

0839 / S02: DESIGN & ACCESS STATEMENT – SINGLE STOREY REAR EXTENSION

LOCATION: 54 DARTMOUTH PARK ROAD, HIGHGATE, LONDON NW5 1SN

DATE: JUNE 2016

DESIGN & ACCESS STATEMENT INFORMATION SHEET FOR MINOR WORKS

1. Context

54 Dartmouth Park Road is located in the Dartmouth Park Conservation Area, which is in the borough of Camden. Dartmouth Park Road runs off Laurier road which is joined to Dartmouth Park Hill, one of the most important roads located to the east of the conservation area. The road has eclectic mix of late Victorian and Edwardian semi-detached and detached properties. The house is a three storey detached family home, with a garden to the rear. At present there is a single storey utility room to the rear of the property, which leads to the garden.

2. Purpose of the Proposal

The proposal is erect a new rear single storey extension to replace the existing utility room extension. The proposal will greatly improve the amenity for the owner-occupier providing a functional family space.

3. How the Proposed Work Relates to the Existing Building

The proposed extension to the rear (north) will have a height not exceeding 3.2 meters, which is lower than the existing extension currently at 3.6 meters and will not have any negative impact on quality and character of the landscape. There will be an increase in length along the east façade by 1 meter. The existing extension as a gross external area is 10.5 square meters. The overall proposed gross external area will be 13.5 square meters and the width; the distance along the boundary wall to the west facade, will be maintained.

Discussion with the Neighbours

No formal consultation has taken place due to the minor nature of the proposed work to the front elevation. It is understood that the alterations will have no significant impact on the amenity to neighbouring properties in terms of shadowing, overlooking, visual impact or noise. Precedence has been drawn from the adjacent properties numbers 52 & 56, which have both had rear extensions following the demolition of their existing extensions. These extensions are in keeping with the council's approach to the preserving and enhancing the conservation area and our proposal will follow suit.

4. Accessibility

Not affected

5. Public route

Not altered

6. Landscaping & Externals

Minor alterations to external area are proposed where two new patio steps will be introduced to address the change in level from the house to the garden. The new external patio area will be raised 400 millimetres above the external ground level, bringing it more or less level with the higher part of the existing back garden, which slopes from east to west.

7. Crime prevention

Not altered

8. Materials

The materials have been chosen carefully to ensure that they are sympathetic and in keeping with the character of the area. The proposed materials are as follows: flat roof with facing brick walls to match existing London stock brick, grey single ply flat-roofing membrane, flat fixed roof light and glazed sliding folding doors and frameless glass bay to the rear elevation.

9. Street scene

Not affected