DESIGN & ACCESS STATEMENT for 1 0 DARTMOUTH PARK ROAD NW5 1SY ( FEB 2016 )

HOUSEHOLDER PLANNING APPLICATION ; Drawings 348/P1, P2 , P3, P4 , P5 & P6 & Location Map

 E REVISION A ( 29 APRIL 2016 ) related to Drawings 348/P4A, P5A & P6A

1 The front elevation has been set back behind the main building frontage in accordance with

Officer’s requirements ( Kristina Smith email on 12 April 2016 ).

2 The set back of 500mm coincides with the existing corner stone return to the side elevation

 which is brick clad. Furthermore a glazed panel (W6 ) and roof light ( W7 ) is now proposed

 to separate the proposed side extension from the main building. Refer photo drg. 348 / P5A

3 The curved glass block wall is also omitted and the whole front elevation is clad in black

 timber slat cladding which officers consider to be stylish and provides a nice contrast.

4 External bins and planters are removed and refuse storage are relocated within the building(s)

A LOCATION & CONTEXT

1 10 Dartmouth Park is a semi-detached period family house located in the Dartmouth Park

conservation area. This is a 4 storey brick building with tiled hipped roof and constructed

 around the 1890s. The building is generously proportioned and has period architraves

 surround to its street front elevation. The building is not listed and there are no listed building in the vicinity.

2 The built form follows the local established semi detached villas and small terraces

 with front and rear gardens. The application site being on a corner plot also benefits

 from a large frontage ranging from 10 m to 15 metres compared to other semi-detached

 plots with average frontages of 8 metres.

3 Due to its generous frontage the application site incorporates an existing driveway

 with a side garage which is used for storage. Unlike other houses with street parking

 the existing driveway allows for disabled parking.

4 The application site being a period house has a mature garden with several mature trees,

 planting and lawn areas. A tree survey and report is included in this submission.

 The proposed side extension being located on existing concrete surface will not reduce

 existing garden areas and all the existing trees are to be retained.

B LAYOUT & ACCESS

1 The layout of the family house consists of bedrooms and bathrooms to the upper floors at

 1st and 2nd floors with living areas to the lower floors. A stairwell to the north flank wall

 provides connections through the building.

2 Entrance to the house is via a half storey of external steps to the raised ground floor.

 Given that the kitchen and wc is located in the basement floor below, the layout is not

 user friendly to physically impaired guests as there are no ground floor wc.

 The existing basement kitchen is also a full storey below the ground floor dining room.

3 The proposed side extension at ground floor with a new kitchen and dining will improve

 the connection to ground floor living rooms via a half storey flight of stairs ( Section Y -348/P6A )

 Level access from the driveway parking with a new wc in the utility room will greatly improve

 access for disabled guests to the new side extension.

4 In relocating the basement kitchen to the new side extension, the basement also has the

 potential to be adapted in future as a granny flat for elderly guests as a chair lift can be

 discreetly incorporated to the front light well.

C DESIGN & CONSERVATION

1 The building is well set back from the street with a generous sized front garden providing

 off-street car parking. There is currently a side timber shed to the front of the building and

 a garage adjoining Boscastle House.

2 The proposed side extension will replace these buildings which are in a dilapidated state.

 In keeping with the modest scale of these out buildings, the proposed side extension is a

 single storey building with flat roofs. This low profile should ensure that it is subordinate to

 the original host building . This low profile approach is in line with the Pre-Application

 observations ( 2015/2887/PRE ) on the main issues of Design and Conservation.

3 Furthermore the proposed side extension has been reduced in floor area and well recessed

 from the rear building line including a side passage. Unlike the existing garage which adjoins

 Boscastle House, the proposed extension no longer abuts Boscastle House. This separation

 avoids the terracing effect to the separate villa frontage. The front elevation is set back from

 the main building frontage with a side passage ( Front Elevation - 348/P5 A )

4 The front elevation is clad in black timber slats which curves around the side passage.

 Officers considered the cladding as stylish and provides a nice contrast with the main building.

 The rear elevation also consists of large metal glazed patio doors which will provide a crisp

 modern appearance to both front and rear elevations and establish a clear contrast with

 the original building. Officer’s observations welcomes this approach.

5 Two low profile flat roofs are proposed with a lower front roof covering the kitchen.

 This allows the front elevation to be kept to a minimum height in order to be subordinate to

 the host building. A higher rear roof covers the dining area and is well set back from the front.

 A horizontal strip of glazed lights separate both roofs and allows morning (East ) daylight into

 the dining room which also benefits from afternoon (West) day light through the garden doors.

 Indeed the extension is designed to be well lit from its triple day light aspect.

D AMENITY & TREES

1 Given its moderate height, location and recessed side passage the proposed extension is unlikely

 to raise any amenity concerns in terms of loss of privacy, light or outlook. Prior to submitting the

 application, the adjoining neighbours at Boscastle House have been consulted and the applicants

 have not received any adverse comments prior to submitting this application.

 The neighbours welcomed the separation of both buildings with a new side passage.

2 The existing silver birch ( T 2 ) is protected by an existing garden brick wall(s) which is retained.

 As this is a single storey building the foundations should be relatively simple and kept well

 remove from the existing tree. The applicants can accept a condition on protection of tree

 works.

This statement is prepared by the Architect of the scheme

Charles Khoo RIBA 02 MARCH 2016

 Revised 29 APRIL 2016