17 CROFTDOWN ROAD, DARTMOUTH PARK, LONDON, NW5 1EL

PLANNING STATEMENT

August 2015

Existing Photographs

Proposals

Ground Floor Rear

Existing 8m2 single storey lean-to extension demolished and replaced with an 11.5m2 single storey extension with flat roof, built using reclaimed red bricks, brick arches and pointing to match existing. The existing non-original fenestration to the lean-to replaced with new to improve thermal performance, visual aesthetic, quality of space and connection with garden.

First Floor Rear

Roof terrace to new flat roof extension with low-level parapet, coping stones to match existing cills and 1100mm high frameless glazed balustrade. Existing single glazed timber sash window replaced with double glazed timber door to access terrace, with glazing bars to match existing.

Third Floor Rear

Existing third floor roof terrace to be upgraded to improve drainage, waterproofing, thermal performance and structural stability. Existing open boarded fence balustrade replaced with low-level parapet, coping stones to match existing cills and 1100mm high frameless glazed balustrade fixed to comply with Building Regulations Part K - Protection from Falling. Existing access to roof terrace improved with replacement roof hatch.

Elevations Generally

Original single glazed timber sash windows replaced with double glazed timber sash windows, details to match existing.

Main Roof

Existing single glazed rooflight to side elevation replaced with double glazed conservation grade rooflight and general roof repairs to main roof with materials to match existing.

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DESIGN AND ACCESS STATEMENT

August 2015

1.0 Site features, history and access

1.1 No. 17 Croftdown Road is part of a terrace consisting of Nos. 15-49 (odd) on the north side of Croftdown Road built 1899-1900 and influenced by the Queen Anne Revival Style. The continuous terrace is formed of three storey houses, including canted ground floor bays and gabled attics.

1.2 The ground floor of the house has two reception rooms, and a kitchen/dining room to the rear, and 6 bedrooms located on the first and second floors. There is also an existing basement to the rear of the main house, accessible via a staircase underneath the main stair, plus a cellar to the front.

1.3 The property is not listed but lies within the Dartmouth Park Conservation Area Sub Area 8 St. Albans Road, as referred to in the *'Dartmouth Park Conservation Area Appraisal and Management Statement'*. The continuous terrace of houses is identified as making a positive contribution to the character and appearance of the Conservation Area.

1.4 The property has a front and rear garden. The rear garden is north-west facing and backs onto an historic orchard. The house is built of red brick with various brick details and white painted timber sash windows.

1.6 Few alterations have been made to the property since its construction, although a roof terrace was added approximately 25 years ago over the rear wing of the house, and the rear ground floor single storey lean-to was incorporated into the kitchen/dining area, including associated alterations to the fenestration.

1.7 The main front entrance is through double doors to the side of the house into a spacious entrance hall. An additional subservient door links the side entrance directly to the basement staircase. There are also two doors to the rear garden, one from the lower hall and a second from the kitchen/dining lean-to.

2.0 Proposals

2.1 Ground Floor Rear

It is proposed that the existing 8m2 single storey lean-to be demolished and be replaced with an 11.5m2 single storey extension with flat roof, built using reclaimed red bricks, brick arches and pointing to match the existing. The existing non-original fenestration to this lean-to would be replaced to improve thermal performance, visual aesthetic, quality of space and connection with garden.

2.2 First Floor Rear

Small terrace to the new flat roof extension, similar to neighbouring properties, with low-level parapet, coping stones to match existing cills and 1100mm high frameless glazed balustrade. An existing single glazed timber sash window to be replaced with double glazed timber door, with glazing bars to match existing, to provide access to the terrace,

2.3 Third Floor Rear

Existing third floor roof terrace upgraded to improve drainage, waterproofing, thermal performance. The existing open boarded timber balustrade to be replaced with low level parapet, coping stones to match existing cills and 1100mm high frameless glazed balustrade sufficiently fixed to comply with Building Regulations Part K- Protection from Falling. Access to roof terrace to be improved with a replacement roof hatch.

2.4 Elevations Generally

Original single glazed timber sash windows replaced with double glazed timber sash windows, with details to match existing.

2.5 Main Roof

Original single glazed rooflight to side elevation replaced with double glazed conservation grade rooflight and general roof repairs to main roof with materials to match the existing.

Existing ground floor lean-to and third floor terrace

3.0 Use

3.1 Existing use as a residential dwelling retained.

4.0 Layout, scale, landscaping and appearance

4.1 **Ground Floor Rear**

The existing kitchen in the kitchen/dining area is very small in relation to the size of the property. The proposals include the extension of the existing lean-to by 1085mm to allow for a more reasonably sized family kitchen that will better suit the size of the house and modern living arrangements.

The replacement lean-to will be built with appropriate materials including reclaimed red bricks, pointing, lead flashing and brick arches to match the existing property. The extension will be sufficiently thermally insulated to comply with Part L - Conservation of Fuel and Power. The existing external steps to the kitchen/dining area will be replaced with wider, safer steps.

The non-original existing single glazed metal framed window, circular window and glazed timber door which have a negative impact on the special character of the building will be replaced with full height double glazed timber doors with glazing bars influenced by the original windows. This

new fenestration will increase daylight into the room and improve the enjoyment of the space by both visually and physically connecting the kitchen/dining room with the garden.

Internal view of existing ground floor kitchen/dining room at rear

4.2 **First Floor Rear**

The replacement lean-to will have a flat roof with a roof terrace similar to the adjacent property, No. 19 Croftdown Road. The terrace will have a small parapet to the perimeter with coping stones to match the existing cills, and a frameless 1100mm high laminated toughened glass balustrade. The top of the parapet will be 200mm lower than the highest point of the existing sloping party wall parapet shared with the neighbour. A lead lined chute through the brick parapet will allow rainwater to drain to a new hopper and RWP.

One of the existing single glazed timber sash windows at first floor will be replaced with a double glazed timber door for access to the terrace. The glazing bars and door design will be in keeping with the original window.

4.3 **Third Floor Rear**

The unsafe existing timber deck and open boarded timber balustrade will be removed.

The existing poor quality gutter and asphalt roof visible from ground level will be replaced with a low-level parapet built in matching brickwork to a maximum height of 200mm above the existing roof line. The coping stones will match existing cills, and a lead lined chute through the parapet will allow rainwater to drain to a new hopper and replaced RWP.

A frameless 1100mm high laminated toughened glass balustrade will be fixed to the rear of the parapet to comply with Building Regulations Part K - Protection from Falling. The existing open boarded fence has a negative impact on the special character of the Conservation Area and its replacement with a frameless glass balustrade will reduce the visual impact, improving the existing condition.

The existing joists will be upgraded to comply with Part A Structural Safety and the roof properly insulated and waterproofed. A new roof hatch will replace the existing to improve accessibility and safety.

Existing unsafe third floor roof terrace

4.4 **Elevations Generally**

Replacement double glazed windows will be bespoke timber sash windows to match the existing. The windows will be painted white as existing. New windows and doors will be fitted with secure locks.

4.5 **Main Roof**

The replacement of the existing small rooflight to the side elevation with a slightly larger conservation grade rooflight will not be visible from the street, but will improve the natural daylight to the internal staircase area.

General maintenance works to the main roof will be undertaken as required, using materials to match the existing slate tiles and lead flashing.

Existing rear elevation showing existing ground floor lean-to and third floor terrace balustrade

Proposed rear elevation showing proposed ground floor replacement extension and terraces

5.0 Context

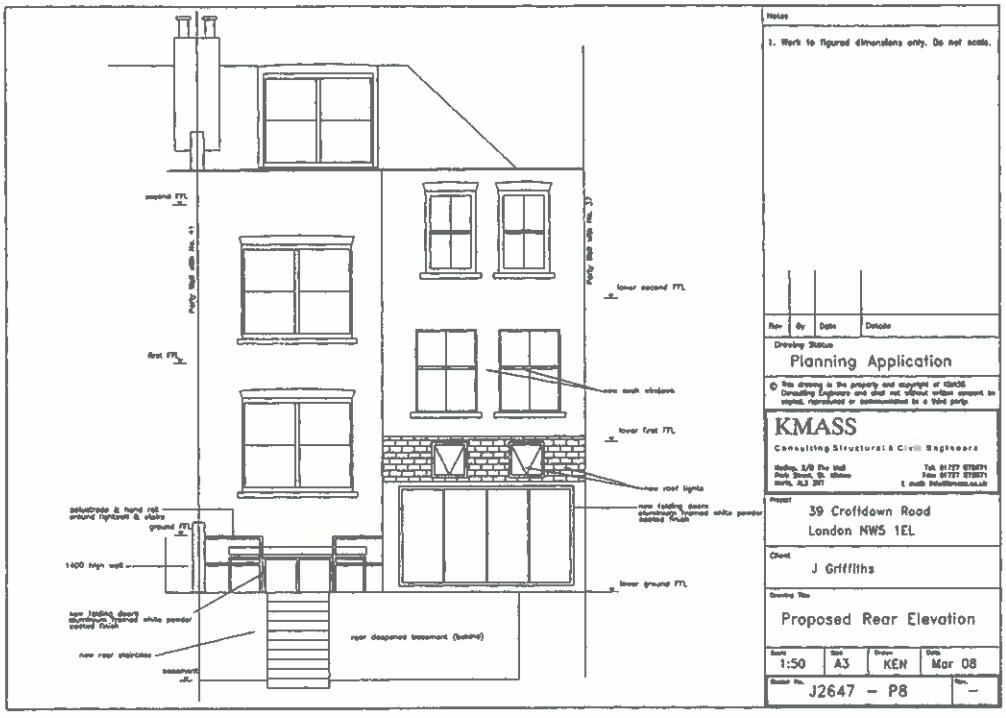
5.1 The existing lean-to extensions to the rear of the continuous terrace on the north side of Croftdown Road (of which No. 17 is part) have been altered over the years and now vary significantly. Some have sloped roofs whilst others have flat roofs with and without terraces. Some have aluminium glazing, various rooflights and bay windows. This considerable variety ensures that these proposals do not diverge significantly from the historic pattern of alterations.

Satellite image of rear of continuous terrace on the north side of Croftdown Road

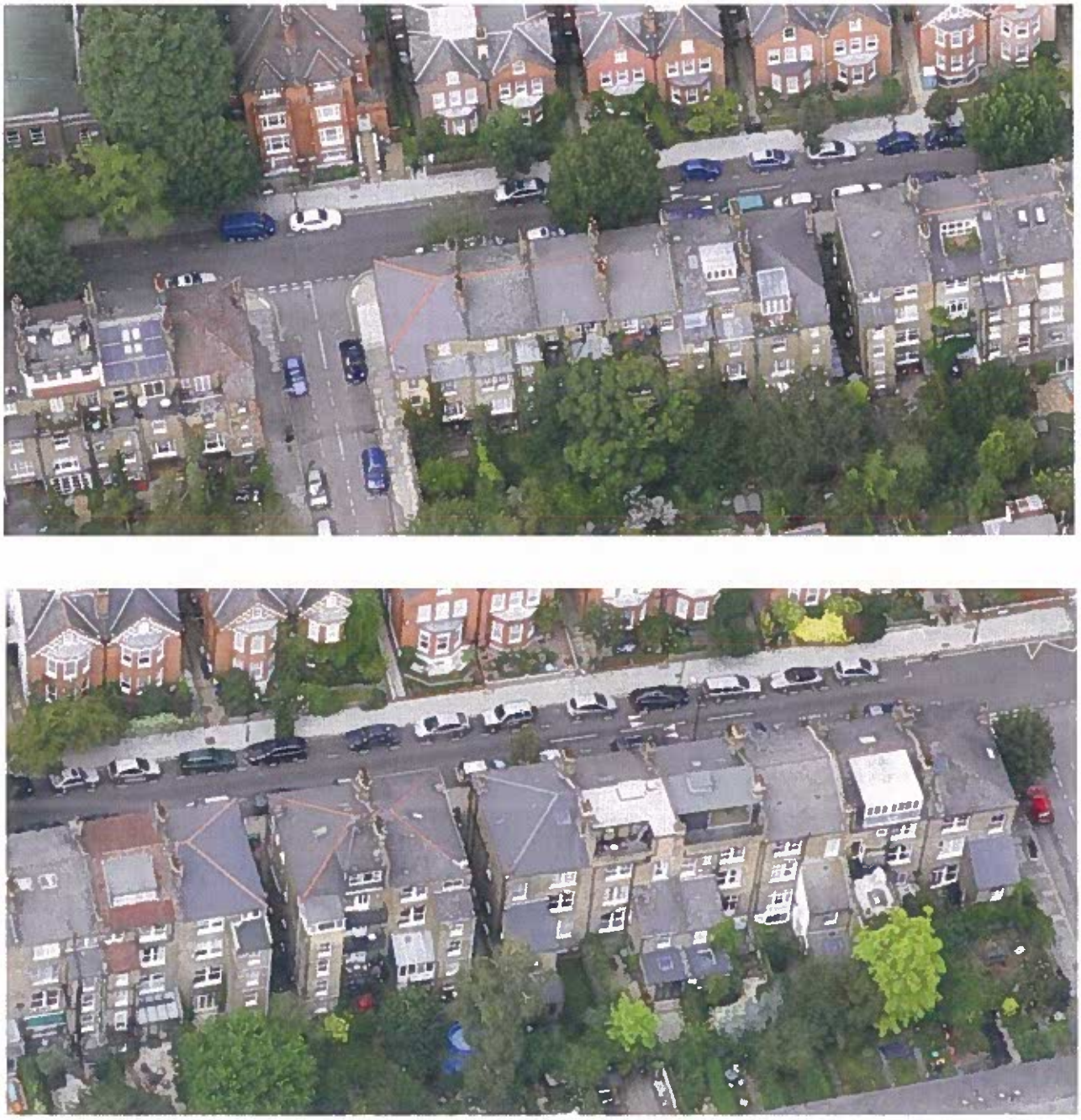
5.2 Permitted planning applications for variations to rear of the continuous terrace on the north side of Croftdown Road include:

27 Croftdown Road: bay window to rear of property and glass box extension to side as permitted under application ref: 2009/1593/P

39 Croftdown Road: aluminium folding doors and new rooflights as permitted under application ref: 2008/1855/P



5.3 There are also numerous roof terraces at various levels to the rear of the south side of Croftdown Road, a number of which are clearly visible from street level.



Satellite images of rear of south side of Croftdown Road

6.0 Access

6.1 No alterations to the front access.

6.2 Access to the rear garden will be improved with new wider, safer steps from the replacement rear extension.

7.0 Summary

7.1 Minimal work has been undertaken to 17 Croftdown Road since its construction and it is now in a poor state of repair. Many of these proposals are essential maintenance work to upgrade the building to current building regulations, and the works to the third floor roof terrace are vital for safety reasons.

7.2 The alterations proposed have been carefully considered and are sympathetic to the original building. The ground floor rear extension replacement will improve on the existing haphazard poor quality construction and fenestration of the existing and will enhance the special character of the building, whilst also providing a more useable kitchen, suitable for the size of this large residential property.

7.3 The proposed materials have been carefully considered; existing materials and details have been replicated to compliment the original building such as the glazing bars to the new timber doors and the brick arches to new openings.

7.3 These proposals have been developed following the recommendations in the *Dartmouth Park Conservation Area Appraisal and Management Statement* to preserve the features of the original building whilst improving previous alterations which have had a negative impact on the special interest of the building.