

Design and Access Statement

Proposed Roof Terrace Over the Flat Roof of the Rear Extension

Raised Ground Floor Flat, 79 Dartmouth Park Hill, London NW5 1JD



January 2017

Summary

This Design and Access Statement has been prepared in respect of a proposal for the property Raised Ground Floor Flat, 79 Dartmouth Park Hill London NW5 1JD. This statement identifies and describes the key opportunities presented by the proposed roof terrace over a flat roof of the existing lower ground floor extension.

Site Description & Location

The property is located on the raised 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 flats with direct access to a private amenity space.

The Proposal



Full planning permission is sought for a roof terrace over the flat roof of the existing rear extension with associated resizing and repositioning of sky lights.

The proposal is in line with the current planning policies.

The proposal seeks to create a unit with direct access to a private amenity space. Dwellings with a direct access to an attractive amenity space are now becoming increasingly hard to find, which presents us with a rare opportunity to form a desirable unit with direct access to an outside space.

The newly created terrace 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.

We are in a receipt of the following pre-application advice:

Any terrace would need to be sympathetically designed to not result in any overlooking impacts on adjoining occupiers and to be an appropriate addition visually.

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

- Both the depth and the width of the proposed terrace have been significantly reduced to eliminate any possibility of overlooking into the neighbouring gardens.

- A trellis with evergreen climbing plants such as star jasmine has been proposed on the side of the adjoining property 77 Dartmouth Park Hill.
- It is proposed to use simple black wrought iron balustrade of 1.1m height in order for the appearance of the property to be in line with the typical features of Dartmouth Park Conservation Area.
- It is also proposed to plant evergreen vigorous climbers such as star jasmine to climb over the balustrade to soften the look and bring it in line with the look of the rear gardens.

Scale

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

The size of the proposed roof terrace exceeds the minimum size for a private amenity space for a two-bedroom unit suggested by The Housing SPG of the Mayor of London.

The terrace has a depth in excess of recommended minimum of 1.5 meters and level access from the home.

Design

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.

The importance of private amenity spaces is widely recognized within the local and national policies such as DP25 and The Housing SPG of the Mayor of London.

Private amenity space is designed in such a way that it does not create additional overlooking of neighboring gardens, does not result in the loss of privacy to existing residential properties and is partly disguised when viewed from the street level.

In order to minimize the visual impact of the newly formed access to the terrace on the rear elevation it is proposed to use the existing opening currently accommodating a smaller and less prominent sash window and simply enlarge its lower part in order to accommodate the door.

A green roof made of easygrass will be applied on the roof of the existing ground floor extension. This would give upper floor flats the benefit of the terrace looking green like the adjacent gardens.

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 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

No alterations are proposed to the existing access to the flat. The newly created access to the is level and is from the main hall of the flat linking the main living area and kitchen / dining area.

Materials.

It is proposed to use materials matching other similar properties in the area, such as simple wrought iron balustrade.

A green roof made of easygrass will be applied on the new extension. This would give upper floor flats the benefit of the terrace looking green like the adjacent gardens.

Conclusion.

Both National and Camden policies encourage providing attractive amenity spaces for the local residents. We identified an opportunity of creating a roof terrace for the use of the Raised Ground Floor Flat over the lower ground floor extension. The proposal comprises of the upgrading of the existing roof area into a usable roof terrace. The protection of privacy of the residents of both 79 and 77 Dartmouth Park Hill and avoiding overlooking into their gardens is paramount and has been taken into consideration for the proposal.

The proposed scheme will seek to preserve the existing street scene and not be overbearing or dominant.

The design of the terrace takes its cue from other properties in the vicinity and is detailed in a similar way. As such it is a design that should be acceptable in its location in the Dartmouth Park Hill Conservation Area and will not detract from its significance as a heritage asset.

The proposed amount of development, and its provision of amenities comply with the Council's policies.