

**PLANNING APPLICATION:**

Householder planning application

re: rear single-storey extension and window alterations

**Design and Access Statement**

Prepared for: Ms Anna Morser and Mr Stephen Phillips

Site Address: 11 Dartmouth Park Avenue, London NW5 1JL

Date: 21 September 2015  
revised 13 November 2015

## **Application Details**

Applicant/Owner: Ms Anna Morser and Mr Stephen Phillips  
Agent: William Tozer Associates Ltd.  
Local Planning Authority: London Borough of Camden  
Conservation Area: Dartmouth Park Conservation Area  
Project: Rear single-storey extension, alterations to windows.  
Site Address: 11 Dartmouth Park Avenue, London NW5 1JL

## **Preface**

This document sets out the proposed development of 11 Dartmouth Park Avenue, NW5, which entails a new rear single-storey extension and proposed new front rooflight. The works are to a late Victorian terraced property in the Dartmouth Park conservation area in the London Borough of Camden. The property is noted as being a building that makes a positive contribution to the conservation area, in the Dartmouth Park conservation area appraisal document.

### Design, Scale, Character and Appearance of the proposed development:

The general principle for the design has been to maintain the integrity of the host property and its period features, whilst adding subtle, modern additions that will provide the occupants with additional accommodation and enhanced views and connection to the garden in a sympathetic way. The proposed development complies with the broad requirement for high quality design, that enhances the appearance of the existing house and preserves the character of the wider terrace along with the surrounding area. The design draws upon previous architectural works that William Tozer Associates has completed to this type of building and urban environment, and upon a considered assessment of the existing building and streetscape.

The purpose of the proposed rear extension is to rationalise the rear elevation, provide an enhanced connection between the lower ground floor living space and the garden and to address the level change between the lower ground floor and the garden level.

## **Rear elevation**

The size and scale of the proposed extension is modest in relation to the proportions of the main house. The extension is to be finished in white-painted render, which complements the existing painted render detailing to the front elevation of the existing property, as well referencing the white-painted render finishes typically found on the rear lower stories of houses of this period. The contemporary detailing of the extension is carried out in a subtle and sympathetic manner, with the white-painted render referencing the existing property, and the minimal detailing of the glazing being subordinate to the original detailing on the property.

## **Front elevation**

The one of the two existing rooflights to the front elevations is proposed to be replaced with one larger openable rooflight. A discrete external bin store is proposed to the lower ground floor level front lightwell, adjacent to the boundary.

## **Access**

Access to the garden from the rear of the property will be improved. The extension will address the steep level change adjacent to the garden. A flush threshold between the extension and the decking will provide the occupants with an external terrace space immediately accessible from the lower ground floor. In the current arrangement the access to the garden is via a series of steps from the rear doors.

### **Adherence to Policy Documents**

The Camden Replacement Unitary Development Plan sets out criteria for the developments detailed above, in particular Section 3 - Built Environment clauses 3.32 and 3.33.

3.32 Extensions should be carefully sited and proportioned to respect the historic form of the area, the integrity and proportions of the original building and the amenities of adjoining occupiers.

3.33 Alterations and extensions should be carried out in materials which match the original building, or, where appropriate, in materials that complement or enhance a building.

### **Supporting Documents**

Please see accompanying drawings for full details of the scheme.

### **Conclusion**

We believe that consideration of the size, position, design and appearance of the proposed extension in relation to the above referenced documents, along with the minimal impact of the lower ground floor works, and to the existing property and surrounding area in general, shows that the proposal conforms to the relevant policies and will have a positive impact on the conservation area. For these reasons, we strongly feel that the proposal should be granted consent.