

Design and Access Statement

Proposed Single Storey Rear Extension

79a Dartmouth Park Hill, London NW5 1JD

Summary

This Design and Access Statement has been prepared in respect of development proposals for the property at Garden Flat, 79 Dartmouth Park Hill London NW5 1JD for discussion with Camden Council Planning Officers. This statement identifies and describes the key opportunities presented by the proposed redevelopment of this garden level flat.

Full planning permission is sought for a single storey rear and side extensions and replacing of the shed at the front of the property with the small front extension. The extensions are in line with the key current planning policies.

The proposal seeks to create a family flat from this existing garden flat. Dwellings with a direct access to a large garden are now becoming increasingly hard to find, which presents us with a rare opportunity to form a family unit with a garden.

The newly redeveloped property will be in line with neighboring properties and match them in appearance and finishes. The proposed redevelopment will be high quality in terms of design, materials and execution.

Pre-planning advice.

The following changes have been made upon the receipt of the pre-planning application advice.

- The extension has been broken up by having a recessed element that responds to the existing form of the rear elevation
- The depth of the extension has been reduced from 8m to 5.5m following the verbal discussion with the case planning officer.
- “Green walls” have been proposed to reduce the impact of the flank walls of the extension.
- Detailed design of the front extension has been provided.
- The arboriculturist report has been provided
- The day and sunlight report in relation to the neighbouring property 77 Dartmouth Park Hill has been provided.
- The roof terrace above the proposed extension is no longer proposed.

Site Description & Location

The existing property is located on the lower ground floor of the 4 storey period house nestled on the corner of Dartmouth Park Hill and Dartmouth Park Avenue within Dartmouth Park conservation area. See photographs of the existing building in fig 1.



Fig 1

Surrounding area

This is a residential area, featuring a mixture of private period houses similar to the property in question as well as modern council estates. The area is particularly attractive to families because of close proximity of good local school, Parliament Hill and Hampstead Heath. There is a shortage of good quality family units, as well as units with disabled access in the area.

The Proposal

The proposal is for a single storey rear and side extensions and replacement of the shed attached to the front of the building with a small front extension in keeping with the character of the building and associated refurbishment and landscaping works. The new designs will be in-keeping with the surrounding architecture of this conservation area and in line with the Unitary Development Policy UDP and its recommended standards.

Scale

The scale will be in keeping with and complement the existing surrounding domestic architecture.

Design

Due to the property location being within Dartmouth Park Hill Conservation Area the development has been designed to a very high quality which respects the local character and neighboring buildings. The proposed redevelopment contributes positively to the conservation area through appropriate scale, pattern of redevelopment, materials and architectural detailing.

Equally, the proposed redevelopment is mindful of the impact on neighboring amenities. The proposed redevelopment is of a scale which does not greatly exceed the existing building. The height of the proposed redevelopment should be considered appropriate within the surrounding context.

Overall, the design itself is in-keeping with the character of the property and the materials as stated above will complement the existing building.

Access

Access to the property will be via its own entrance on the ground floor. The wheelchair access to the property shall be introduced.

Materials.

It is proposed to use materials matching the existing building, such as slate roof tiles, matching bricks and timber windows.

Trees and landscaping.

The garden is to become an attractive amenity space through the extensive landscaping. It is proposed to plant 3 evergreen trees such as photinia x freseri (red robin tree) along the North side of the newly formed extension to visually disguise it from Dartmouth Park Avenue. It is also proposed to plant evergreen magnolia by the rear boundary of the site at the rear of the site to replace the dead Pear tree. It is only proposed to remove those of the trees that are either dead, partly falling over or will outgrow their position and damage the boundary walls in the future. It is proposed to keep and preserve during the works the large Sycamore that provides visual amenity to the Dartmouth Hill Avenue. We propose planting dense evergreen hedges on the inner sides of all boundary walls surrounding the site in order to partly visually disguise the proposed extensions.

The detailed arboriculturist report is attached to this application.

“Green walls”

In order to reduce the visual impact of the proposed extension it is proposed to create green walls formed by evergreen climbers on North and South elevation of the proposed extension. Please find the photographs of examples of successful “green walls” projects in Camden Borough below (fig. 2, 3 and 4)



Fig 2 – “green wall” formed by star jasmine at the rear of De Laszlo House, 3 Fitzjohns Avenue, London NW3



Fig 3 – “green wall” formed by star jasmine, 24 Maresfield Gardens, London NW3.



Fig 4 – “green wall” formed by ivy, 35 Maresfield Gardens, London NW3.

North elevation of the proposed extension.

It is proposed to create a “green wall” formed by star jasmine. Star Jasmine is a hardy evergreen climber that has a dense texture.

South elevation of the proposed extension.

It is proposed to create a “green wall” formed by the existing ivy. There are 2 species of mature ivy growing onsite, one is variegated with trunks circa 50mm and the other one is green ivy with trunks circa 60mm. It is proposed to protect those during the works. Please see the photo below (fig 5)



Fig. 5 - Boundary wall between 79 and 77 Dartmouth Park Hill, London NW5.