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INTRODUCTION

DFNDC Architects have been appointed to develop proposals for refurbishing and reconfiguring the roof of the house at 73 Chetwynd Rd, London NW5 1DA.

The clients own the flat which occupies the second and loft levels of the Victorian terrace and use it as their primary residence.

DFNDC Architects work in the residential and housing sectors and their portfolio include approved and completed projects in several Conservation Areas and Grade II-Listed Buildings in London and the home counties.

This document presents an analysis of the context followed by a description of the proposal resulting from it. The present planning application is a resubmission of an amended scheme, following the refusal of a previous application.



THE SITE

Flat 3, 73 Chetwynd Rd, NW5 1DA



THE SITE > CHETWYND RD

The road is very heterogeneous on its southern and northern frontages, only reinforcing the effect caused by the dipping topography. This is manifest in the discontinuous eaves level, wall finishes and features (fenestration composition & detail, party walls, porticoes).

Within the northern frontage, house no.73 further distinguishes itself by its white rendered facade. The character of the road is best appreciated from the east, where the higher point of view reveals the irregularly stepping terrace massing.



Clockwise from top left:
_Bird's eye view from the south
_Bird's eye view from the east
_Bird's eye view from the north
_Bird's eye view from the west

THE CONTEXT

The road is characterised by partial groups of houses stepping down adapting to the slope and by substantial breaks of order caused by shifts of scale and typology, as well as by literal detachment between houses. Due to the significant slope and said shifts, the party walls above the eaves become more prominent.

All of these features give the eastern side of Chetwynd Rd a very rich spatial condition, with the series of formal disparities somehow forming a coherent and gracious whole. Dormers of various types and alignments are common and in no way disruptive of any planned continuity or rigid order (image no.4), as evidenced by the stepping up and down of the eaves line (with and against topography), differing roof pitches and window details.



Clockwise from top left:
_St Mary Brookfield on Darmouth Park Hill
_Chetwynd Rd from the northeastern end
_Chetwynd Rd approaching York Rise (with no.73)
_Gap between no.89-95 Chetwynd Rd

THE BUILDING & BRIEF

The house develops over three main levels plus the loft space. It is divided into three flats, the top of which is the object of this application and it is used as a family dwelling. The street was developed in the last quarter of the nineteenth century by at least two different builders following the drainage of the pond that occupied the lowest area.

The main facade is one of three rendered fronts in the street, largely dominated by stock brick facades and some homogeneous groups in red brick (no.84-88). Due to the external finish, the house has lost many of its features which most likely were paired with the house at no.71 (bar the ground floor bay window). The Conservation Area statement does not deem the house a Positive Building.

The brief asks for a reconfiguration of the loft space as it provides very limited accommodation due to its height and profile. As the adjoining properties illustrate, dormer windows are the most practical means of achieving this without annulling the roof pitches as an essential attribute.



Left to right:
_Frontal view of no.73
_Oblique view from the east

PLANNING HISTORY

A scheme (declensed in two sub-options) was submitted for pre-application advice on 19/09/2016. The first option considered a front dormer and a wide rear dormer, while the second one proposed the same front dormer with a narrower rear dormer and a small terrace.

The Planning Officer feedback report assessed both options as excessive in size and not observing a minimum distance to the ridge line. Further comments were also made on the relationship of the new windows with the existing and the window material/ type.

During a site meeting with the Planning Officer, the immediate and wider roofscape was discussed and ways of making the proposal acceptable identified. A revised sketch was issued and a final feedback received on 08/12/2016 (including guidelines on the right).

A planning application was submitted on 21/03/2017 (application number 2017/1243/P) and was refused on 03/08/2017. The Planning Officer reported that the proposed front dormers were having a negative impact on the street facade.

In light of these comments we have revised our proposal by not bringing any alteration to the front facade, and by proposing a new rear dormer, aligned to the existing windows below and centered with the building's rear facade. This dormer shows two symetric and proportioned timber sash windows.

We make reference to the following planning applications within the Conservation Area which are relevant in the context of our proposal:

48 Woodsome Rd 2015/2120/P

60 Croftdown Rd 2011/6138/P

We also have reviewed similar recent planning applications within the Conservation Area, which are described in the following page.



DARTMOUTH PARK CONSERVATION AREA RELEVANT PROJECTS

The following projects in the vicinity to no.73 Chetwynd Rd have been approved in the last two years.

14A Boscastle Rd (2017/5063/P)
 1Boscastle Rd (2017/2223/P)
 32 Laurier Rd (2017/4021/P)
 The Lighthouse, York Rise (2017/4880/P)
 69 Dartmouth Park Rd (2016/1369/P)

The nature and scope of the proposals vary from with each application, but they have in common a flexible and engaging attitude to the proposed development, some of which are of an increased volume or material departure from the host buildings. These applications locate our proposal within the low impact range (scale- and materialwise), while still providing an increased usability of the house as a family dwelling that would prevent the owners from leaving the area.



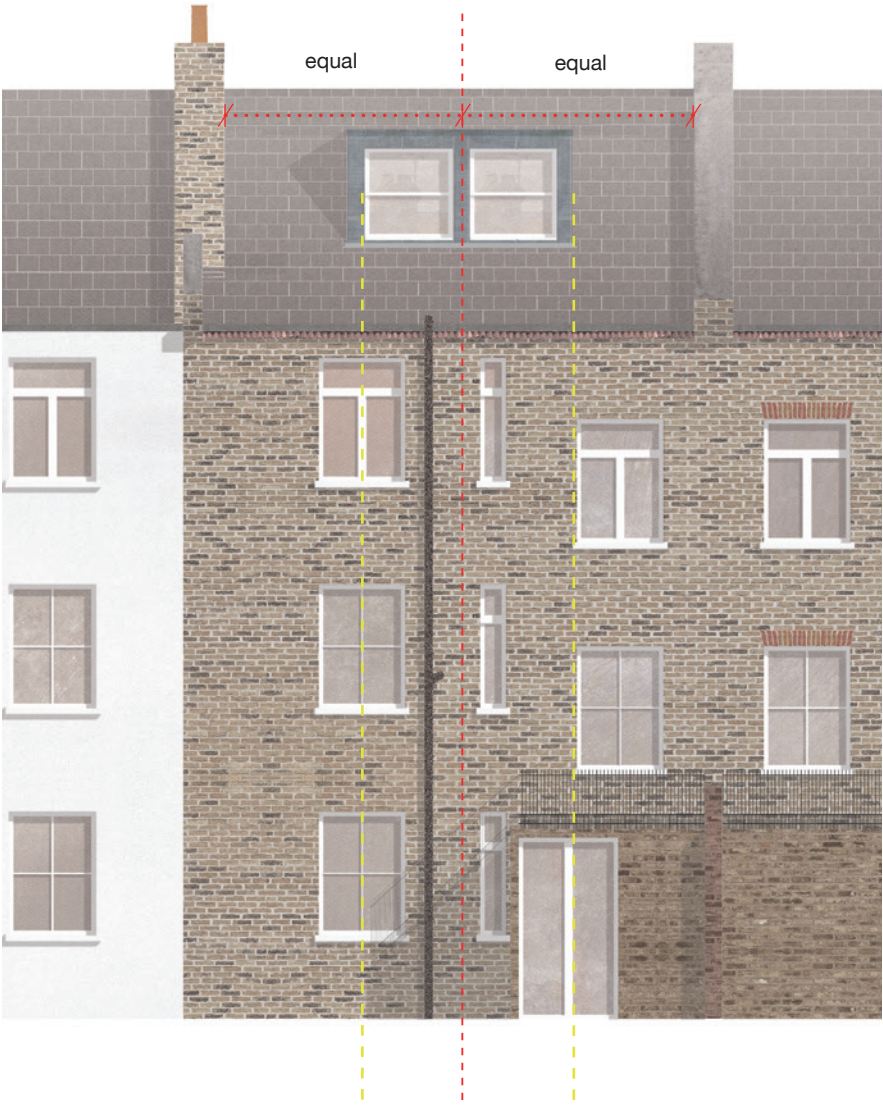
Left to right:
 _Dartmouth Park Conservation Area and recent
 Planning Consents.

THE PROPOSAL

The following illustration show the proposed revised dormer and their relationship to the existing house composition. Minimum distances (as per the diagramme provided by a Camden Planning officer) to both party walls, eaves and ridge lines are observed. Windows are timber sashes and the dormer cheeks are clad in slate in congruence with the existing roof.

In order to keep the dormer width narrow and centred (illustrated by the red lines), the relationship with the windows below has to be sought through the individual middle line or edges (yellow lines) as the window arrangement of the three storeys below is neither symmetric nor windows are the same width. The proposed windows are softwood sashes painted white in line with general Conservation Area criteria.

The overall width of the dormer accounts for 45.3% of the width of the house, and along the alignment considerations described above, its presence and appearance is subservient to the existing building, and no architectural quality of value is affected by this. No part of the proposed dormer is visible from the public realm protected by the Conservation Area designation.



Left to right:
_Proposed rear elevation

THE PROPOSAL > MATERIAL SCHEME

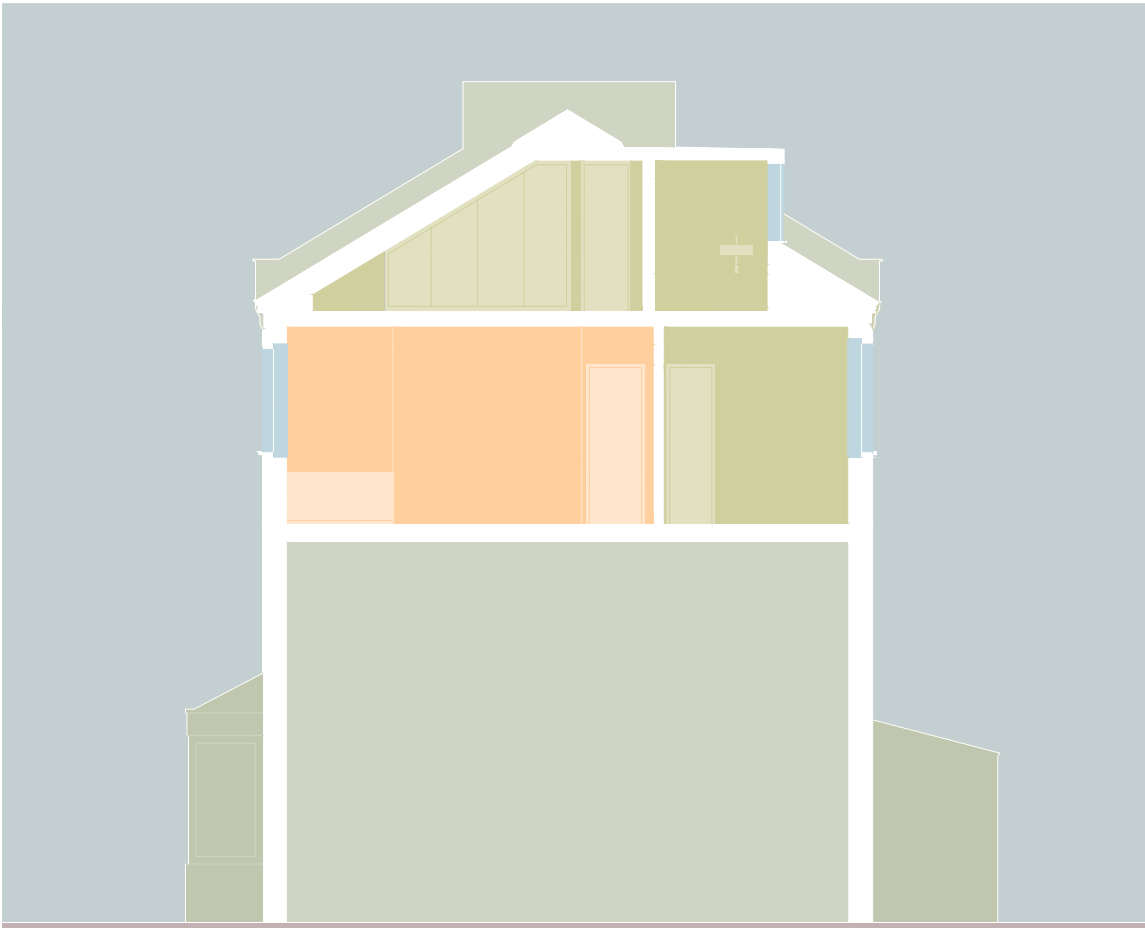
The proposed dormer sides and front are clad in code 5 lead as a typical and sympathetic roofing material avoiding a negative effect on the rear aspect. This material will age to a very similar tone to the slate roof while keeping a subtle difference in acknowledgement of its subservience to the existing building. The joints will be detailed in a simple, crafted in a discreet way and carried out by a lead specialist.

The two windows are two-pane timber sashes, painted white in accordance to the existing ones. No further material amendments are proposed for the house.



CONCLUSION

The proposal has been revised to reflect the Conservation Area and Planning Department views on scale, alignment and typology, as well as adopting a more conservative material scheme. The works intend to provide improved use of the house for a growing family in line with the London Plan’s vision for the preservation of the city neighbourhoods and communities without negatively affecting local the local streetscape in a Conservation Area.



Clockwise from top left
_Code 5 lead cladding (dormer)
_Timber sash windows, painted white
_Schematic section of proposal