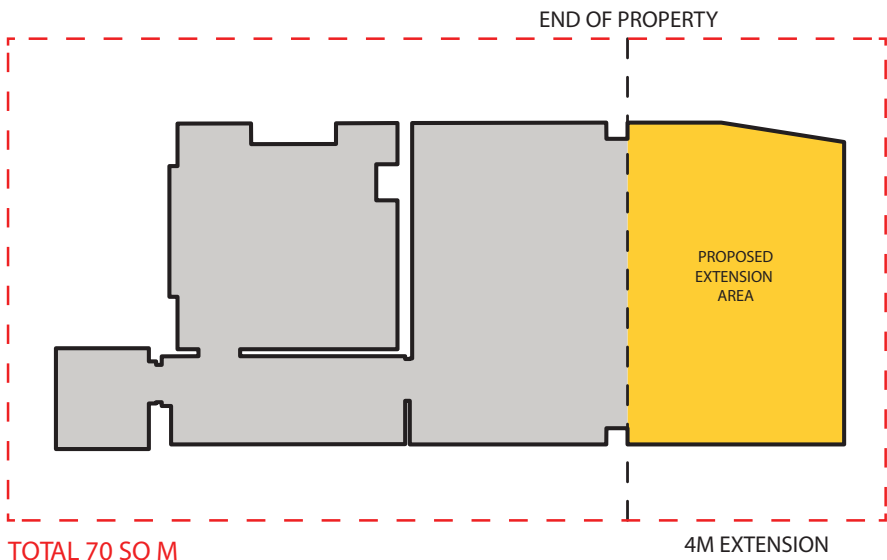
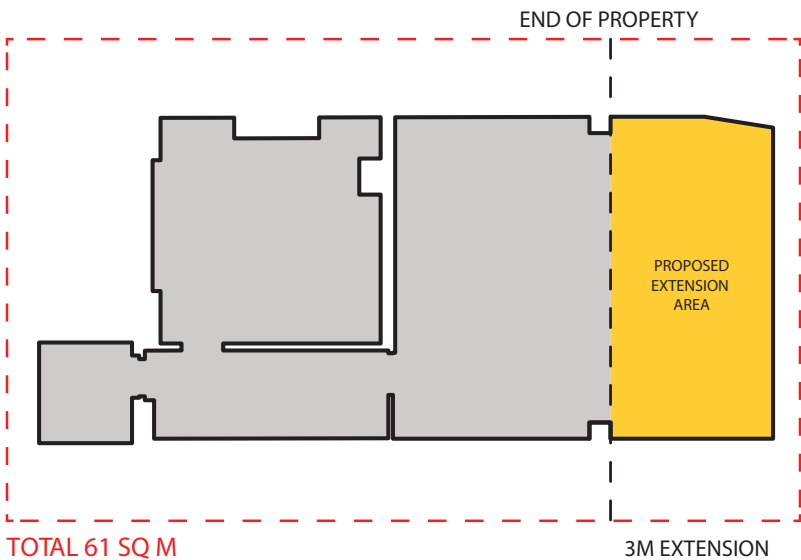
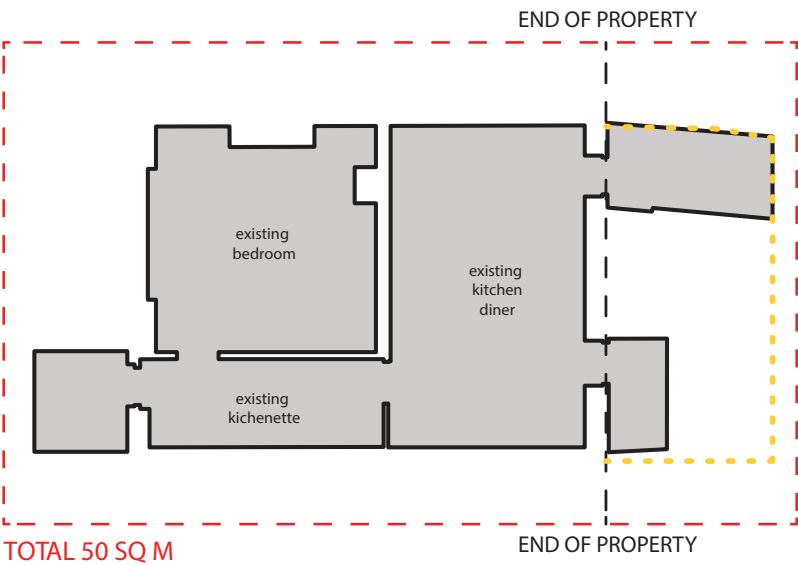
4.0 DESIGN APPROACH + RATIONALE

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



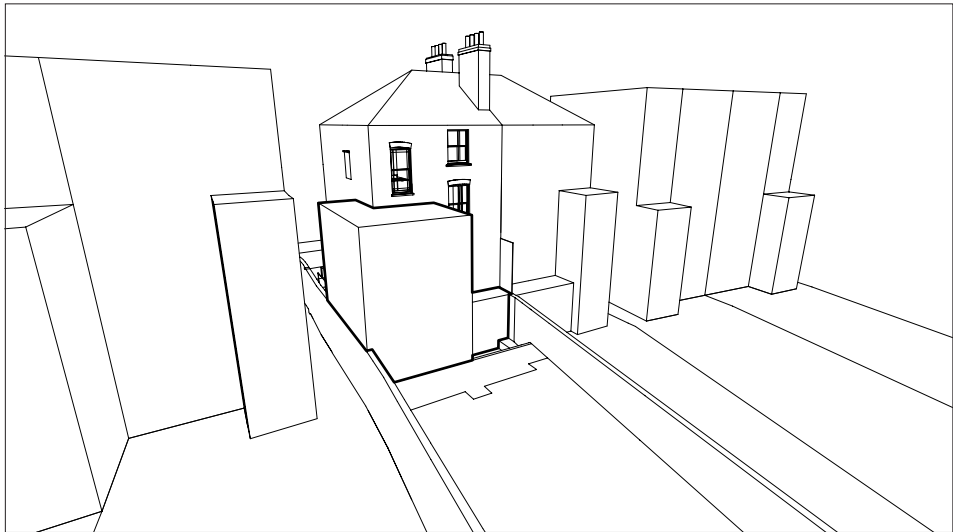
MAPLEDENE ROAD - PLATFORM 5 ARCHITECTS



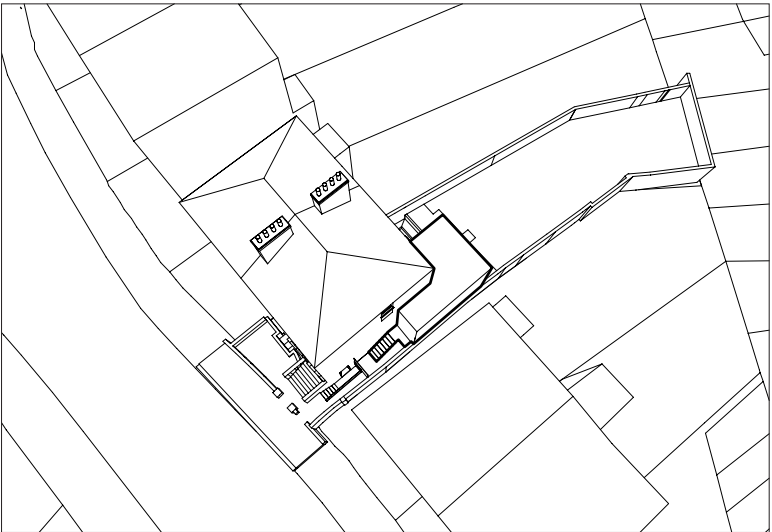
LATERAL HOUSE - PITMAN TOZER



4.0 ITERATIVE DEVELOPMENT SCALE MODELS



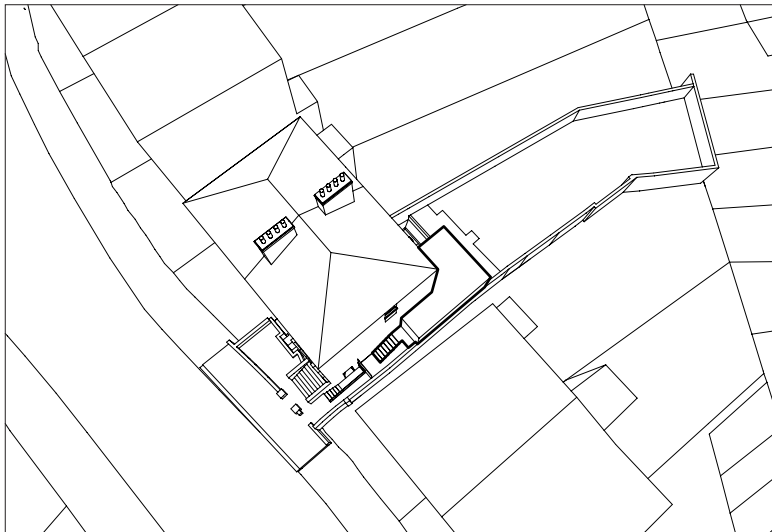
OPTION 01 - 3 STOREY EXTENSION



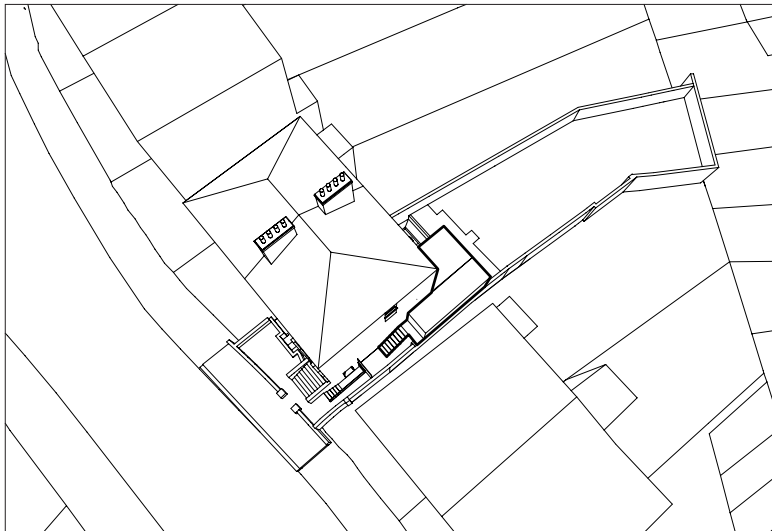
REMODELLING OF STEPS DOWN TO THE LOWER GROUND FLOOR



OPTION 02 - 2 STOREY EXTENSION



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



FRONT GARDEN WALL REBUILT TO MATCH ORIGINAL DESIGN.

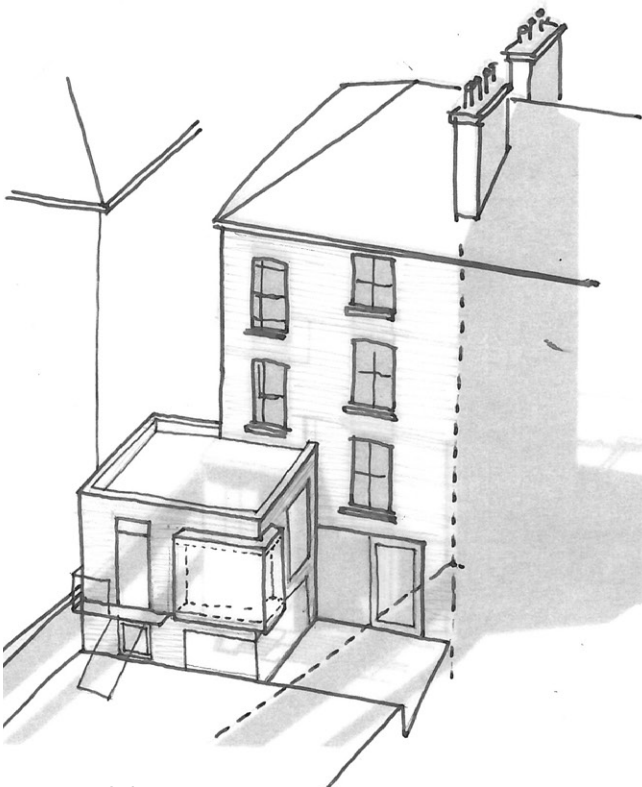
The final scale and massing of the final scheme has been through a series of iterations. The current scheme is the smallest development possible whilst fulfilling the aims of client to continue living in their family home of 50 years and provide accommodation for a live-in nurse or carer.

4.3 DESIGN EVOLUTION

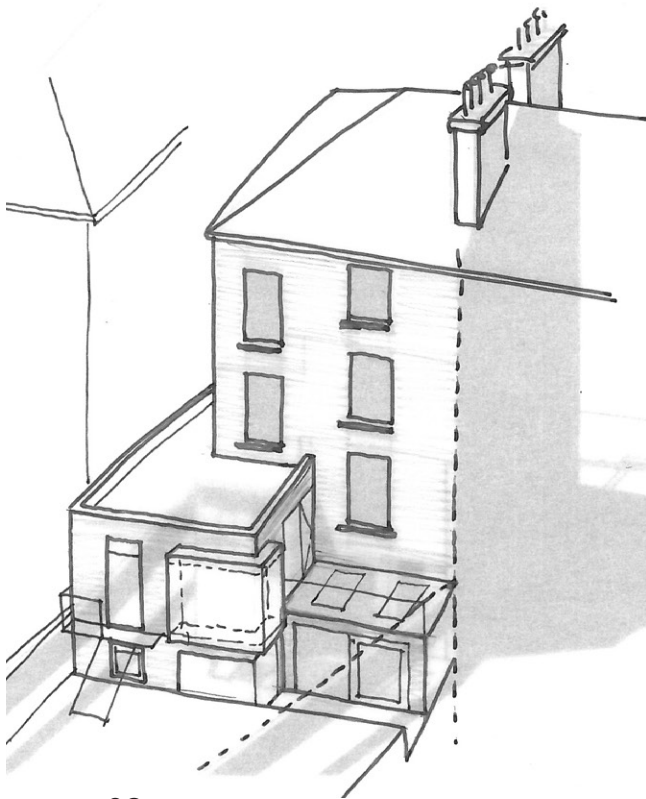
The design proposals have developed through a rigorous process to provide the highest quality residential accommodation and amenity space, while responding to the planning guidelines and site constraints and ensuring the development meets the necessary standards to protect the amenity of both surrounding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



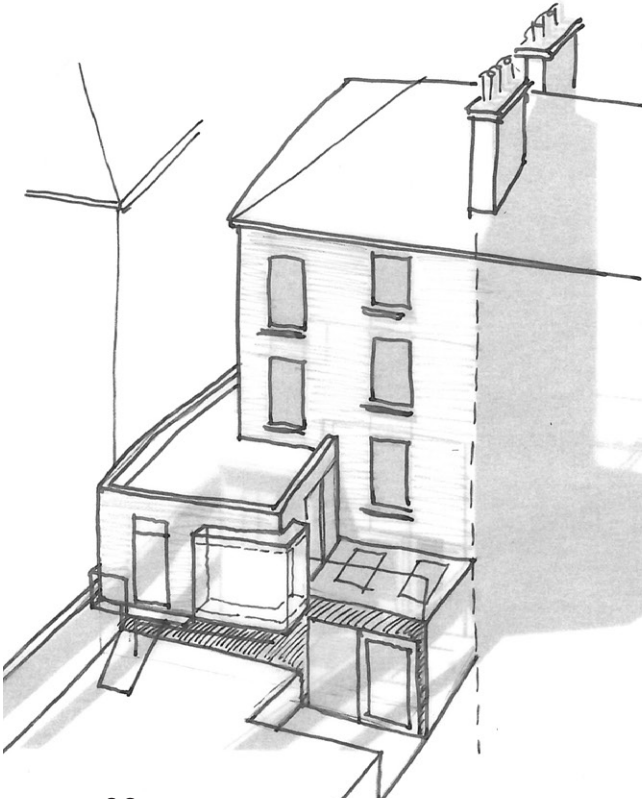
PREFERRED OPTION



OPTION 01



OPTION 02

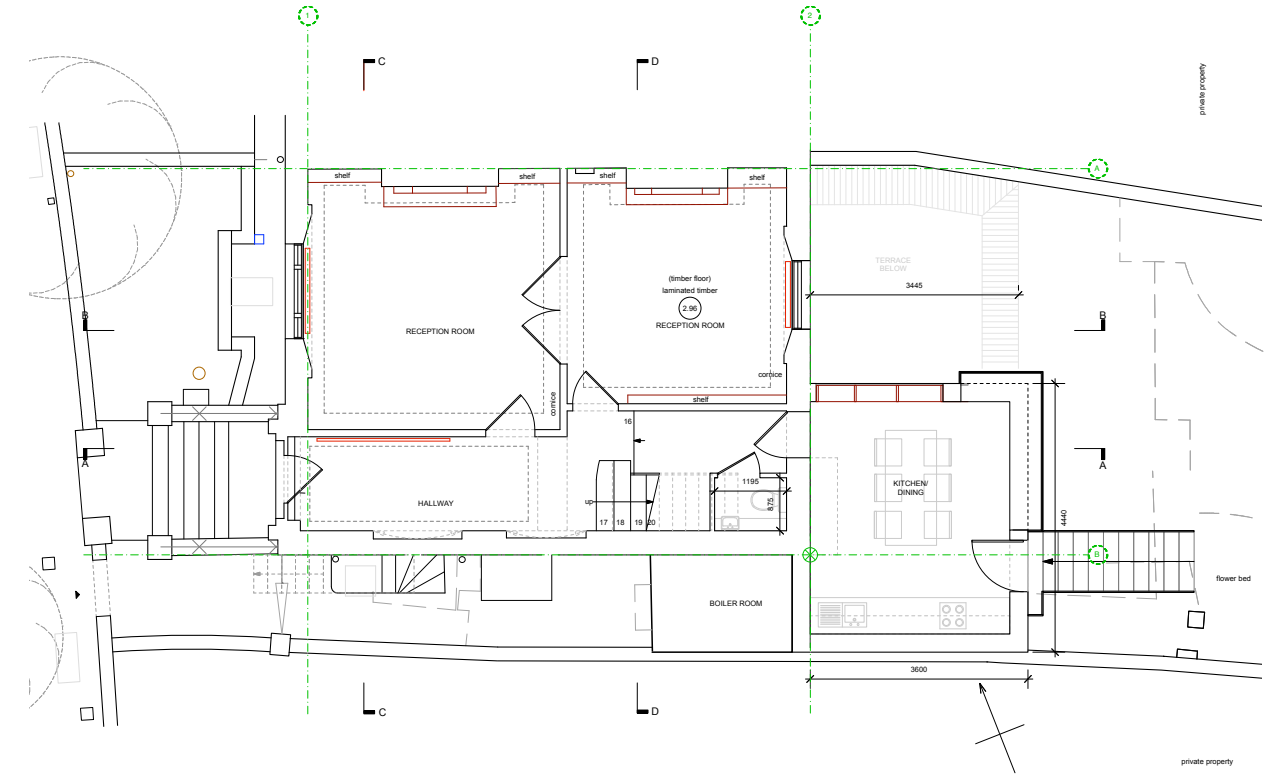


OPTION 03

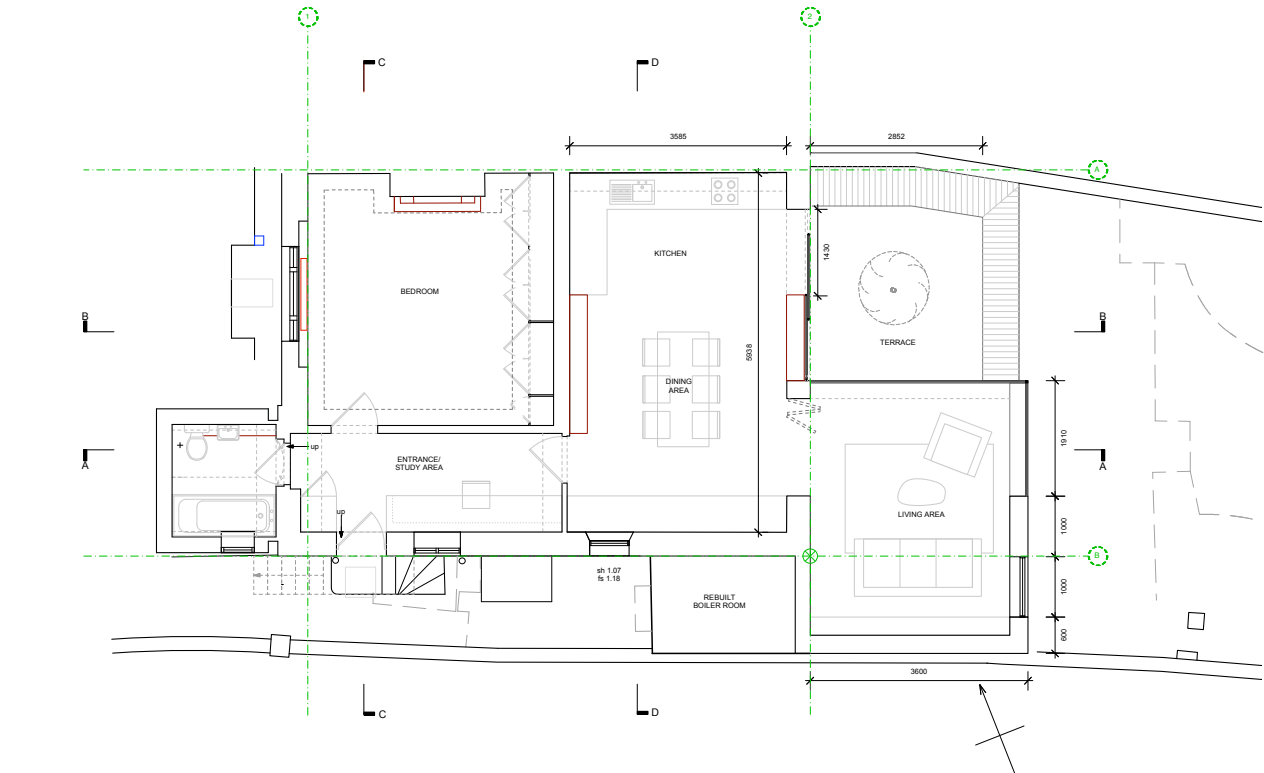
4.31 OPTION 01

04

DESIGN APPROACH + RATIONALE

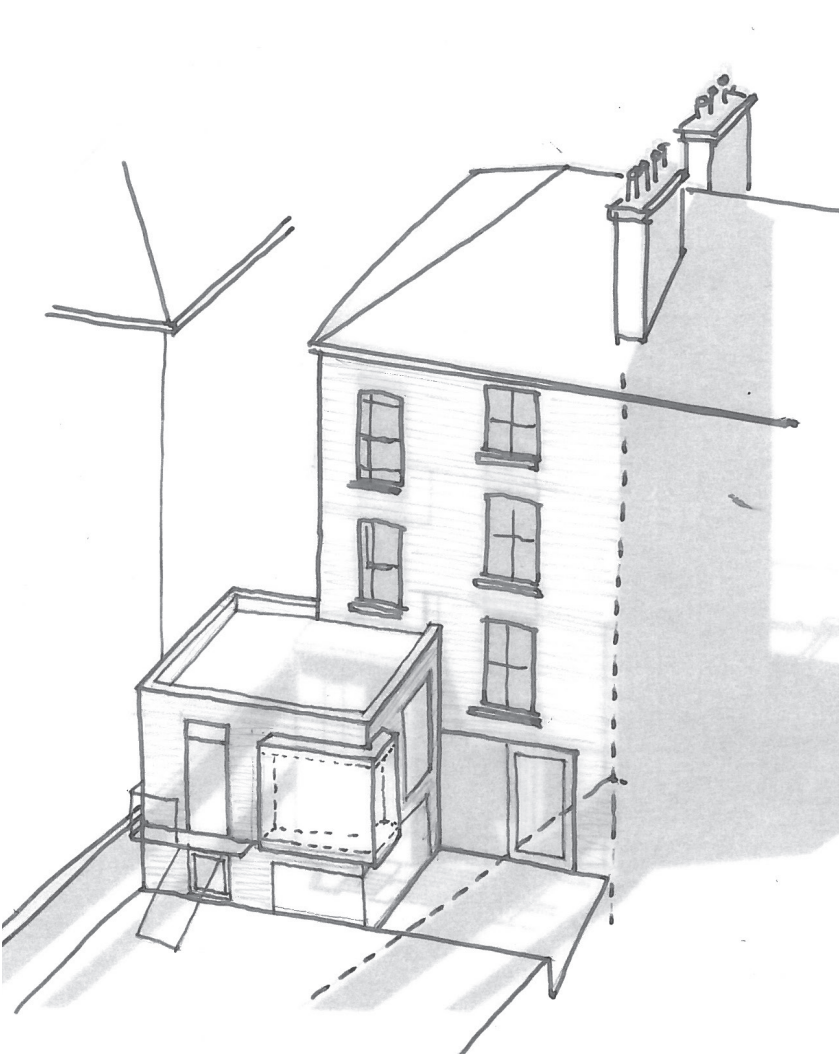


GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

OPTION 02 SPACE STANDARDS	
GIA	63 sq m
BEDROOM 01	15 sq m
LIVING SPACE	36 sq m



SKETCH OF REAR ELEVATION

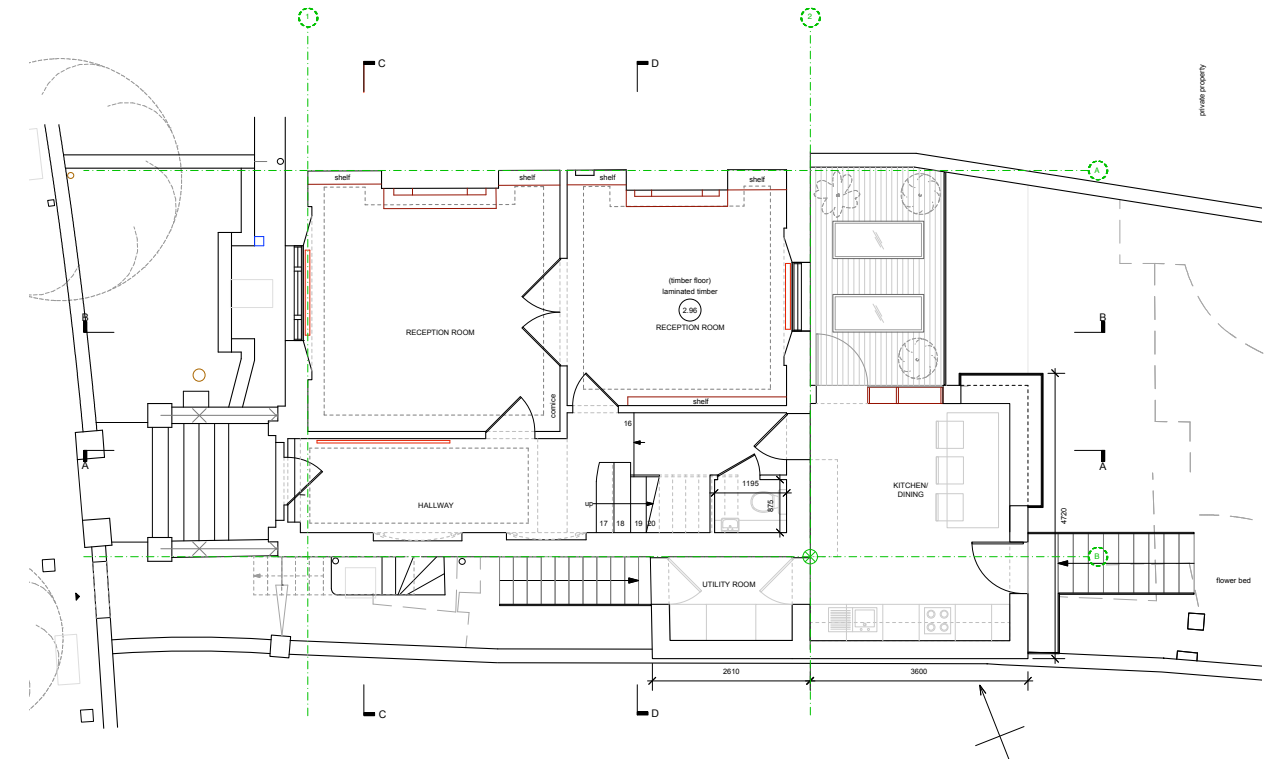
- LOWER GROUND FLOOR KITCHEN TOO SMALL
- INSUFFICIENT LIGHT TO LOWER GROUND FLOOR KITCHEN

4.32 OPTION 02

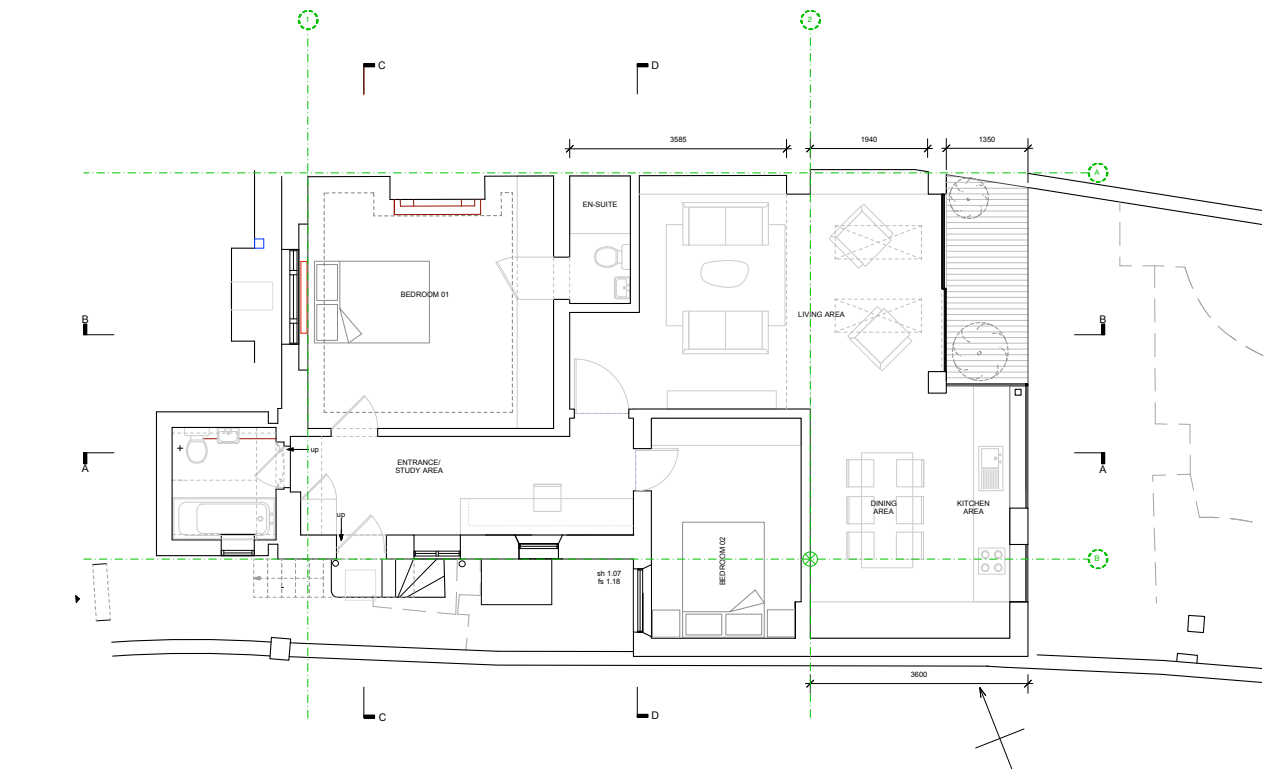
04

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



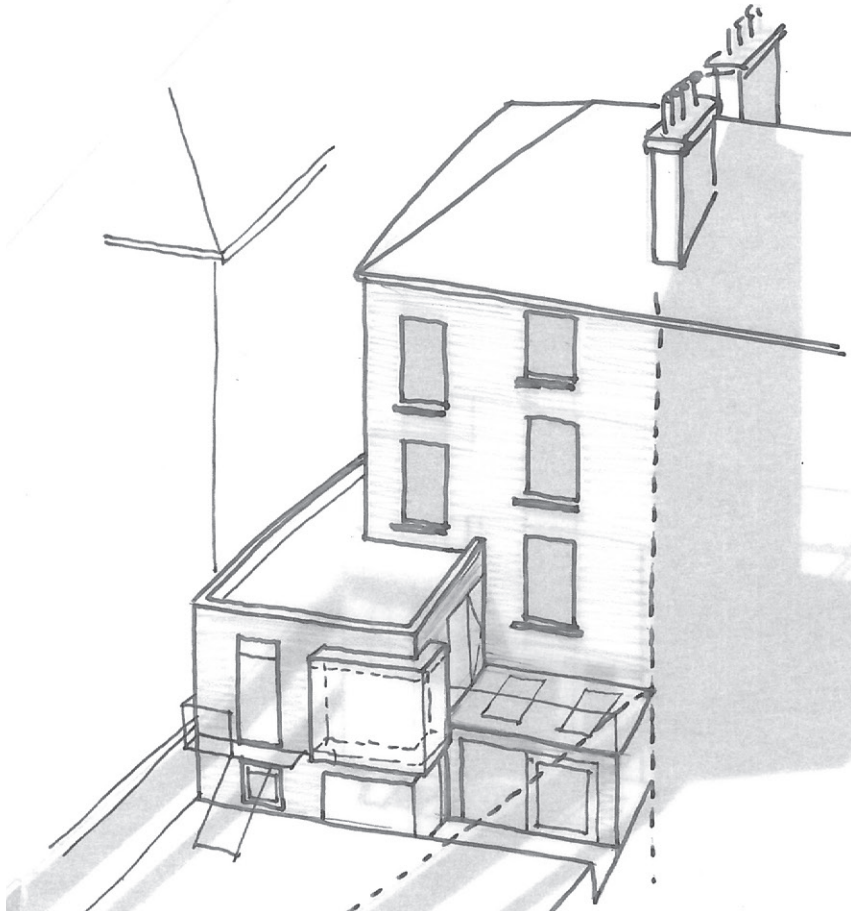
GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



REAR ELEVATION

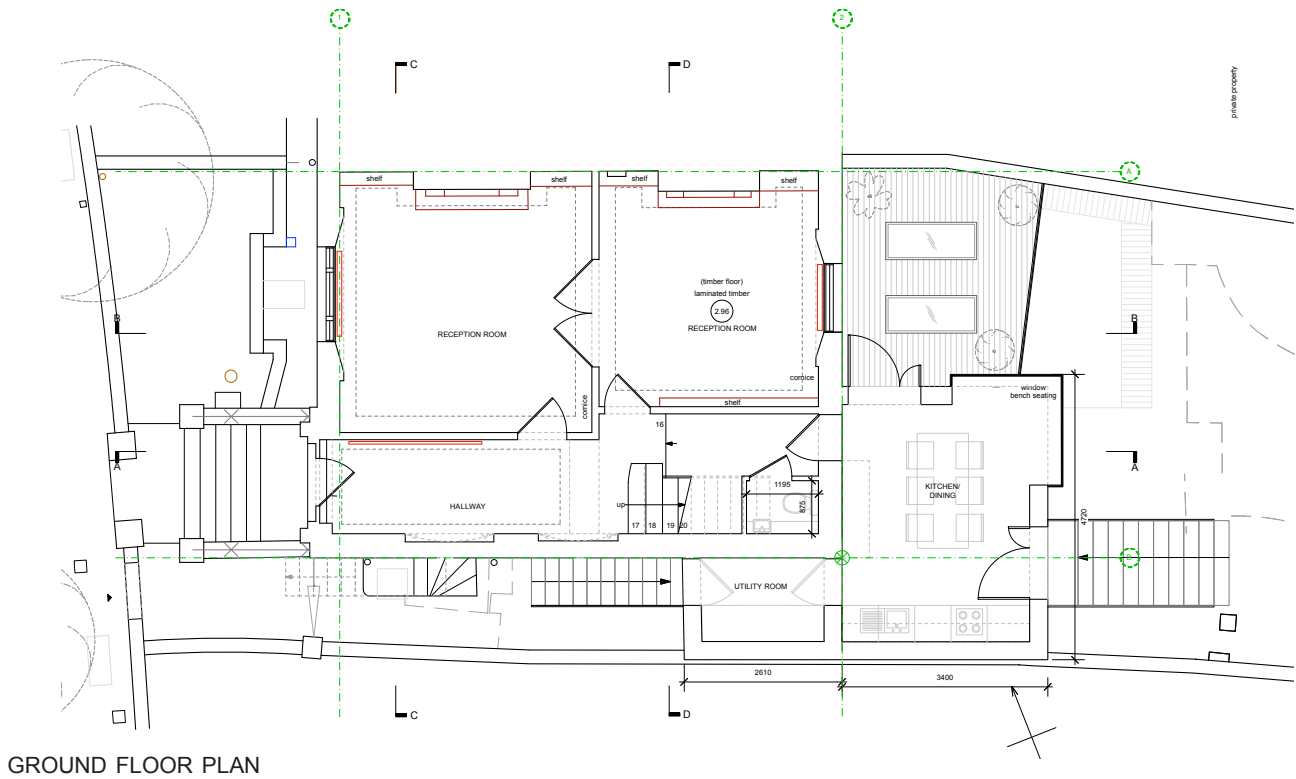


SKETCH OF REAR ELEVATION

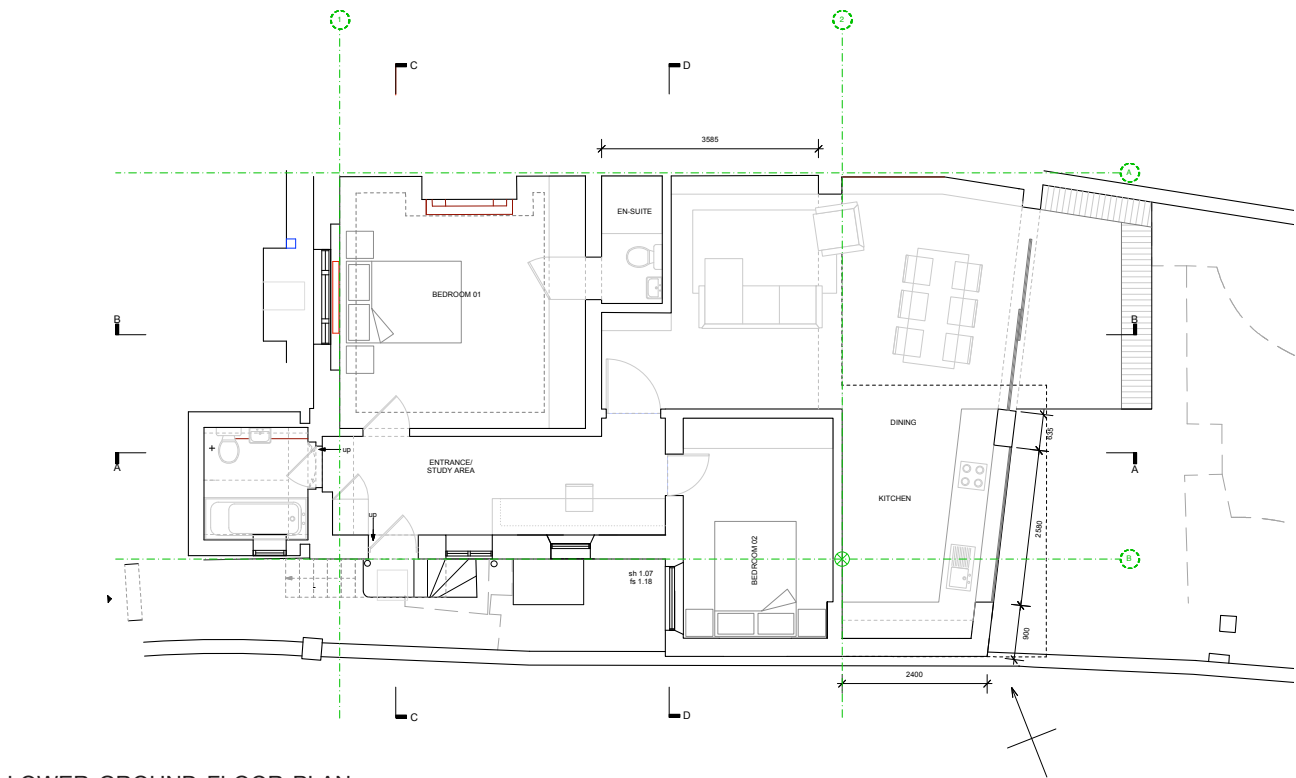
- LOWER GROUND FLOOR EXTENSION TOO LARGE AT REAR

4.33 OPTION 03

04 DESIGN APPROACH + RATIONALE

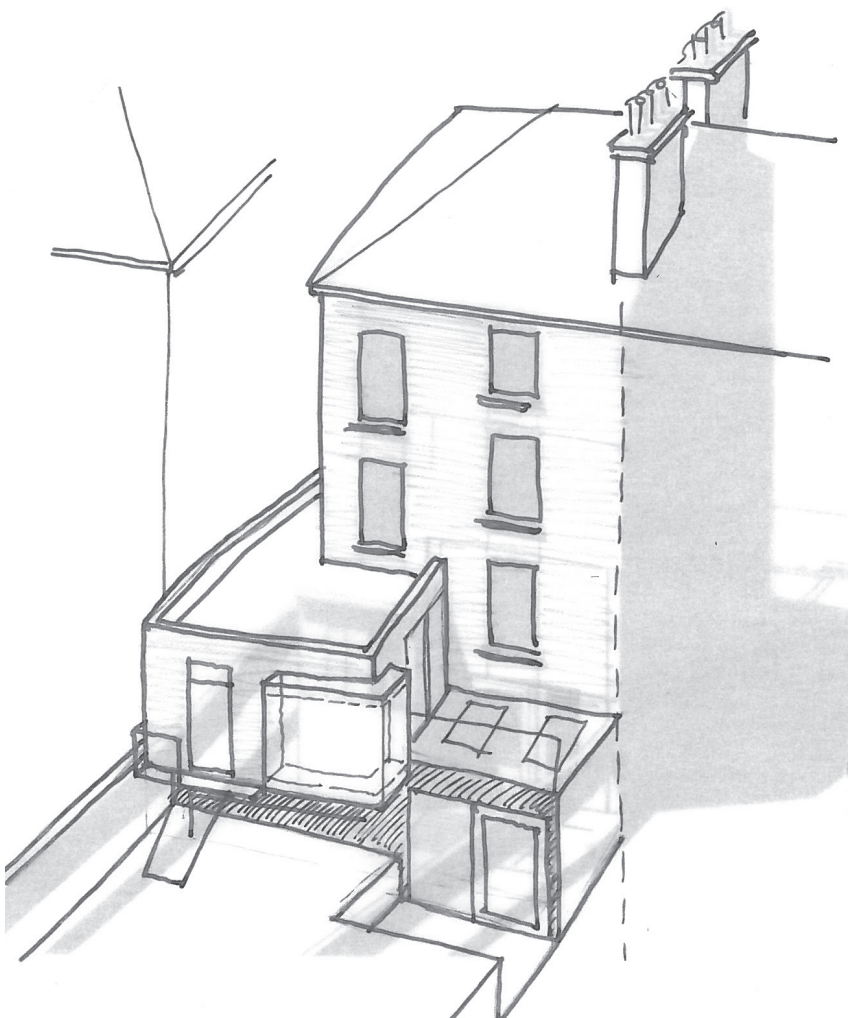


GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

OPTION 04 SPACE STANDARDS	
GIA	73sq m
BEDROOM 01	15 sq m
BEDROOM 02	09 sq m
LIVING SPACE	32 sq m



SKETCH OF REAR ELEVATION



REAR ELEVATION

- 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. 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, 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 passageway 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 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 owners 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.

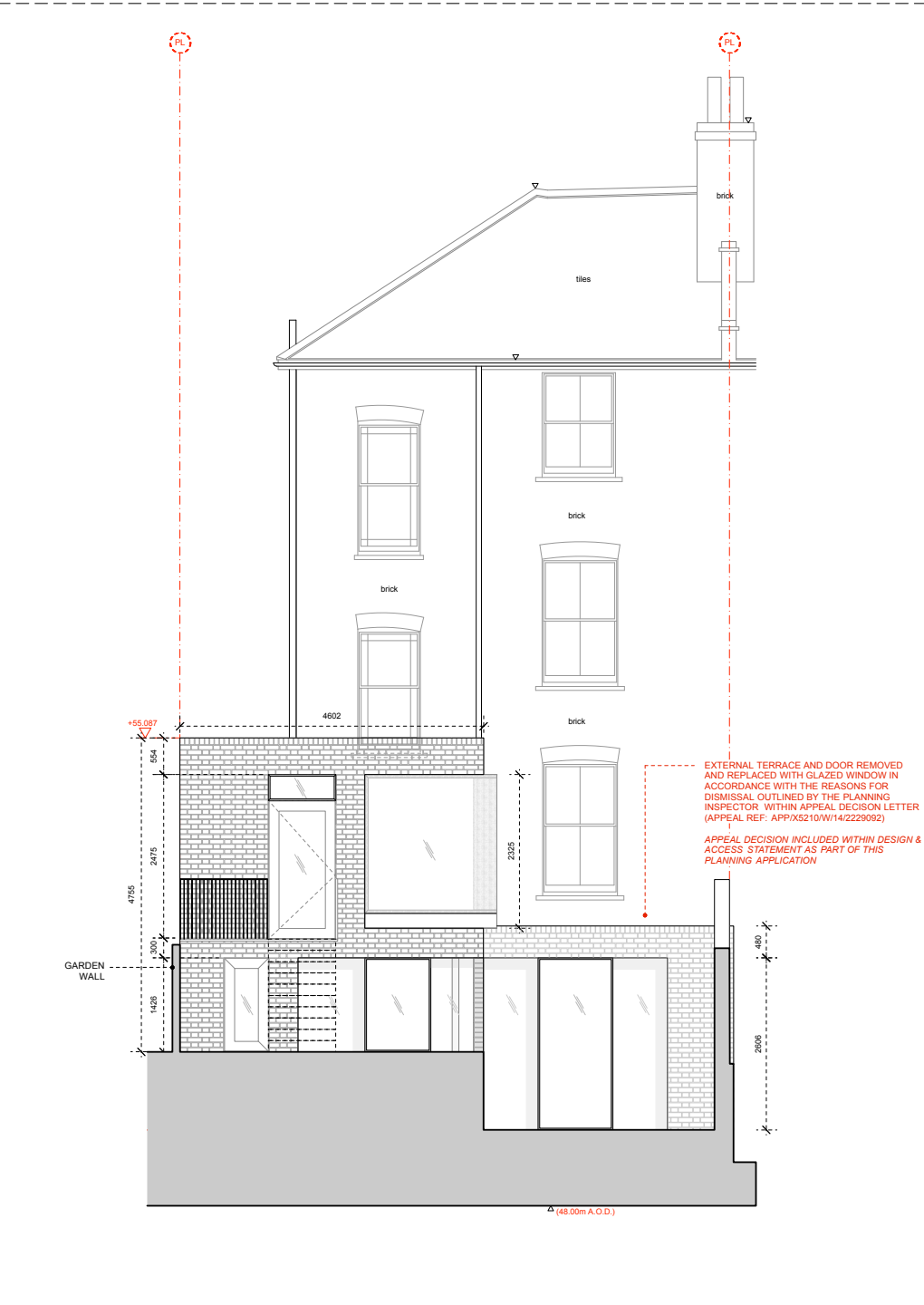
The proposal aims to retain the existing formal living spaces as existing to keep the house familiar for the owner who suffers from dementia. The layout of the lower ground floor flat is dictated by the size of the Upper Ground Floor above, which allows sufficient space for a double bedroom apartment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

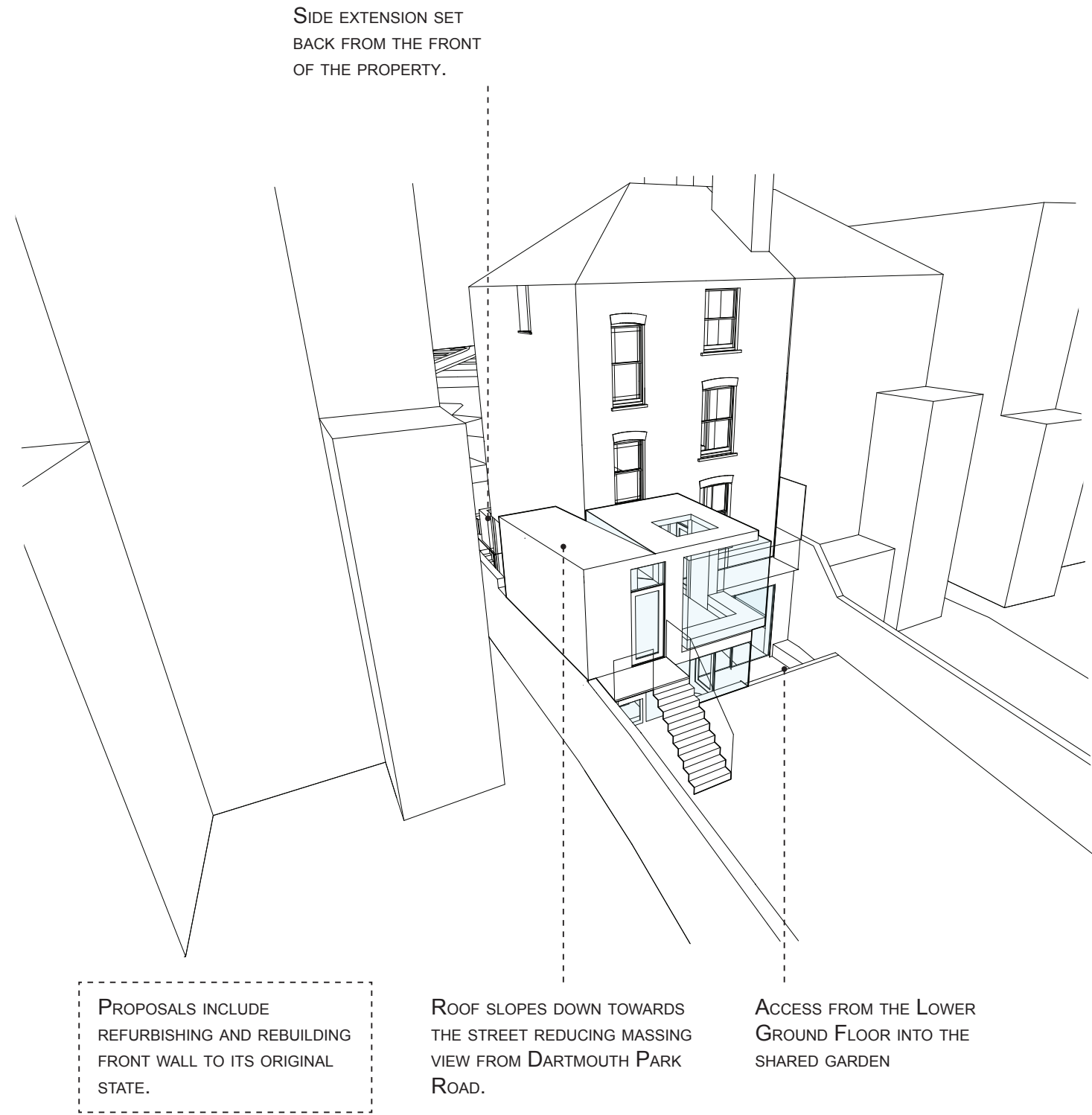
The extension will be of a high quality architecture using London stock brick to match the existing property and the other local properties, with minimal framed glazing including a feature glass corner window seat.



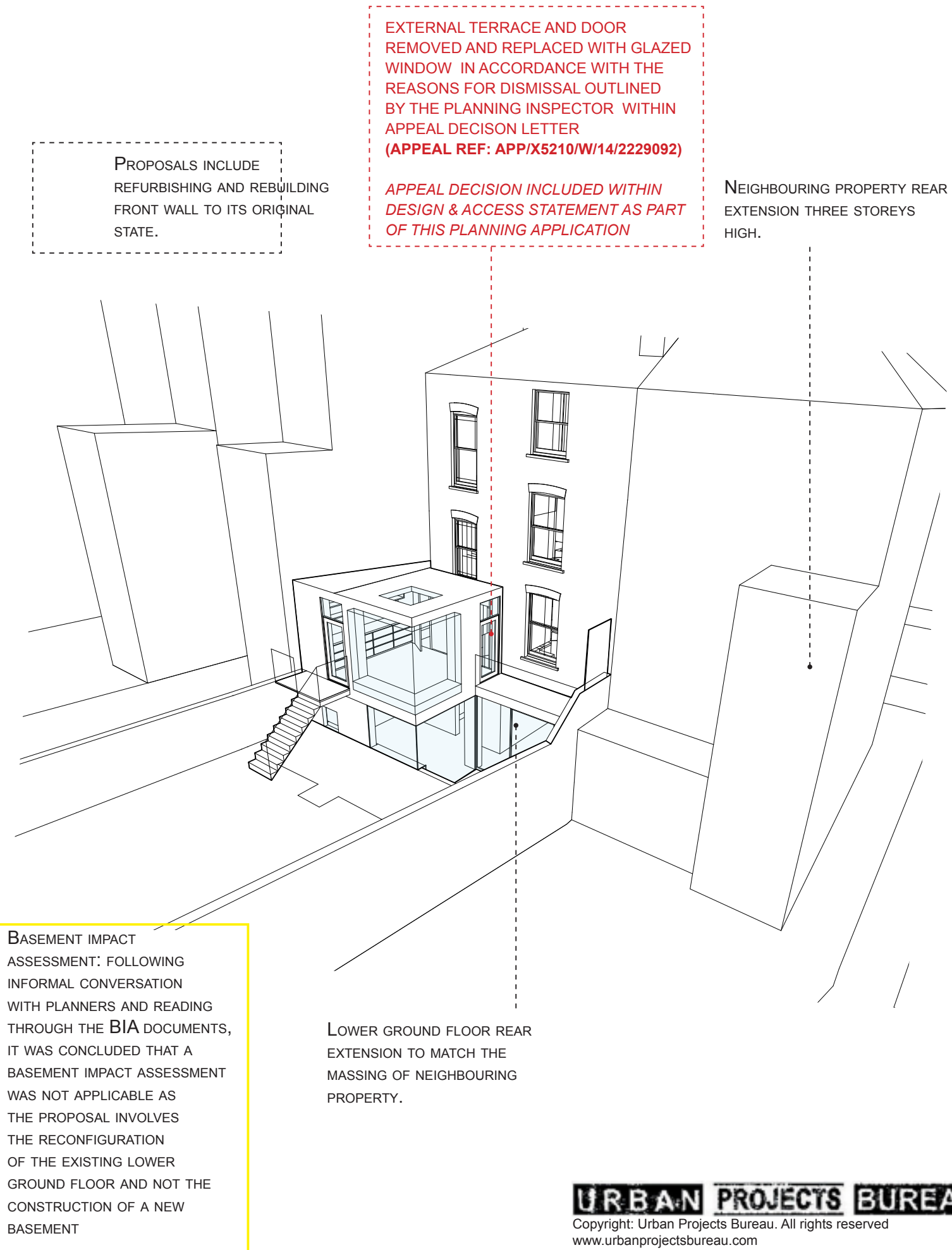
PROPOSED REAR ELEVATION

4.4 PREFERRED OPTION

CRITICAL REVIEW OF DESIGN (POST PRE-PLANNING)



04 DESIGN APPROACH + RATIONALE

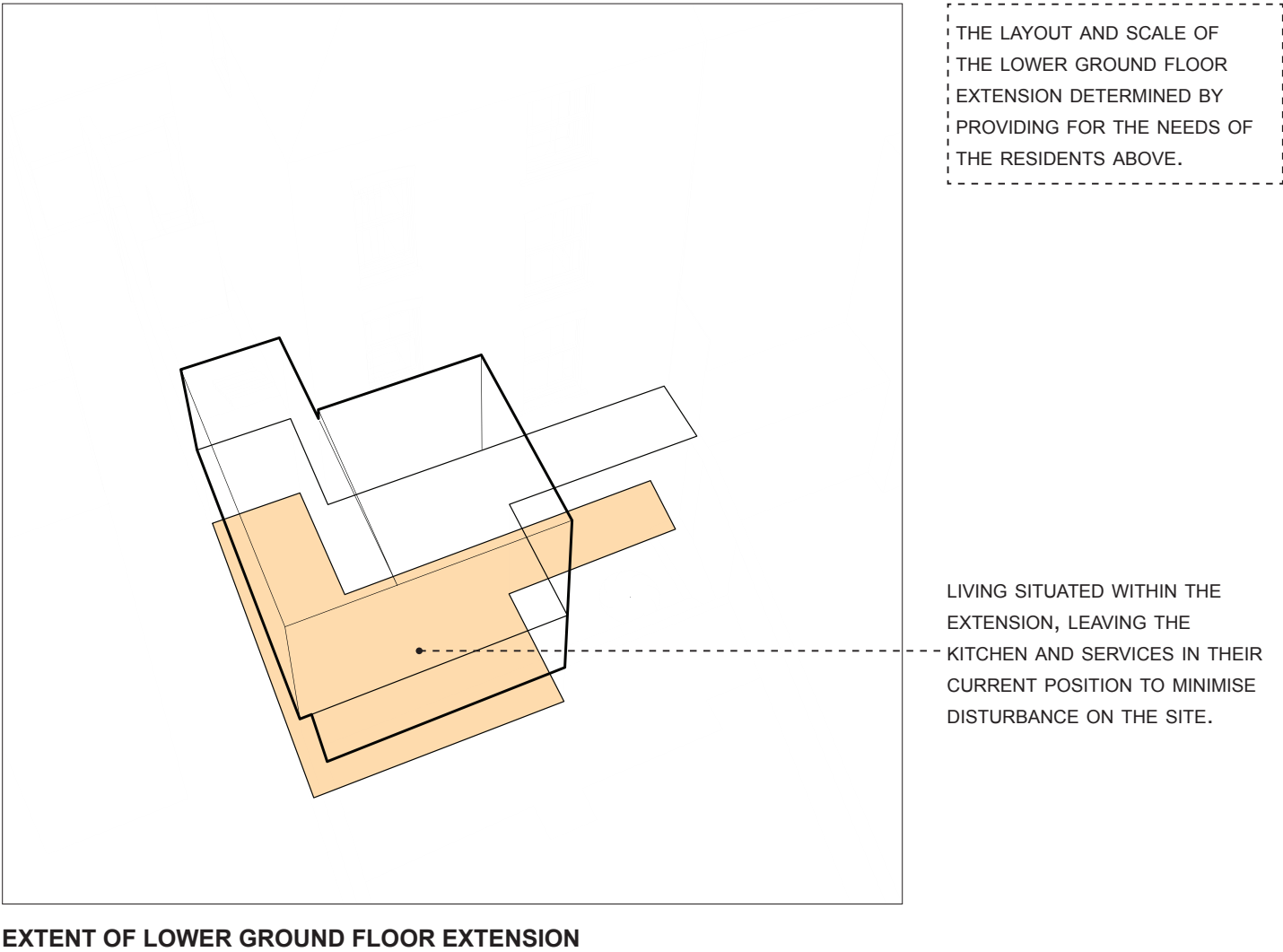
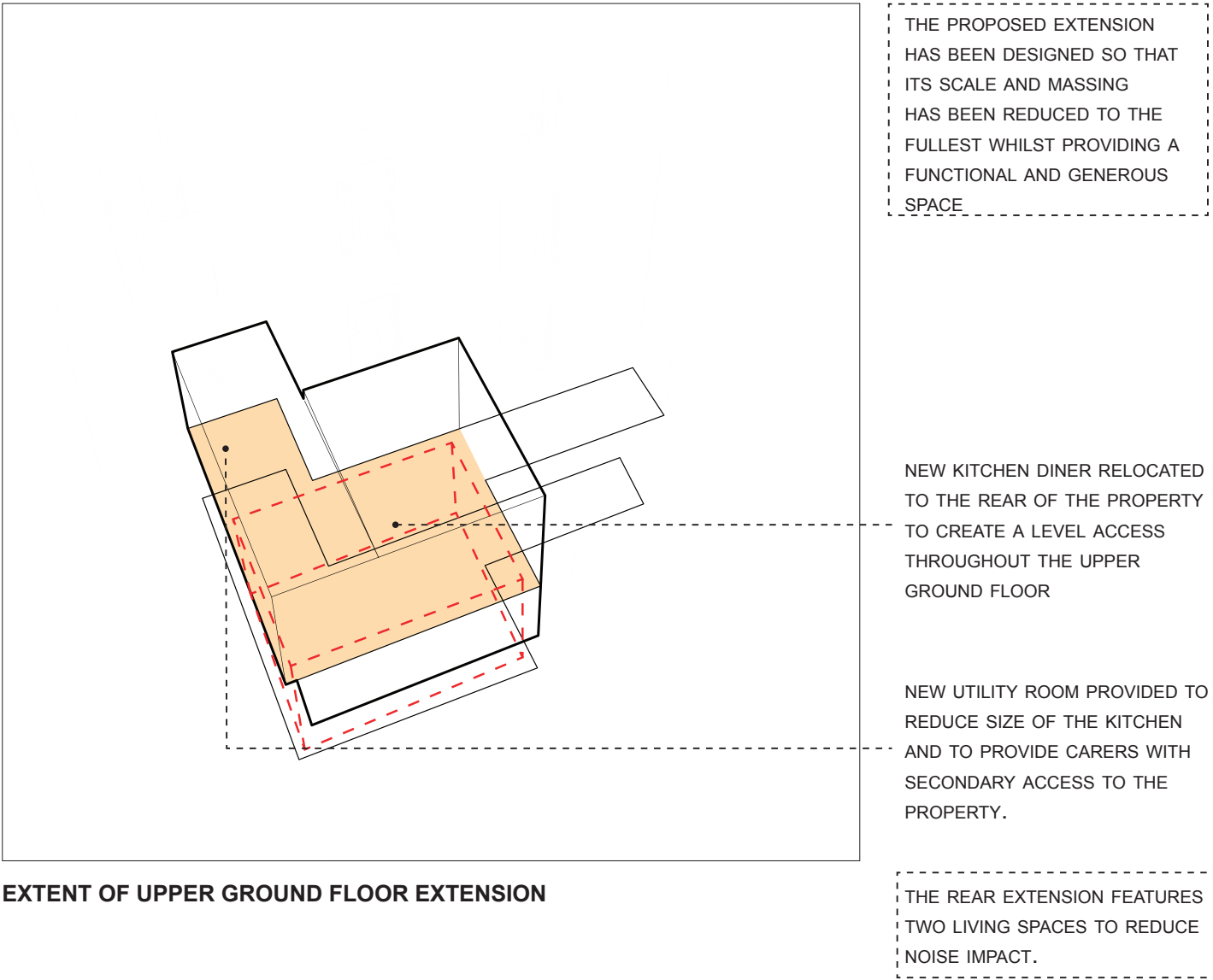


4.4 PREFERRED OPTION

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, 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.

ACCOMMODATION



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 accessibly, 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.

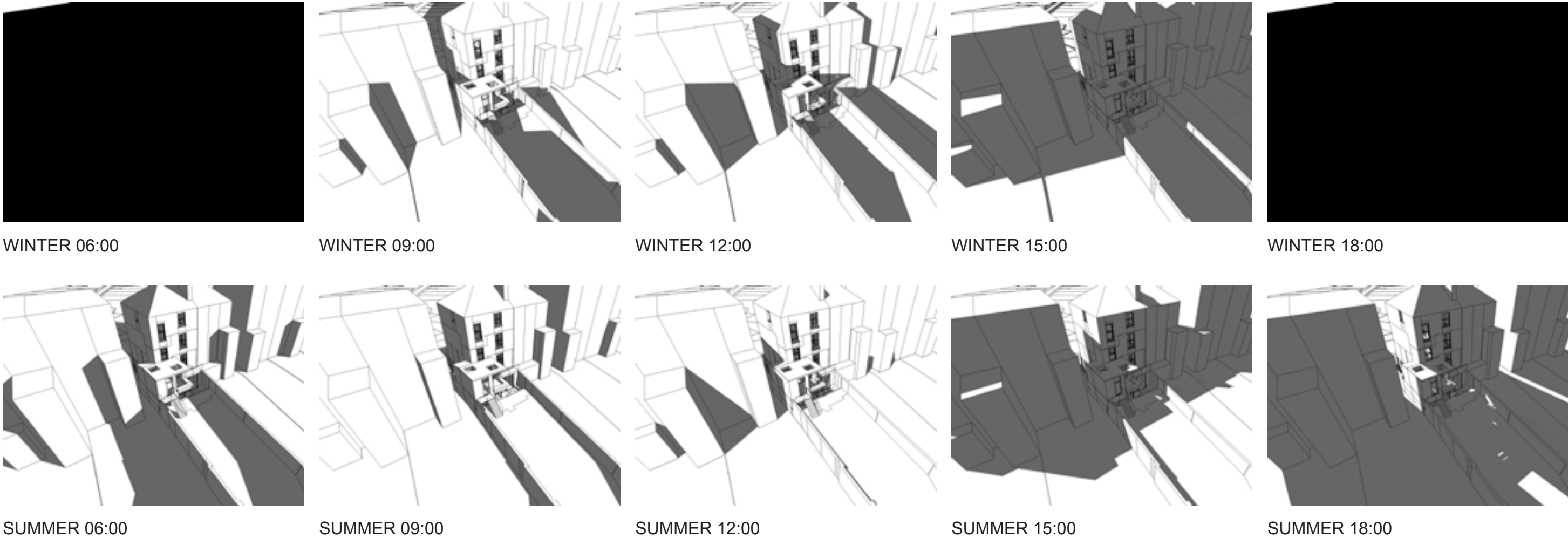
SUMMARY & CONCLUSION

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



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.

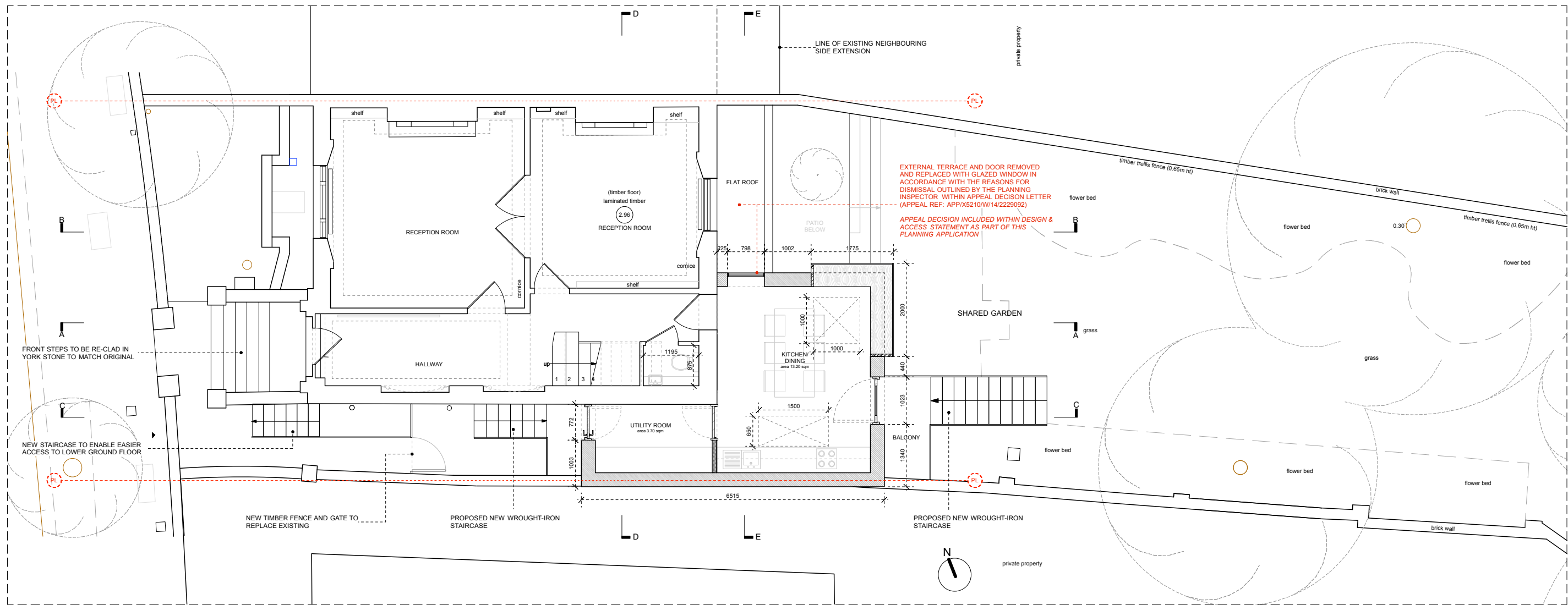
Architectural floor plan of a two-story house with a garden. The plan includes the following rooms and areas:

- Bedroom_01:** 13.19 sqm
- Bathroom:** 3.18 sqm
- Kitchen / Dining Area:** 12.76 sqm
- Bedroom_02 / Study Area:** 10 sqm
- Sitting Area:** 13.2 sqm
- Entrance / Study Area**
- En-suite**
- Cupboard**
- Patio**
- Shared Garden**

Dimensions and room areas are provided. A north arrow is located in the bottom right corner. The plan also shows a new staircase to enable easier access to the lower ground floor and a line of existing neighbouring side extension.

PROPOSED LOWER GROUND FLOOR PLAN

4.6 FINAL PROPOSAL DRAWINGS



PROPOSED UPPER GROUND FLOOR PLAN

5.1 ABORICULTURAL REPORT



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.

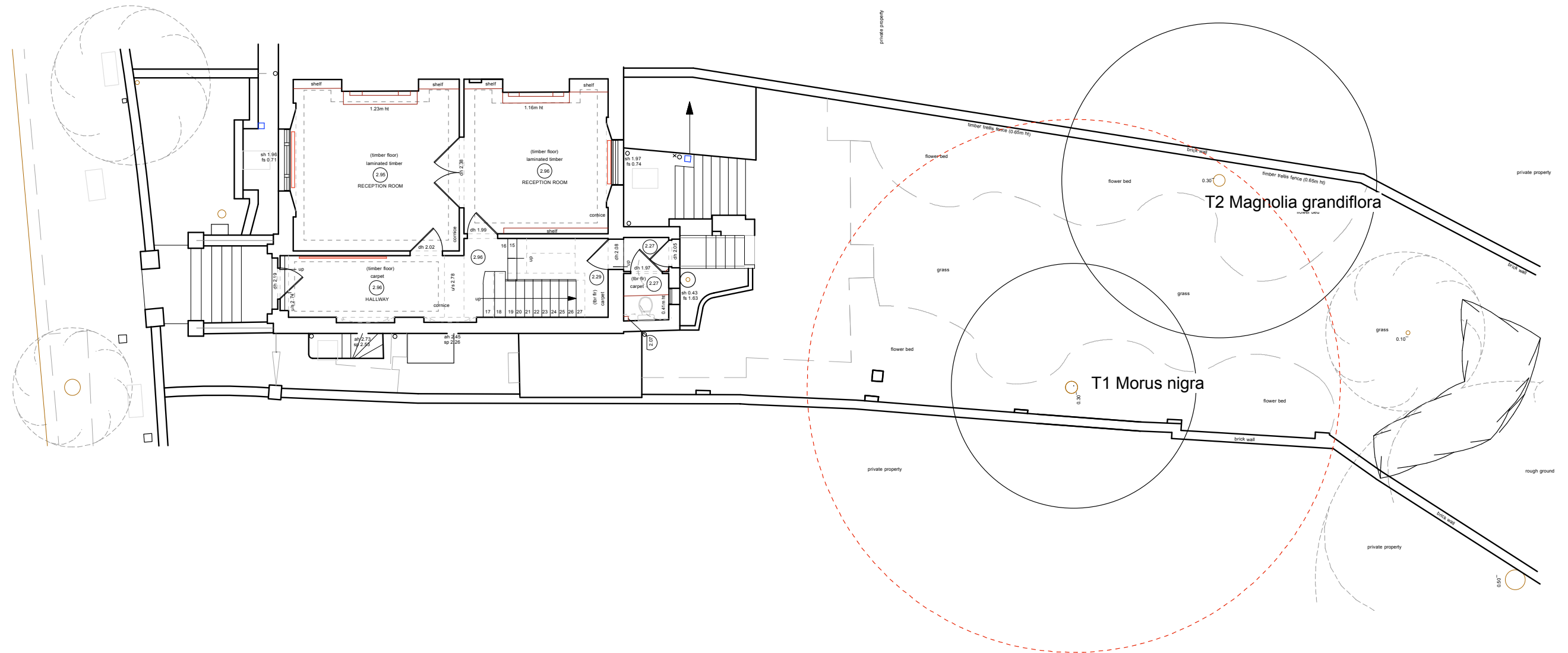
Yours

Harriet Bourne MLI
for BBUK Studio Limited

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

T: 020 7485 4649
E: info@bbukstudio.com

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



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

KEY

Existing tree canopy

Root protection zone

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.

BBUK

BBUK Studio Limited
Unit 10, The Dove Centre
109 Bartholomew Road
London NW5 1QT

t : +44 (0) 207 4854649
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

U R B A N P R O J E C T S B U R E A U

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www.urbanprojectsbureau.com

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 8ND

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

5.3 PLANNING APPEAL DECISION LETTER



Appeal Decision

Site visit made on 25 February 2015

by Ian McHugh DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 31 March 2015

Appeal Ref: APP/X5210/A/14/2229092
9 Dartmouth Park Road, London, NW5 1SU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs Jennifer Moore against the decision of the Council of the London Borough of Camden.
- The application Ref 2014/4129/P, dated 20 June 2014, was refused by notice dated 15 October 2014.
- The development proposed is an extension containing a new kitchen/dining room and utility room at upper ground-floor level and extension to existing flat at lower ground-floor level.

Decision

1. The appeal is dismissed.

Procedural Matter

2. The proposed development, as described on the planning application form and the Council’s decision notice, included the creation of a self-contained flat on the lower ground-floor level. However during my site visit, I observed that there is an existing flat in the lower ground-floor of the appeal property. Following consultation with the main parties, it has been agreed that the description of the development should be amended to refer to an extension of the existing flat. Accordingly, I have considered the appeal proposal on this basis and I have revised the description in my decision.

Main Issues

3. The main issues are:
 - Whether the proposal would preserve or enhance the character and appearance of the Dartmouth Park Conservation Area (CA).
 - The effect of the proposal on the health and condition of an existing Mulberry Tree within the rear garden of the appeal site.
 - Whether a legal agreement is necessary to ensure that the lower ground-floor flat is a car-free development.

Appeal Decision APP/X5210/A/14/2229092

- The effect of the proposal on the living conditions of the occupiers of number 11 Dartmouth Park Road (number 11).

Reasons

Conservation Area

4. The appeal building is a semi-detached four-storey residential property, which is situated in a residential area. The property contains two dwelling units i.e. one dwelling comprising the upper ground, first and second-floor levels, and a one-bedroom flat at lower ground-floor level. The property has an enclosed rear garden.
5. The Council’s adopted Conservation Area Appraisal and Management Statement shows that the appeal property is situated within Character Sub Area 2 – Dartmouth West. The Appraisal states that the arrangement of houses on Dartmouth Park Road results in significant gaps between them. However, I noted at my site visit that there are a number of examples nearby where extensions have been built on the side and rear of properties and such extensions are an established feature of the CA. These extensions vary in terms of their size and design.
6. The appeal proposal is to construct a rear and side extension at lower and upper ground-floor levels on the property. It would provide a new kitchen/dining room and utility room to the existing dwelling on the upper levels, and an additional bedroom, new kitchen and new sitting area for the existing flat on the lower-ground floor. The extension would have a contemporary appearance, with a flat roof and areas of glazing being particular design features. Another feature of the extension would be an open terrace, with a privacy screen at upper ground-floor level adjacent to the neighbouring dwelling, number 11 Dartmouth Park Road (number 11).
7. The Council states that the proposal would be detrimental to the character and appearance of the building by reason of its height, location and size. Of particular concern to the Council is that part of the proposed extension which would be on the side of the property, as it considers that this would result in the loss of the existing gap between buildings. The Council states that the proposal would conflict with Policy CS14 of the adopted London Borough of Camden Core Strategy (CS), and with Policies DP24 and DP25 of the adopted London Borough of Camden Local Development Framework Development Policies (DP). These policies seek (amongst other things) to ensure that new development is of high quality design, and that the Borough’s Conservation Areas are preserved and enhanced. In my opinion, these policies are consistent with the National Planning Policy Framework (the Framework).
8. Although the proposed extension would encroach into the existing gap between the side of the appeal property and the neighbouring dwelling, it would be set well back from the main front wall of the appeal building. As a result, a significant degree of separation at the front would remain and, consequently, a terracing effect would be avoided. Whilst there would be a partial loss of view between the properties from Dartmouth Park Road, this view is already restricted by an existing highway tree and, in my opinion, the view between the properties in terms of the overall character or appearance of the CA is not significant. Furthermore, the extension would appear as a subordinate addition

to the existing building, and I am not persuaded that it would be an unattractive or incongruous addition to the property.

9. Consequently, I conclude that the proposal would preserve the character and appearance of the CA. Accordingly, it would not conflict with the policies of the CS and the DP, or with the principles of the Framework, as referred to above.

Effect on Mulberry Tree

10. The Council states that the proposed extension would encroach within the root protection area (RPA) of an existing Mulberry Tree, which is situated in the rear garden of the appeal property. The tree is the subject of a tree preservation order. The Council states that no information has been submitted by the appellant to demonstrate that the tree would not be adversely affected by the proposal.
11. As my site visit took place during the winter season, it was not possible to fully assess the visual effect of the tree within the CA. However, I have no reason to doubt that it makes a positive contribution to the local environment. The appellant has submitted a statement from a landscape architecture consultancy, which states that no trees within the works area are likely to be affected by the development and, therefore, an arboricultural report is not necessary.
12. I note that whilst the main body of the proposed extension would not encroach within the RPA, part of the proposal also includes a wrought iron staircase which would lead from the garden up to the kitchen/dining area on the upper ground-floor. Part of the staircase would be constructed within the RPA of the tree. However, I am not persuaded that the health and condition of the tree would be adversely affected, due to the small footprint area of the staircase and its relatively light-weight construction. Consequently, the proposal would not conflict with Policy CS15 of the CS, which seeks (amongst other things) to protect trees and green spaces within the Borough.

Car-Free Development

13. The appeal site is located in a sustainable urban location, with good access to public transport. On-street car parking is regulated by the Council and there appears to be a high demand for such space in the vicinity of the site.
14. In such locations, the Council seeks to ensure that new development is car-free. This requirement is normally secured by a planning obligation, which prevents applications for on-street car parking permits. The Council also refers to Policy DP18 of the DP, which aims to address congestion and encourage sustainable modes of travel by seeking car-free development in Controlled Parking Zones that are easily accessible by public transport.
15. I consider that the development plan policy referred to above is in line with the principles of the Framework regarding the promotion of sustainable transport. However, there is an existing flat within the appeal building and therefore an additional dwelling is not being created. Therefore, I am not persuaded that the appeal proposal would result in any additional demand for car parking space in the locality. Consequently, I conclude that the proposal would not conflict with Policy DP18 of the DP.

Living Conditions

16. Representations against the proposal have been received from the occupiers of the adjoining dwelling at number 11. The objections relate mainly to loss of privacy, and to noise and disturbance arising from the use of the proposed terrace area at upper ground-floor level, which would adjoin the shared side boundary of the two properties.
17. I note that the Council did not object to this element of the proposal. I have also taken into account that the rear garden of number 11 can be overlooked from the existing windows in the upper floors of the appeal property; the relatively small size of the terrace; and the proposed privacy screen on the side of the terrace adjacent to number 11.
18. However, in my opinion, the position of the terrace would have the potential to adversely affect the amenity currently enjoyed by the occupiers of number 11. The proposed terrace would be positioned in close proximity to the relatively private outdoor space associated with number 11. Whilst the privacy screen would prevent direct views towards the side of number 11, users of the terrace would still be able to have a clear view into the garden and patio space of number 11. Terraces also tend to be used for outdoor socialising, and noise can be particularly intrusive when such structures are positioned close to and above the level of adjacent gardens, as would be the case with the appeal proposal.
19. Although the appeal property is situated in a densely developed urban area where overlooking and noise from adjoining properties can be expected, I consider that the proposed terrace would be unacceptably harmful for the above reasons. The proposal would therefore fail to accord with paragraph 17 of the Framework, which seeks to secure a good standard of amenity for all existing and future occupants of land and buildings.
20. Concern has also been expressed by the occupiers of number 11 regarding the design of the extension, and the creation of a flat on the lower-ground floor of the building, which they consider could lead to more people using the appeal property garden and the proposed terrace. As the lower ground-floor flat already exists, I give little weight to this objection. With regard to the design of the extension, I have already concluded that it is acceptable. Whilst the extensive use of glazing will afford views into the garden of number 11, in my view this would not be materially different from the current situation at the property.

Other Matters

21. I have taken into account the personal circumstances of the appellant. However, this does not outweigh the harm that I have identified above.

Conclusion

22. For the reasons given above regarding living conditions, it is concluded that the appeal should be dismissed.

Ian McHugh

INSPECTOR

5.4 TELECON RECORD WITH CAMDEN PLANNING AUTHORITY FOLLOWING DISMISSAL OF APPEAL



Record of Telephone Conversation

PROJECT	Dartmouth Park Road
REF	0024
DATE	150409
UPB	JZH
TELCON	Mandeep Chaggar (Camden Planning Department)

Telecon Record

- JZH explained the findings of the Planning Inspector’s report, and explained that the roof terrace was the reason for the appeal being dismissed and not the mulberry tree or the concern about the extension being built beyond the side wall.
- MC explained that UPB can should resubmit the application and revise the application based on the comments from the Planning Inspector.
- MC explained that the LB Camden will reference the Planning Inspector’s report for the re-submission and that there should not be any problems as long as the re-submitted application addresses why the appeal was dismissed.
- MC suggested outlining how the new application responds the Planning Inspector’s report within the Design and Access Statement.
- MC explained that the re-submission may not be charged another fee but that UPB should check with validation officer about the charge.