



69 Dartmouth Park Road
NW5 1SL
Rear Extension and Refurbishment
Design & Access Statement
15.09.15 Revision A

Existing Building:

Dartmouth Park Road is situated within the Dartmouth Park Conservation Area. East of York Rise the road rises in a straight line to meet Laurier Road and curves into Dartmouth Park Hill.

No. 69, a single family dwelling, is a late Victorian (built 1884-89) three storey semi-detached house with a semi-basement. It sits on the south side of the road, i.e. with its rear garden facing south. The property is not listed.

Adjacent and other neighbouring properties are already benefiting from rear extensions and other additions, most notably at No. 71 which forms a pair with No. 69, and No. 65 which was recently refurbished.

The existing property and adjacent buildings are illustrated in the following photographic survey.



1. Front elevation



2. Side elevation (note existing dormer)



3. Side alleyway/ entrance with access to garden beyond



4. Side alleyway looking toward No. 67

Photographic Survey



5. Rear elevation



6. Rear elevation looking toward No. 71



7. Rear elevation from back of garden



8. Existing french doors

Photographic Survey



Existing



Proposed sketch

Design:

This application for No. 69 Dartmouth Park Road proposes a sensible series of adaptations to an existing house to make a home fit for purpose, whilst also providing a natural, respectful and sympathetic response to both the existing neighbouring fabric, the historical context and the guidance provided by the local authority. These include:

- CPG 1: Design.
- DPCA Character Appraisal and Management Strategy.
- CS14 Promoting High Quality Spaces and Conserving Our Heritage
- DP24 Securing High Quality Design
- DP25 Conserving Camden's Heritage
- BRE Site Layout Planning for Daylight and Sunlight.

This proposal is for a side return extension at lower ground floor level in line with the existing rear projection, substitution of a new window to replace an existing window in the rear facade at upper ground floor level, remodelling of side entrance door at lower ground floor level, and remodelling of dormer window at second floor level over the side elevation:

- The lower ground floor extension has been designed as an elegant insertion of glass and brick that reads as a continuation of the existing facade above and behind. The green roof above the three leaf folding doors will also add to a feeling of delicacy, providing a variety of textures and colours through the seasons to compliment this new facade.
- The new upper ground floor window serves to provide necessary light and views of the garden beyond whilst also helping the composition of the new rear elevation, tying the old with the new.
- The remodelling of the side entrance replaces an unattractive existing door with a handsome doorset that provides a main entrance appropriate to the house, allowing the formation of an entrance lobby which the existing arrangement can't offer. This entrance neither overlooks or is overlooked itself.
- The existing dormer window to the side elevation at second floor level does not provide sufficient day light to illuminate the adjacent bedroom. It is also not original. We propose to modify this window to make it fit for purpose whilst also re-introducing design elements of the original house. The new window will employ a central mullion in keeping with the wider windows on the rear facade. The materials will match the existing windows. This window is practically invisible from the street and is not overlooked by its neighbours.

The new construction will provide spaces that respect the character of the original building with the ability to provide the level of comfort, i.e. temperature, daylighting and ventilation, that is appropriate to a modern low energy home.

Access:

The proposal forms an extension to an existing dwelling. ADM and Lifetime Homes criteria are therefore not applicable.