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PLANNING APPLICATION FOR A REAR EXTENSION

DESIGN AND ACCESS STATEMENT

March 2016

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1. INTRODUCTION

The application site is within the Dartmouth Park Conservation Area. The house is not listed.

An earlier application (2016/0385/INVALID) was not registered for a number of reasons, principally because of the need for a Basement Impact Assessment (BIA), email from Jonathan McClue 15th February refers. This application addresses the matters raised in that email, in particular:-

- A Basement Impact Assessment desk top “Staging” and “Scoping” report is included as Appendix 3.
- The elevations and plans have been revised in accordance with the comments made but with the exception of extending beyond the side wall. The extent of the extension remains as first submitted. It should be noted that this current proposal extends less far than that in the design minded for approval in May 2015 and the principal of its acceptability has been established and described by the Planning Inspectorate in the Appeal Report dated 25 February 2015
- The proposal to increase the front lightwell has been omitted (it will be repaired).

This application seeks Planning Permission and Conservation Area Consent for:

1. The erection of a part single/part two storey full width extension at lower ground and upper ground levels, replacing one storey and two storey existing structures at the rear of the house.
2. Landscaping associated with the new rear extension, lowering the ground level in front of the extension and to the side of the house.
3. Construction of a glazed storm porch at semi basement level to replace a dilapidated existing timber shed to the side of the house.
4. Removal of paint from front elevation brickwork
5. Installation of Conservation Roof Lights to the rear and side roof slopes.

In May 2015 an application was made for a two-storey rear extension and the creation of a new separate flat on the semi basement. That application was minded for approval subject to a section 106 Agreement and recently withdrawn following the sale of the house to the new owners and current applicants.

For the avoidance of doubt, the house is currently a single family dwelling, albeit with an informal basement flat; the proposals will retain the use as a single-family dwelling and delete the informal flat.

2. THE APPLICATION DOCUMENTS

The Application comprises: -

- This Document including Design and Access Statement and its appendices.
- The Application Form
- OS Location Plan, scale 1:1250
- Drawings: -
 - 6227/100 A– Existing Site Plan
 - 6227/101 A– Existing Lower Ground Floor Plan
 - 6227/102 A– Existing Ground Floor Plan
 - 6227/103 – Existing First Floor Plan
 - 6227/104 – Existing Second Floor Plan
 - 6227/105 – Existing Section CC and Section AA
 - 6227/106 A– Existing Section BB
 - 6227/107 – Existing West Elevation
 - 6227/108 – Existing East Elevation
 - 6227/109 – Existing South Elevation
 - 6227/200 A– Proposed Site Plan
 - 6227/201 A– Proposed Lower Ground Floor Plan
 - 6227/202 A– Proposed Ground Floor Plan
 - 6227/203 A– Proposed First Floor Plan
 - 6227/204 A– Proposed Second Floor Plan
 - 6227/205 A– Proposed Roof Plan
 - 6227/206 A– Proposed Section CC and Section AA
 - 6227/207 – Proposed West Elevation
 - 6227/208 A– Proposed East Elevation
 - 6227/209 A– Proposed South Elevation

- The planning fee £172.00 paid electronically through the Planning Portal

3. RELEVANT APPLICATIONS AND CONSENTS

3.1 The application minded for approval for the application site (and mentioned in the introduction) was preceded by an Appeal, which was refused.

In the Appeal Decision Statement the Planning Inspector dismissed the reasons for refusal provided by the Camden Council Planning Department but upheld the refusal of the application because the proposed terrace at Upper Ground Floor Level was deemed unacceptable.

The current proposals take into account both the concerns expressed by Camden Council and the Planning Inspector:

a) Effect of the proposals on the character of the Conservation Area

Citing from the Inspector's Report:

"The Council states that the proposal would be detrimental to the character and appearance of the building by reason of its height, location and size. Of particular concern to the Council is that part of the proposed extension which would be on the side of the property, as it considers that this would result in the loss of the existing gap between buildings. The Council states that the proposal would conflict with Policy CS14 of the adopted London Borough of Camden Core Strategy (CS), and with Policies DP24 and DP25 of the adopted London Borough of Camden Local Development Framework Development Policies (DP). [...]

Although the proposed extension would encroach into the existing gap between the side of the appeal property and the neighbouring dwelling, it would be set well back from the main front wall of the appeal building. As a result, a significant degree of separation at the front would remain and, consequently, a terracing effect would be avoided. Whilst there would be a partial loss of view between the properties from Dartmouth Park Road, this view is already restricted by an existing highway tree and, the view between the properties in terms of the overall character or appearance of the CA is not significant. Furthermore, the extension would appear as a subordinate addition[...].

Consequently, I conclude that the proposal would preserve the character and appearance of the CA. Accordingly, it would not conflict with the policies of the CS and the DP, or with the principles of the Framework, as referred to above."

This, of course, was referred to the proposal in application APP/X5210/A/14/2229092, but the same principles will apply to the current proposal which is similar in height location and size to the previous proposals, therefore deeming them acceptable.

However, it is important to note, the current proposal projects less to the side of the house leaving an actual passage between the boundary wall and the proposed extension, therefore further reducing the impact on the gap between dwellings.

b) Effect of the proposals on The Mulberry Tree

See paragraph 7.1 and Appendix 3

c) Lower ground floor flat development

The formation of a Lower ground floor flat has been excluded from the current proposal. The house is currently a single dwelling and the proposal subject of this application does not seek to increase the number of dwellings.

d) Effect of the proposals on the occupiers of n.11 Dartmouth Park Road

The construction of a terrace at the rear of the house has been excluded from the current proposals

3.2 Recent approvals within the area include: -

18 Dartmouth Park Road

2013/3424/P

Granted 30-09-2013

Erection of part 1/part 2 storey rear extension following demolition of existing rear extension and stair, installation of 3 roof lights and replacement of all windows. Alterations to side elevation including excavation and insertion of new windows and door, in connection with change of use from two flats to single dwelling house (Class C3).

11 Dartmouth Park Road

2011/5120/P

Granted 06-12-2011

Additions and alterations to include erection of a single storey rear extension, alterations to existing 3 storey rear extension including installation of roof lights, enlargement of window infill of existing window at side elevation and replacement of rear door to dwelling house (Class C3).

52 Dartmouth Park Road

2011/2716/P

Granted 01-08-2011

Erection of a single storey rear extension at ground floor to residential flat (Class C3) following the demolition of the existing extension.

Lamorna Dartmouth Park Road London NW5 1SU

2010/4432/P

Granted 11-10-2010

Erection of rear extension at ground floor level and conversion of garage plus associated elevational alterations to provide additional habitable accommodation to existing single dwelling house (Class C3).

4. HISTORY & DESCRIPTION OF THE HOUSE AND SURROUNDINGS

The house was built c1857 as part of the development of Lord Dartmouth's land. The application site and the adjacent houses are tall semi-detached houses comprising semi basement, Upper Ground Floor, First and Second Floors with shallow sloping

roofs. The semi-detached pairs are arranged in an alternating pattern of taller houses and slightly shorter ones. N. 9 and n.11 are a pair of shorter houses.

The Houses are built in traditional Victorian style, of yellow stock bricks with slate roof tiles, stucco details to the front elevation, rusticated render to the front at semi basement level and entrance steps to the front door.

The houses in the area have long rear gardens and there are many trees and mature planting. The rear garden of n. 9 is presents mature trees and compost area at the end of the garden. The rear of the house and the garden are not visible form the public road. The front garden to n. 9 is overgrown with several self-propagated shrubs spontaneously grown out of size.

There are a variety of rear extensions in various styles and shapes from various periods and extending over a variety of floor levels. Roof extensions are less usual with a few later dormer windows and several Velux type windows. The immediate neighbours have recently extended at the rear: n.11 a part single/part three storey full-width extension at lower ground and upper levels in bricks render and large modern glazing; n.9 a three storey extension towards n.9 in bricks and timber cladding. The existing rear extensions at n.9 are older more modest in size; they were built in bricks with slate tiled roofs but they are of poor construction and dilapidated beyond economical repair.

5. STATEMENT OF NEED

The Applicants have recently bought the house and it is their intention that it will be their long-term family home. The previous owners lived in the house for more than five decades and an overhaul is now desirable.

At the same time, the Applicants want to make provision for their children through all the stages of their lives. As with any modern family, the kitchen / dining room / family room will be the heart of the house, in many ways the most important space in the house. It must be large, flexible, light and airy, and ideally flow out into the garden.

Upstairs there is a need for suitable bathrooms for the family and guests, and adequate storage space.

6. DESCRIPTION OF THE WORKS

6.1 A new part single/part two storey extension

The existing rear extensions will be demolished, with associated steps. Parts of these extensions may be original to the building, however their removal was approved in principle in the recent application (see 1 and 3.1). Where possible, the existing bricks will be kept on site and reused.

A rear extension will be erected, on Lower Ground Floor and Upper Ground Floor levels as shown on the drawings. The proposed extension is similar those submitted in the previous applications for the same site – the latest of which was eventually minded for approval-but differs in a number of ways: -

- It extends less far into the gap between the n.9 and n.7 and does not occlude the space to the side of n.9
- It is more traditionally styled in both the design and use of materials (London yellow stock bricks, render and traditional timber sash windows)
- It does not have any windows facing North, towards n.11

- It does not have steps down to the garden from the Upper Ground Floor, avoiding the risk of overlooking the neighbouring properties
 - None of the flat roofs will be used as a terrace. Access to the flat roofs will be a rare occurrence exclusively for maintenance reasons and will be obtained through the existing windows, which will not be modified
 - The extension is not part of proposal to create a separate dwelling
- Unlike previous applications, planning officers have said that a Basement Impact Assessment is required for these proposals, a desktop “Staging” and “Scoping” report is attached as Appendix 3.

6.2 Landscaping associated with the new extensions

The ground will be lowered in front of the new extension and at the side of the building allowing an easy flow between the garden and house. This will also address the damp and ground water management problems posed by the current external levels, which are higher than the internal floor level. The existing paving stones will be set aside and reused.

Access to the Lower Ground Floor level will be improved by means of wider steps down to the basement entrance door on the side of the house.

These works are also covered by the BIA Appendix 3.

6.3 A glazed storm porch

A storm porch will be installed over the side basement entrance to replace the existing timber shed. The storm porch will be a slim-framed glazed lean-to roof between the lower basement wall and the boundary wall.

It will serve better than the existing structures the double purpose of providing security and external storage; at the same time it will be less prominent because it is set back from the front and the rear elevations and it is constructed at a lower level, in fact lower than the entrance steps.

6.4 The front elevation will be returned to its original appearance.

The paint will be removed from the front of the house. The house is one of the few on Dartmouth Park Road with painted brickwork; as part of the works the paint will be removed to reveal the London stock bricks thereby returning uniformity to the street. The stucco architraves, cornices, cills and quoins will remain painted. The entrance steps, currently clad in red paving bricks, will be re-formed in York stone; the seedlings and saplings of self-seeded shrubs (not subject to Tree Protection Order) will be removed.

In the front lightwell the retaining wall has collapsed, leaning heavily in towards the house. It will be rebuilt vertically in its original position.

6.5 Conservation roof lights will be installed to the rear and side slopes of the roof to allow natural light into the loft. The existing loft does not lend itself to liveable space for lack of headroom, but it can usefully be employed to supply easily accessible storage. The slim lines and a low-profile of this type of roof lights allow windows to be inserted within the slope of the roof without breaking the roofline and are widely accepted as the preferred choice in Conservation Areas and Listed Buildings.

7. OTHER CONSIDERATIONS

7.1 **Arboriculture**

The tree closest to the proposed works is a mulberry tree approx. 6.5m high with a canopy approx. 6.1m diameter. Its root protection zone is shown on the drawings. As can be seen the works do not encroach on the protection zone.

Also refer to Appendix 2: the arboricultural report dated June 2014 by BBUK Landscape Architecture and previously submitted, which shows the protection area of the trees nearer the proposed works, which will not be affected.

7.2 **Inclusive Access**

The house was not built for inclusive access and is not suitable for such a provision. The proposals improve access to the Semi basement and to the rear garden

7.3 **Transport and Parking**

The proposals do not alter any existing car parking. The proposals do not alter any access to the property from the street.

7.4 **Refuse & Recycling**

The existing strategy for refuse and recycling will continue as existing

7.5 **Environmental Sustainability**

The use of natural and ubiquitous materials will result in low embodied energy in the construction. The use of familiar and traditional materials and construction will ensure a long-life building that can be simply and easily maintained and repaired. The materials and forms of construction have proven durability.

Thermal insulation of the new built will be in excess of that required by the Buildings Regulations ensuring low energy use.

7.6 **Privacy**

The proposals will not overlook any neighbouring properties. In fact, by removing the existing steps from the Upper Ground Floor rear extension the current risk of overlooking the neighbouring gardens is eliminated

7.7 **Flood Risk**

The site is in Zone 1 therefore there is no flood risk

8. CONCLUSION

The proposals have been carefully considered to balance the needs of the new owners of the property with the limitations posed by the site and its planning constraints. All the concerns raised in the recent past for similar developments have been addressed. The heritage value of the building as a contributor to the amenity of Conservation Area is understood and enhanced by appropriate design.

The proposals are modest and measured interventions to guarantee the long time future of the building and eliminate the need for further future developments and for these reasons we believe they should be approved.