

Design and Access Statement

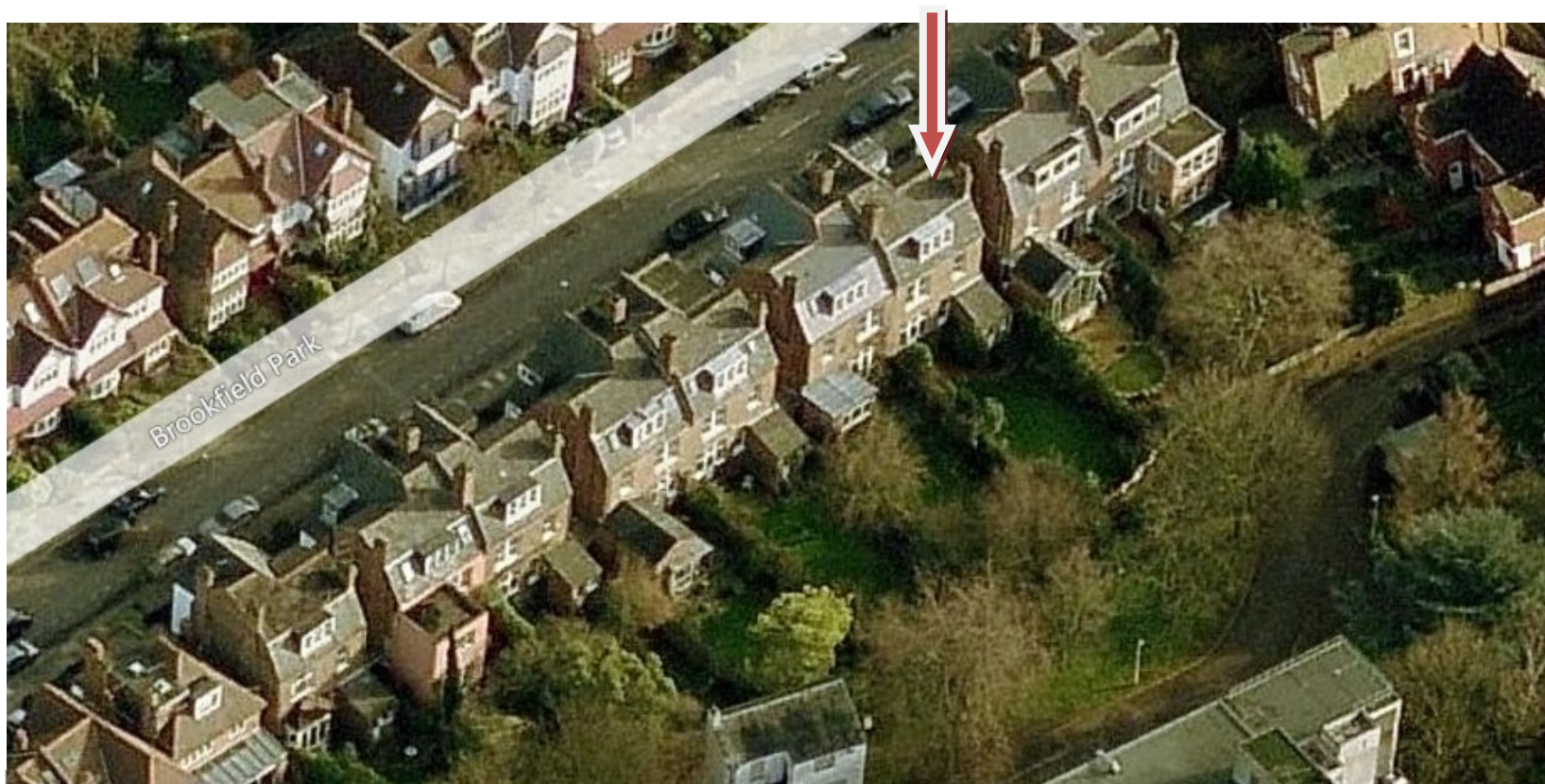
And Planning Statement

Supporting the Application for Planning Consent

For a single storey rear extension at 5 Brookfield Park, London NW5 1ES



Front Facade of the property (centre)



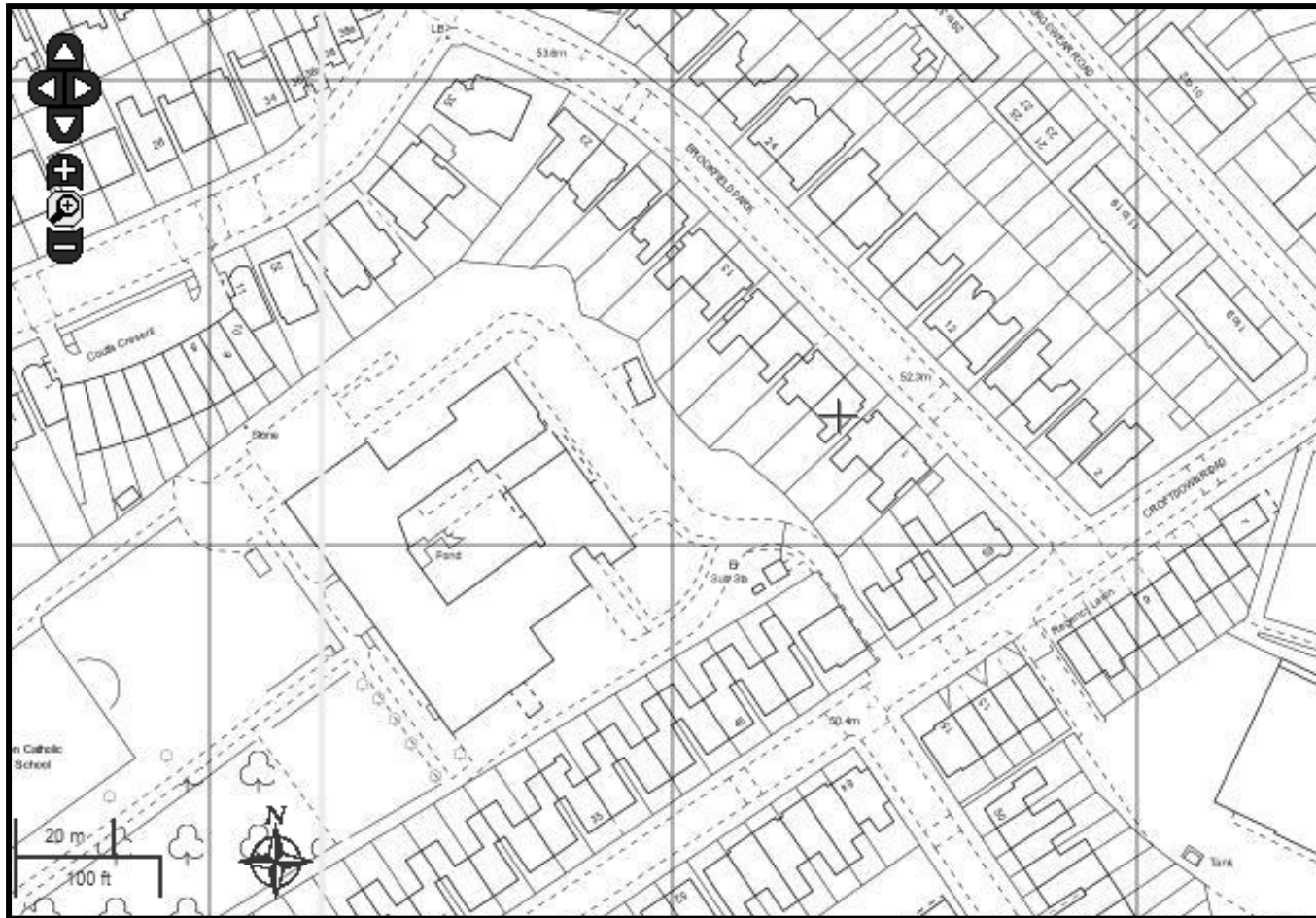


Aerial view of the Dartmouth Park Conservation Area, viewed from the south

1. Site

The property is a semi-detached, soft red brick house situated in Brookfield Park. The house is located in Dartmouth Park, North-London. It is not far from Hampstead Heath and part of the Dartmouth Park Conservation Area. It is not a listed building. The house comprises of three storeys; a ground floor, a first floor and second floor which is a Mansard. There is a small front garden and a reasonably sized, mature rear garden. The front garden is nearly the same level as the internal ground floor. The rear garden extends approximately 19 metres behind the house; it is a little more than a metre lower than the ground floor of the house. The patio is on ground floor level and has steps leading to the garden below.

There is currently an existing lean-to at the rear of the house. This lean-to appears to be part of the original design of the house; it is built with brick and slate roof. The property is one of similar looking houses in the street, with soft red brick main walls and stippled render on the first floor, painted white. Windows at the property are timber framed, double hung, box sash timber windows fitted with single glazing. The roofs are timber framed, pitched and covered with slate tiles. There is one chimney stack to the left-hand side of the property and a further two party chimney stacks to the right of the property.



Map of Brookfield Park and its surrounding streets



Aerial View of the urban massing to the rear of Brookfield Park and Croftdown Road; rear extensions are the norm in this area.

2. Use

The property is a family house. This proposal seeks to improve the quality of the accommodation by rebuilding the extension to achieve the same level as the main ground floor level, to allow additional access to the patio and to provide a better open-plan dining and living space together with the kitchen.



Rear of neighbour No 7 viewed from Application Site



Rear of Application Site



Rear of neighbour No 3 viewed from Application Site

3. Scope of Works

The proposed external alterations consist of:

- Removal of the existing lean-to.
- Removal of part of the existing patio to make way for a slightly increased footprint of the new extension.
- Building the extension in the place of the existing lean-to, using same mixed red bricks and mortar, using steel beams not visible on the outside.
- Providing one window to the rear to capture the view.
- Providing a set of patio doors to mirror the existing ones in Aluminium so that both lead to the patio.
- Increasing the patio in depth slightly to match the extension depth with corresponding garden steps.
- Internal remodelling which includes an additional internal wall with a Cloak, WC and Utility area, and providing a new kitchen to the ground floor.

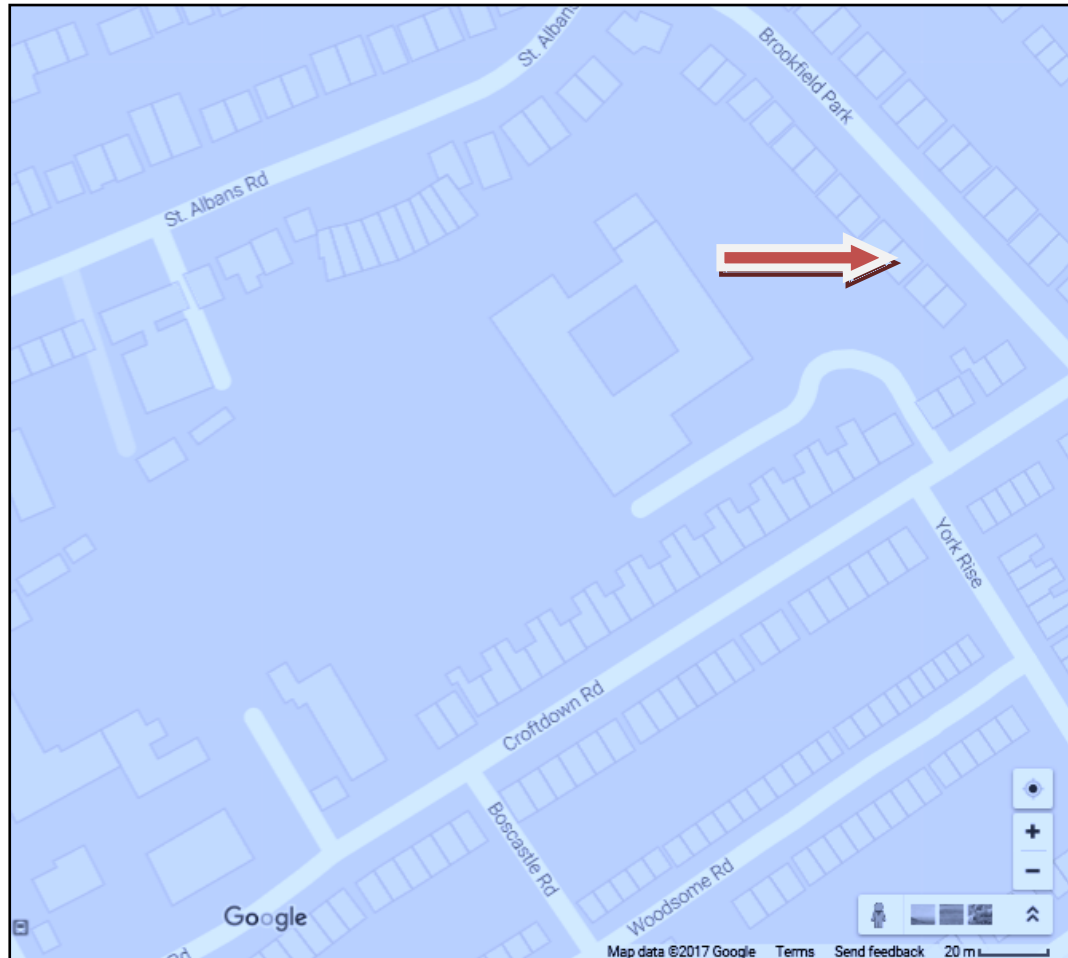


Aerial view of the Dartmouth Park Conservation Area viewed from directly above

4. Area and scale

The existing house is approximately 250sqm spread over three floors, plus a small cellar. The existing lean-to is approximately 6sqm. It is proposed that the new extension will be 13sqm, as it will be by about a metre wider and a metre deeper than the existing lean to. The lost area of glazing will be reinstated by about the same amount of new glazing. The height of the new extension will not be higher than the extensions of the neighbours on either side.

Hence, the bulk, width and scale of the extension has been designed sensitive to the pattern of the townscape to the rear of the properties. Also it will provide enough head height for the householder's dining area and allow a roof construction that allows both good insulation and discreet guttering, the latter contributing to an appearance that is subordinate to the design of the main building.



Overview of surrounding streets (Google extract)



The new extension will not be higher than the neighbouring extension seen here in the background

5. Layout

The layout of the house is rectilinear in shape. The ground floor contains a front reception room, circulation and a kitchen diner to the rear. The lean-to currently is disjointed and underused. With the proposed works, the extension will much more interconnect with the dining and kitchen area, and with the patio via an additional set of patio doors.

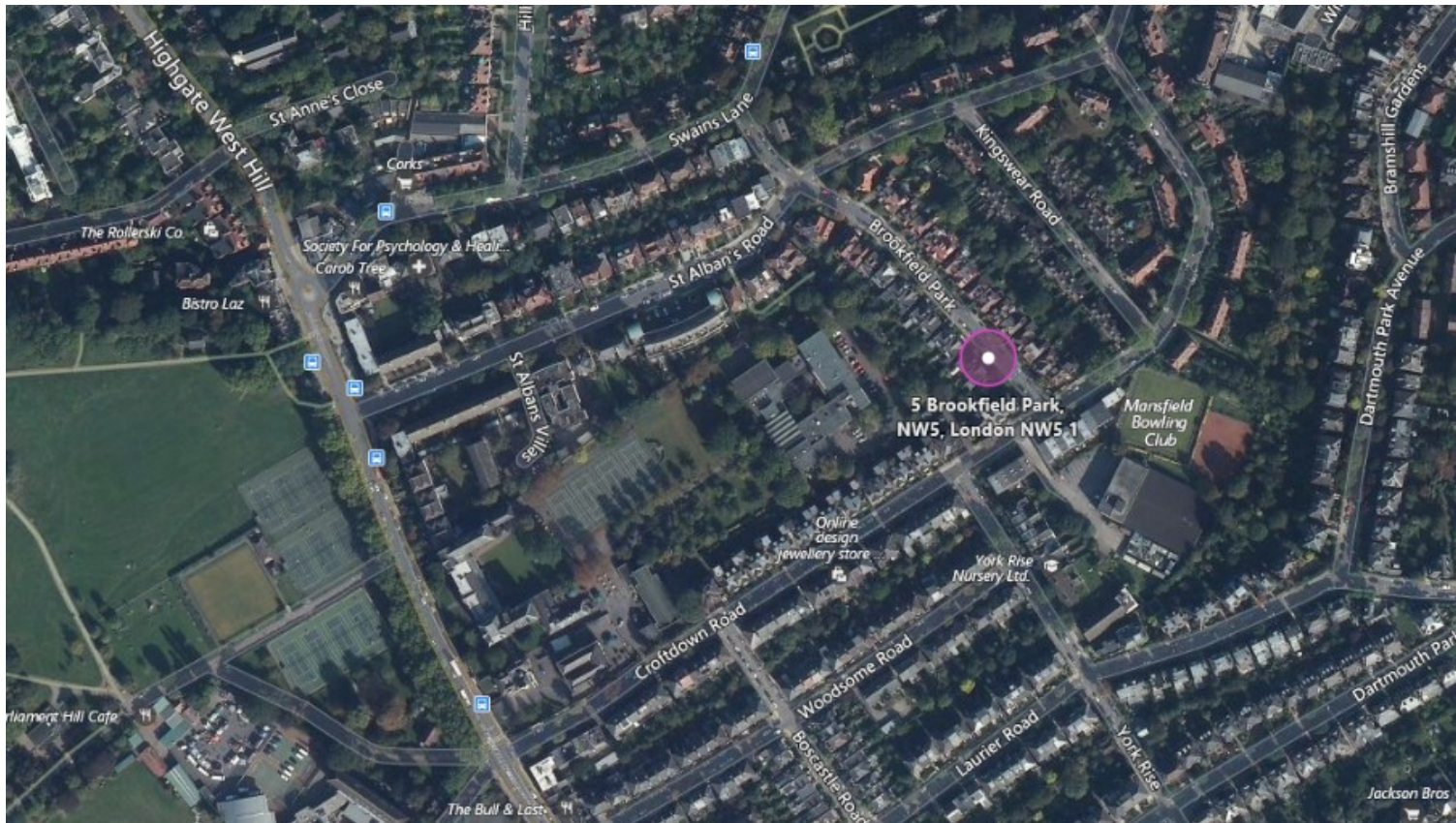
The proposed stove in the corner of the extension will provide the focal point, attracting the use of the extension.



Location Plan of Application site in the context of the school buildings seen here on the left

6. Landscaping

In general the front and rear gardens will be left as existing. The mature garden, in its generous size and with its high trees at its bottom, will stay as it is, and any lost minor shrubs will be replaced in the same location. The new rear window in the extension will celebrate the views into the greenery.



Aerial view of Dartmouth Park conservation area with annotations

7. Character of the Area

The preservation of the character of the Conservation Area has been a priority throughout the design development. The limited nature of the proposal means that the proposed extension will not be exposed to public view any more than the existing lean-to. The historic character of the street will be unaffected. There will be no added light pollution as the area of glazing will stay the same.

The whole extension has been designed to preserve and enhance the existing building, while staying subordinate to the striking character of the area.

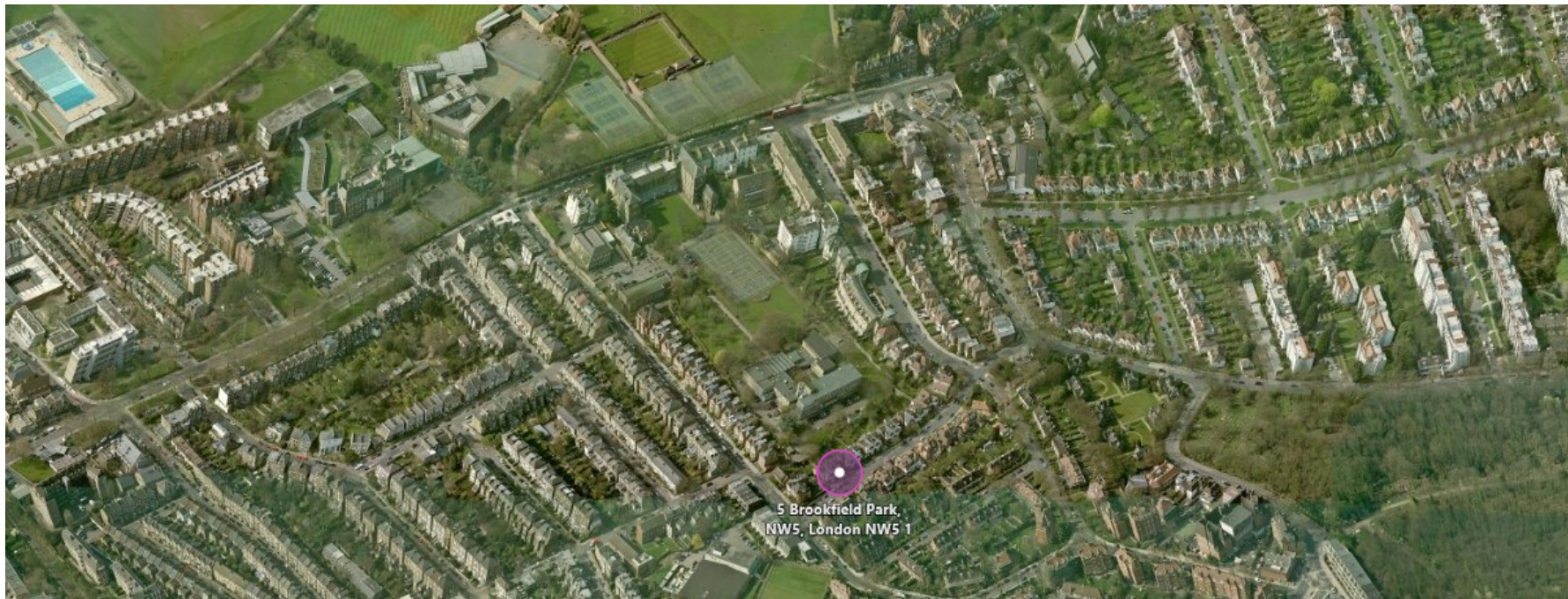


Aerial view of the Brookfield Park viewed from Hampsted Heath

8. Neighbour's Amenity

The proposal has been carefully designed to ensure there is no adverse impact on the amenities of the neighbours. There is no adverse impact relating to overlooking through any windows or patio doors, the fences and trellis will be reinstated at the same height. Also the neighbour's privacy with respect to the use of their garden will be kept the same. No bigger shadow will be cast on the neighbouring garden spaces or into their windows.

The issue of privacy, daylight and sunlight has been carefully considered during the design development to ensure that there is no adverse impact to the neighbouring properties.



Aerial view of the property viewed from the east

9. Appearance

The appearance of the existing house has been respected for the design of the new extension. Bricks and mortar have been specified to exactly match existing, and the glazing frames of the patio doors are to mirror the existing patio doors. The window to the rear has been balanced in size, so as to be respectful to the old but still big enough to make the extension pleasing to the eye. The roof design is to match surrounding roofs in its colours and material, and is to look discreet. It will have no roof light. All external walls to the front, side and rear of the original house will be retained.

10. Access

Access to the property is up one step through the front door. There is an alternative access to the rear garden through a side gate via the covered side passageway. It slopes from street level down to the garden level, and has 2 steps in total. The proposed works and the design of the extension will not affect this and will maintain the existing width of the passageway.