

Camden Planning and built environment
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Householder Application for Planning Permission for an extension to a Dwelling

Design Statement

Flat 2, 75 Chetwynd Rd. NW5 1DA

Applicants: Mr Pietro FRATTA & Mrs Arianna TUCCI



1.0 Introduction

This document is compiled in order to apply with Camden Planning Authority for an extension to the dwelling located at first and second floor at 75 Chetwynd Rd. NW5 1DA within Dartmouth Park Conservation Area

2.0 Location

The property is part of a group of terrace houses with a continuous similar pattern varied built in 1870-80s.

The building is split in two flats. The first at ground floor with access to the rear garden and the second at first and second floor with access to a terraced roof. The latter is a three bedroom flat with a single bathroom.

The front façade is brickwork which is predominant in the East part of Chetwynd Road. The back elevation is white render.

The roof is predominantly flat with only a small front section which is a pitch roof fitted with a dormer

3.0 Project

The Works comprise to build a new extension for the whole width of the building over the existing terraced roof including a bathroom and a small accessory space.

The extension will occupy half of the existing terrace still allowing access to the external space. It will be fitted with a pitch roof which is considered to be more suitable with the area (from point 7.48 of Dartmouth Park Conservation Area Appraisal and Management Statement Adopted 22 January 2009: "*Nos.64-94 (even) form a continuous terrace with a mix of designs and height. Most of the properties are three storeys with a pitched roof*")

The back extension will have a maximum eaves height of 2.6 meters and the ridge will not exceed 3.6 meters. The extension will open toward the terrace with a three-leaves timber glazed door. The new door will be panelled with glazing bars to match existing windows.

The bathroom will be fitted at high level with a small bottom-hinged window with frosted glass for natural ventilation and light.

The roof will be finished with slate matching existing ones on the small pitch roof on the front.

External walls will be brickwork matching the front facade.

Additional, the asphalt mastic on the terrace is in a bad conservation status, it is planned to add insulation and a new finish mastic to solve leaking problems and improve the building thermal efficiency.

The house has three bedroom and only one bathroom which is deemed to be insufficient, the extension will not increase the dwelling capacity but it will make the property more suitable for the number of people which can be hosted at the present situation.

Furthermore, it is one of the few houses with flat roof and rendered façade. It is believed that adding a pitch roof and brickwork on the back will be beneficial for the area. According to the "Dartmouth Park Conservation Area Appraisal and Management Statement" in this area there is "*a greater variety of buildings. This is particularly true in Chetwynd Road, Spencer Rise and Churchill Road where there are small groups of buildings in the same street, often with only subtle variations of style or height between them. However they are still bound together by the use of the same materials and detailing.*"

It is to be considered that both roof and back façade are visible. According to the "Dartmouth Park Conservation Area Appraisal and Management Statement" "*The impact of the steeply rising street makes the roofscape highly visible.*" and "*The gaps on both sides of the road between buildings give important glimpses of rear gardens*".