

**PLANNING APPLICATION**  
**13 CHESTER ROAD, LONDON N19 5DE**

**DESIGN AND ACCESS STATEMENT**

**28 March 2016**

**Introduction**

1. This is a planning application for a property located within the Dartmouth Park Conservation Area. The house is not listed.
2. This application seeks planning permission for:
  - a. The demolition and rebuild of a side fill extension and the demolition of a rear extension/conservatory, and the erection of a single story full width extension at ground floor.
  - b. Installation of two small rooflights on the front elevation of the property and re-establishment of historical detailing on the front elevation of the property.
  - c. Expansion of a rear dormer window and expansion of a rooflight on the rear elevation at roof level.
3. This application comprises the following:
  - a. The application form;
  - b. This document;
  - c. OS Location Plan, scale 1:1250
  - d. Drawings:
    - i. Existing floor and roof plans
    - ii. Existing elevations
    - iii. Existing cross-sections
    - iv. Proposed floor and roof plans
    - v. Proposed elevations
    - vi. Proposed cross-sections; and
  - e. Application fee of £172 paid electronically through the Planning Portal.
  - f. Order 2010 Notice under article 11 of application for planning permission

**History and description of house and surroundings**

4. The house forms part of a group of houses between numbers 1 and 31 Chester Road that were built between 1887 and 1891. The road slopes down gently from Dartmouth Park Hill towards Highgate cemetery. The houses all retain their red-brick front facades. They are built with modestly varying styles, with numbers 1 to 7 being distinct from the remainder of 9 to 19. This row of odd numbered houses collectively form a stepped terrace that is broken by Bramshill Gardens.
5. The houses are all three storey structures, comprising a ground floor, first floor and second floor.
6. On the front elevations, the second floor of each building falls within the roof structure. At this storey, each house contains a partial brick façade with pitched roof above, intersecting a dominant pitched

roof running from the mid-point of the property. Within the slate roof section of the front-elevations, numbers 1, 3, 5, 7, 9, 11, and 17 each contain rooflights of varying sizes. At number 19, a full-width mansard roof has been installed. An aerial view of the front elevations of 1-19 Chester Road is set out below.



7. The rear elevations are more varied by virtue of developments subsequent to the construction of the terrace. Render has been applied to the rear elevations of numbers 3, 7, 17 and 19 at the ground and first floor, whilst number 1 has been rendered on all three storeys. There is a side return for each of numbers 5 to 19, which appears to have been in-filled at numbers 5, 7, 9, 13 (known) 17 and 19. In addition, number 13 contains a rear extension (detailed below). The first floor rear elevation of the terrace is uniform at 5-19 save for rendering as set out above and the installation of what appears to be uPVC windows on some of the properties. The second floor rear elevation of the properties form a similar pattern to the front elevation (numbers 1-3) or slate roofs (numbers 5-19). All the properties contain rooflights which vary in number, size and location on each house. Further, all the properties contain rear dormer windows. Of these, numbers 1, 3 and 19 are larger than those for numbers 5 to 17. An aerial view of the rear elevations of 1-19 Chester Road is set out below.



8. Number 13 is a single family home, albeit in an advanced stage of dilapidation such that it is currently uninhabitable. There is evidence of subsidence in the structure. It is believed that the property has not been lived in for a number of years.
9. On the front elevation, much of the property is obscured by an outgrown bush (not covered by a TPO) that masks the entire ground floor bay window and part of the first floor. Stained glass is likely to have been present in the front door but has been removed at some point in time. A guttering system has been poorly installed that has created unsightly connections with the property. At roof level, some of the original detailing has disappeared and in other areas is now vulnerable to further damage.
10. At the rear elevation, at ground floor level the party wall fence to number 15 has partially collapsed. The side return in-fill is of very poor design and appears to lack foundations. There is a partially destroyed brick conservatory, the bottom half of which remains present. The lintel beneath the first floor window has eroded. At roof level, the side return chimney stack has been removed, and the slate tiles have been replaced with inappropriate concrete roof tiling. On the main body of the roof structure, there is a dormer window that is inopportunistically positioned, and a small rooflight about the internal staircase. The guttering system snakes around the rear elevation unattractively.
11. As a mid-terraced property, whilst the side return (first floor level) is partially visible from the start of Bramshill gardens, the main roof is not visible at all from the public highway. Further, the arrangement of the houses is such that the rear elevation of 13 is not visible from any of the neighbouring properties and is only obliquely visible from properties some distance away mid-way down Bramshill Gardens and on Dartmouth Park Road.
12. Some external details are provided in the photographs below.





Views of the front façade from Chester Road



Views of the side return in fill from Bedroom 1 and from from the garden



View of the ground floor façade and of the partially collapsed wooden fence separating the property from 15 Chester Road

**Relevant guidance, applications and consents**

13. This application bears in mind the following guidance:

- a. Dartmouth Park Conservation Area Guide, in particular paragraphs 7.45, views/negative features below paragraph 7.73, Appendix 5 and Part 2 (management plan).
  - b. Camden Planning Guidance: Design (CPG1)
  - c. Camden Local Area Requirements for Planning Applications (ed Feb 2014)
14. Whilst the scale of updating required at the property means that there are few direct precedents within the terrace, the council is referred to the following projects within the Dartmouth Park conservation area which have recently been approved:
- a. 2015/7146/P 69 Dartmouth Park Road, NW5 1SL London: Erection of a single storey rear extension, enlargement of existing side dormer and associated alterations. GRANTED 30/12/2015
  - b. 2015/6397/P Ground floor flat 46 York Rise, NW5 1SP London: Erection of a single storey ground floor rear extensions and single storey partial rear infill extension. GRANTED 23/11/2015
  - c. 2015/2120/P 48 Woodsome Road, NW5 1RZ London: Erection of single storey side extension, rear roof dormer, 2no. rooflights in front roofslope and replacement 'like for like' windows in front and rear elevations. GRANTED 27/04/2015
  - d. 2014/6708/P 2 Laurier Road, NW5 1SG London: Extensions and alterations involving erection of rear dormer and rooflights, 2<sup>nd</sup> floor rear extension, formation of a ground floor rear terrace with balustrade, erection of a bin and bike stores alongside passage way and other associated alterations. GRANTED 17/11/2014

#### **Statement of need**

15. The applicants have recently bought the house (at the date of application contracts have been exchanged with completion to take place within the next two weeks). It is their intention that this will be their long-term family home to accommodate their growing family.
16. Whilst the property currently retains its traditional formal layout, this is no longer appropriate for modern ways of living. The central kitchen/dining/family room needs to be large, flexible, light and airy, and ideally establish a free-flow space with the garden. Upstairs, there is a need for a substantial increase of light into the top floor, suitable bathrooms and adequate storage space. Further, the property is in need of structural stabilization, a new roof, installation of central heating, complete re-wiring and a complete overhaul of its insulation.

#### **Description of the works**

##### **A new one storey extension**

17. The existing side-return in fill extension, and the rear conservatory will be demolished. Neither are original to the building. The side return in fill will be rebuilt with a double glazed pitched glass roof and will be aligned with the rear façade of the house, in contrast to the current design which is recessed by 65cm.
18. The conservatory will be replaced with a full-width ground floor extension as shown on the drawings. The following points should be noted:

- a. Overall the footprint of the property will be little changed (an additional 12.8m<sup>2</sup> will be added), but with a substantial upgrade on the aesthetic and functionality of the existing extensions/additions.
- b. The visual appearance of the rear elevation (which is likely only to be visible from neighbouring properties within the terrace, if at all) will be minimized by its coverage with a wild flower garden. This will be accessible only for occasional maintenance (approximately 2-3 times per year).
- c. None of the roof space will be used as a terrace.
- d. Overall, the design utilizes materials and a design that are a sympathetic upgrade to the property and area as a whole.

*Two new front elevation roof lights and reinstatement of period features*

19. Two small conservation area grade roof lights will be inserted within the front elevation roof. These roof lights will be visible from the public highway, and will aid continuity of pattern with the remainder of the terrace: all of which currently have roof lights at this approximate location (with the exception of the more substantial development at number 19).
20. In addition, the brick tile edging on the parapet of the roof will be restored with replacements where necessary to match the originals.

*Expansion of the rear elevation dormer window and expansion of the roof light*

21. The rear dormer will be expanded to create additional space within the second floor and to introduce much needed light to the rear of the property. The roof light will be expanded also. The following points should be noted:
  - a. The design of the enlarged dormer takes into consideration Camden Planning Guidance relative to dormers. The recess from the edge of 11 Chester Road is little changed, whilst the dormer remains some distance from 15 Chester Road. The design is recessed from the ridge roof and roof lower edge.
  - b. The dormer will not be visible from the highway, and it is anticipated it will only become visible from properties some way in the distance on Bramshill gardens.
  - c. The aesthetic of the design creates a continuity of the materials prevalent in the area and constitutes a modest but much needed update to the house. The window design pays respect to the French window ground floor designs visible throughout the terrace.
  - d. None of the roof space will be used as a terrace.
  - e. As part of the design, the roof guttering system will be integrated and thus create a far greater streamlined appearance overall.

**Other considerations**

22. The proposals do not alter any existing car parking, nor any access to the property from the street.
23. The choice of durable materials in the project will result in a high quality long-life building that can be simply and easily maintained.
24. All the windows on the front and rear elevations will be replaced with timber framed double glazed sash windows of the same design.

25. Thermal insulation will be in excess of that required by Buildings Regulations and thus ensure low energy usage.
26. The proposals will increase slightly the visibility of the dormer from parts of the garden of 11 Chester Road and neighbouring houses within Bramshill Road, but overall do not affect the privacy of inhabitants therein given the urban context.
27. Flood risk: the property is situated on elevated ground and the proposed works will have no impact on the flood risk of the property.

**Conclusion**

28. The proposals have been carefully considered to balance the needs of the new owners, the requirements to update the property, and the planning constraints. It is believed that the building, as a contributor to the amenity of the conservation area will be preserved and enhanced by the modest and incremental design, eliminating the need for further future development to the house in the foreseeable future.