

SHER + WHITE ARCHITECTS

Design & Access Statement

41 Dartmouth Park Road

June 2015

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41 Dartmouth Park, London NW5 1SU

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This statement has been prepared in support of the application for householder planning permission for 41 Dartmouth Park, NW5.

The application is for the following:

Rear extension, loft conversion and refurbishment of a single family dwelling house.

The proposal includes:

- the demolition of existing 2 storey rear extension and associated balcony and stair;
- the erection of a part 2-storey / part single storey rear infill extension;
- new rear roof dormer and new rooflights within the existing roof pitch on the front and rear elevations.

1. Context and history:

The property is a terraced single family dwelling with accommodation over 4 floors and with potential for development in the loft space. The property comprises the middle terraced house of a group of three Victorian houses (the others semi-detached), built in traditional style, of yellow stock brick with slate roof tiles. The local area is predominantly residential and the property is within the Dartmouth Park conservation area.

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existing rear elevation showing existing 2-storey extension



existing front elevation

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2. The proposal:

a) Ground and Lower Ground Floors

It is proposed to demolish the existing 2-storey rear extension (containing the existing kitchen on upper ground floor and a bathroom on the lower ground floor), and to replace and extend this structure with a new part single-storey and part 2-storey extension. It is proposed that the single-storey element is added as an infill extension, making better use of this area of patio. The aim is to improve the internal layout of the single family dwelling and to improve the thermal properties of the extension, which currently performs poorly thermally.

A rooflight to the single storey extension allows light deep into the plan. It is proposed to use opaque glass for the fixed window on the side elevation at upper ground level adjacent to the rooflight. This fixed glazing is intended to replace the existing clerestory glazing along this side elevation.

b) Loft Area and Roof

The proposal is to transform the attic storage space into a bedroom area. This will require new rooflights installed in the existing roof pitch and will benefit greatly from the addition of a dormer window, accommodated within the existing roof form. It is proposed that rooflights used will be conservation style to ensure low visual impact on the existing appearance of the roof. With the property being the central house within a terrace of three, the addition of the dormer does not upset the balance of the group of houses. The dormer is set in from the boundary by more than one metre each side and 500mm down from the ridge so as to remain subservient to the main roof and building.

c) Arrangement of Spaces

The purpose of the proposed alterations is to allow the house to be configured to suit modern living and allow a greater balance of bedrooms, promoting greater longevity in terms of use as a family home. Currently the arrangement of spaces at the lower ground floor and ground floor do not suit modern family living. Access to the garden is via the lower ground floor bedroom or from the ground floor kitchen via the terrace

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and an external spiral stair. In addition, the attic storage space is difficult to gain access to. The proposed works seek to address these issues by relocating the kitchen to the lower ground floor offering direct access onto the garden. There is no requirement for a bedroom or bathroom on the lower ground floor but rather a need for more living space for this growing family. A WC and utility area have also been relocated to the lower ground floor. The bedroom from the lower ground floor has been relocated to the attic space.

It is proposed that the main access point to the garden be from the new kitchen/dining space on the lower ground floor and that this access and light into the lower ground floor is enhanced by the removal of the existing projecting balcony and associated spiral stair at upper ground floor level. Rebuilding and maintaining the volume of the existing two storey part-width rear extension creates a double height space further enhancing links between upper and lower ground.

3. Scale & Appearance

The materials used are:

- timber cladding onto brick walls,
- green sedum roof,
- glazed roof,
- steel framed glazed hinged door,
- ppc aluminium framed glazed sliding doors
- lead-clad dormer to attic
- conservation rooflights to front elevation

The appearance of the extension has been designed to remain subservient to the principal building and respect the existing terraced and neighbouring semi-detached houses. Particular care has been taken with regards to scale/massing/materiality of the extension. Materials proposed for the extension include high quality timber cladding in two different directions corresponding to the two intersecting volumes (single storey and 2-storey).

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The depth of the 2-storey extension has been matched to the existing depth of the extension and to that of the neighbouring properties' extension. There are a number of precedent part one/ part two storey extensions in the area, of similar volume and form, the nearest one being no.18 Dartmouth Park Road.

4. Trees & hedges:

There are no trees or hedges affected by the proposal.

5. Access:

The access remains as existing.

6. Parking:

No parking is currently provided on the site and the proposal does not add any spaces.

6. Sustainability:

The proposals will accord with the current Building Regulations, Part L. The proposed refurbished / extended building will perform considerably better than the existing.

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7. Conclusion

The house will be repaired, refurbished and restored to a high standard, creating a modern family home.

The proposals remain subservient to the principal building. They are intended to provide an attractive addition to this house, and will allow the internal layout to better suit the requirements of the family, giving the house greater appeal and longevity.

The proposal has been sensitively designed, and also only visible from the rear of the property, with consequently minimal aesthetic impact to the existing context and neighbouring houses.