

DESIGN AND

ACCESS STATEMENT

21 Dartmouth Park Avenue, NW5 IJL

Borough of Camden

July 2015

Contents

1.0 Introduction

2.0 Design and Access Component

3.0 Conclusions

1.0 Introduction

- 1.1 This statement is written in support of an application for planning permission to extend the existing single storey side extension, to replace an existing polycarbonate roof with a double-glazed roof and to replace an existing polycarbonate wall by raising an area of brickwork boundary wall.

Supporting Documents

- 1.2 This statement should be read in conjunction with the following documents:
- Architectural drawings prepared by Boyarsky Murphy Architects,
drawing nos: 01 to 07
- 1.3 The application property is situated in Camden, London.
- 1.4 The existing building is a single family residential unit.

Planning History

- 1.5 PEX0201093 - 18-12-2002
Application for Certificate of Lawfulness for Proposed Development for the erection of a single storey rear extension together with the replacement of an existing single storey side extension with an enlarged extension and the erection of a timber deck.

2008/5590 - 17-01-2209

Erection of side dormer window to roof of single family dwelling house (Class C3).

2.0 **Design and Access Component**

2.1 Planning permission is sought for:

- extending the existing single storey side extension, replacing the existing polycarbonate roof with a double-glazed roof and raising an area of brickwork boundary wall.

Scale and Appearance

2.2 The proposal seeks to increase the residential floorspace of this single family dwelling by 1.59m² and 3.9m³ at lower ground level by extending the existing single storey side extension.

The proposed extension to the existing side extension will form a new external entrance to the lower ground floor.

It will be similar in scale, materials and design to the existing configuration.

The existing polycarbonate roof to the side extension will be replaced with a double glazed roof supported with integral powder coated aluminium mullions.

The existing side brick boundary wall with no 19 Dartmouth Park Avenue will be demolished and rebuilt on new foundations with brickwork to match existing, The wall will be extended vertically by 600mm replacing the existing polycarbonate wall.

Layout

2.3 The extension will extend the private areas of the home to provide a new entrance to the lower ground floor.

Access

2.4 No change is proposed to the main access into the existing building.

Impact on the Existing Building and Character and Appearance of the Conservation Area

2.5 The new extension will have no increased impact or loss of amenity on the surrounding buildings.

The replacement of the polycarbonate roof and area of wall with a new double glazed rooflight and brickwork to match existing will enhance the Dartmouth Park Conservation Area.

Impact of the Development upon Existing Residential Amenity

2.6 There will be no impact on existing residential amenity.

Consultation with Neighbours

2.7 The neighbours at no 19 Dartmouth Park Avenue have been sent a copy of the drawings for comment. They did not raise any serious concerns and their comments have been incorporated where reasonably possible.

3.0 **Conclusions**

- 3.1 The proposals comply with all relevant development plan policies and supplementary planning guidance. They take into account consultation with neighbours.
- 3.2 We consider that the proposals will not harm the character and appearance of the house and that the proposals will enhance the existing property for the following reasons:
- removal of existing polycarbonate wall and replacement with brickwork to match existing;
 - removal of existing polycarbonate roof and replacement with a double glazed roof.

Accordingly we trust the Borough of Camden will determine that the application for planning permission can be approved.