

## **Design + Access Statement**

### **27A Dartmouth Park Hill**

**London NW5 1HP**

Proposed part single, part two story rear extension and garden building.

### **The site**

27A Dartmouth Park Hill is a lower ground and ground floor maisonette within a four-story semi-detached building. The applicant owns and lives in 27A as well as owning the flat above, 27B, and the freehold. The top floor flat 27C is under separate ownership.

The building was dated from 1872 and was originally a single family dwelling as part of a pair of Italianate semi-detached houses, and sits on the eastern boundary of the Dartmouth Park Conservation Area which was adopted in 1992. The Dartmouth Park Conservation Area Appraisal, describes a mix of buildings on Dartmouth Park Hill, including the neighbouring properties – No 25, a three-story detached villa and No 31 an early example of a 19<sup>th</sup> Century apartment block.

### **Planning history**

There are no planning applications on record with the local authority, and the sub-division of the property into flats is historical and well established. No 29 is similarly sub-divided as are so many similar properties in the area as demand for smaller accommodation developed over the last century.

### **The proposals**

The applicant shares 27A with her two children and whilst the ground floor rooms function well (with the exception of the small kitchen), with a fine double reception room that remains as it was originally designed, the bedroom accommodation on the lower ground floor is cramped and dark and only offers two bedrooms and one bathroom with a shower area that in effect is in the hallway. The proposals, whilst reasonably modest compared to similar recently approved in the street, seek to vastly improve the property to make it suitable for family living by providing three bedrooms and two bathrooms downstairs, with a terrace off the rear bedrooms. There is also a proposed new extended kitchen on the ground floor and an increase on the existing roof terrace. The garden will be landscaped to suit these proposals and a garden building is also proposed. The garden building will replace the existing shed and tree house and provide garden storage as well as a painting studio where the applicant can work.

## Design

The design of the additions has been carefully developed with the applicant using the following brief:

- Enlarge the property to provide the accommodation needed for a family with two children.
- Bring light into the dingy lower ground floor where possible.
- Develop and improve the garden.
- Provide a working space apart from the main residential area.
- Use sustainable and energy efficient building methods and materials.
- Create a strong demarcation between the existing building and the new extension.

The brief has been met with a proposed part single, part two story extension and a garden building using a mix of materials and by considering an efficient build system.

The extension is, in general, a 4.5 metre rear extension across the lower ground with a two-story section to extend the existing kitchen. The existing roof terrace off the main double reception is enlarged with access provided (similar to existing) to the lower part of the garden. A garden building is proposed at the rear of the garden with a low eaves design towards the boundary.

The extension will comprise of two new flank walls in London stock brick to match the existing to enclose a new structure made with a Structurally Insulated Panels System (SIPS) clad in Rockpanel vertical siding made from sustainable compressed natural basalt in an organic binder finished in colour RAL 7016. The SIPS system provides excellent insulating qualities above current standards and will be factory made to minimise site time.

New window and doors will be in energy efficient, thermally broken, aluminium framed and double glazed and powder coated to RAL 7016. Large glazed sections increase solar gain and so reduce heating costs. Tall, slim windows will have louvered shutters fixed to the external façade to allow natural ventilation whilst maintaining security.

The lower and roof terraces will be paved over a permeable base to reduce reliance on the sewerage system. WC's will have water saving cisterns and appliances selected to minimise water consumption.

The garden building will be in materials to match the proposed additions and so will bookend the development across the newly landscaped garden. An existing palm tree that the applicant planted will be retained and re located.

## Proposals in context of policy

Local authority policies were considered throughout the design within the Camden Local Development Framework including Development Policy, Core Strategy and the SPDs with particular attention to:

### Development Policies

*DP22 Promoting sustainable design and construction*

*DP23 Water*

*DP24 Securing high quality design*

*DP25 Conserving Camden's heritage*

*DP26 Managing the impact of development on occupiers and neighbours*

*DP28 Noise and vibration*

The proposals have been developed in response to these policies as follows:

### *DP22 Promoting sustainable design and construction*

High levels of wall, floor and roof insulation along with thermally efficient doors and windows, sustainable materials and a build system that dramatically reduces on-site time maximizes sustainability and efficiency.

### *DP23 Water*

Permeable substrates and water reducing appliances and sanitary ware all reduce reliance on the sewerage system as well as reduce water consumption.

### *DP24 Securing high quality design*

The proposals utilize the latest building techniques and materials in a design that is simple and modest with an aesthetic that will sustain using a limited palette of materials that either reflect or contrast the existing property.

### *DP25 Conserving Camden's heritage*

As is consistent with many approved additions to residential properties in the Dartmouth Park Conservation Area, the proposal has been designed as a marked contrast to the existing property. The flank walls in London stock acknowledge the main construction of the house and hidden within them, the dark, more Modernist aspects of the design sit in contrast to the main building – creating a narrative of development and avoiding pastiche. As the street scene remains unaffected, residents and visitors to the area will be unaware of the development and so visual continuity of the street remains.

### *DP26 Managing the impact of development on occupiers and neighbours*

The two-story section of the proposals has been limited to one side to prevent any overshadowing or loss of light to the attached neighbour. A line drawn at 45 degrees through any of the openings to No 29 does not bisect the extension at ground floor level. The window on the flank wall facing No 25 will be obscure glazed to prevent any overlooking.

### *DP26 Managing the impact of development on occupiers and neighbours (Cont'd)*

Whilst the roof terrace is increased, there is already an existing terrace to both No 27A and No 29 and a louvered privacy screen is proposed to minimize any additional overlooking. The garden building is modest in size with low eaves towards the boundary so has no impact on the neighbouring properties to the rear, as they are all remote. The garden buildings use is strictly ancillary to the house.

### *DP28 Noise and vibration*

Utilising a pre-fabricated building system will greatly reduce any noise and vibration during what will be a much reduced build time.

## **Conclusions**

In summary, the proposed works will vastly improve the accommodation at No 27A whilst maintaining the character of the local area and without adverse impact on neighbours.

Camden has been at the forefront of approving development that embraces contemporary design and techniques and by approving additions that contrast with existing period property, allow for much more exciting and sustainable proposals that understand the demands of modern family living.

There are many examples throughout the borough and beyond that this development speaks to. The recently approved development next door at No 25 Dartmouth Park Hill by Architecture For London was inspirational in leading to the simple, clean contemporary design of our proposals:



And similar projects in Conservation Areas in London have been referenced more directly in materials and proportion:



Tredegar Conservation Area  
David Mikhail Architects



Canonbury Conservation Area  
Alison Brooks Architects

To conclude, this application seeks approval for a sustainable and considered design that has no impact on the street, has no adverse impact on neighbours and will continue Camden's forward looking approach when it comes to extending period buildings within the borough.

And it will provide the much-improved accommodation that the family will need going forward.

### **Access**

Access to the property remains unchanged.

**Site Specific Ltd**  
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