

EDWARDS RENSEN **ARCHITECTS**

DESIGN STATEMENT

For a Planning Application for a

WIDENED DORMER

at 56 Dartmouth Park Road, NW5 1SN

July 2018

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1. SITE AND SURROUNDINGS

- 1.1 The application site is 56 Dartmouth Park Road, a detached Victorian house in a residential street, in the Dartmouth Park Conservation Area in the London borough of Camden, in conservation area sub area 3, Dartmouth East.

Figure 1: Photo of the front



- 1.2 The house forms part of a row of similar two-storey, double-fronted detached houses on the northern side of the eastern end of Dartmouth Park Road. On the front elevation, the dominant material is pale yellow gault bricks. Decoration is fairly restrained with stucco window and porch surrounds, a band of angled bricks just under the eaves, and a Gothic porch.

Figure 2: Measured survey drawing of the front



- 1.3 The back of the house is much more utilitarian in character, in composition and materials (rougher London stock bricks). It is also much less similar to its neighbours, in both overall building form or footprint and in roofline. This house has a hipped roof, which the neighbours do not. The existing dormer windows are different to each other in size.

Figure 3: Measured survey drawing of the back



- 1.4 Original timber sash windows were replaced by plastic framed windows by the previous owners.

Figure 4: Photo of the back west corner, looking up at the dormer



Figure 5: Photo showing the dormer closer up



2. PLANNING MERITS

- 2.1 The existing house contains two dormer windows on the rear elevation. The proposal is to enlarge the southernmost of these windows, maintaining its existing form, height and detailing, but increasing its width from approximately 0.8m to 1.6m.
- 2.2 The design policies in the development plan (The London Plan 2016 and the Camden Local Plan 2017) and, in particular, policy D1 of the Local Plan, provide general guidance on design, including the need to respect local context and character and to preserve or enhance heritage assets, but they contain no specific advice on the design of dormer windows. However, detailed guidance on roof alterations and extensions is provided in:
- Camden Planning Guidance: Design (2018); and
 - Dartmouth Park Conservation Area Appraisal and Management Statement (2009).

Camden Planning Guidance: Design

- 2.3 Guidance on roof dormers is given in paragraph 5.11 of this document. We consider that the enlarged dormer window proposed would be consistent with this guidance, for the following reasons, with reference to the criteria (a) to (f) listed in paragraph 5.11:
- a) The pitch of the roof is sufficient to allow habitable accommodation in the roof space; the existing roof space (see drawing P-06) already contains two bedrooms and the proposal is to enlarge the dormer window that serves the north-facing bedroom.
 - b) The extended dormer window would, in common with the existing dormers, be located well below the ridge of the roof so that it would not visually dominate the existing roof form.
 - c) The enlarged dormer window would not introduce a new dormer feature into an unbroken roof line since, as previously noted, the house already has two dormer windows.
 - d) The enlarged dormer window would respect the proportions and pane size of the existing dormers and would appear as a separate, and relatively small, projection on the roof.
 - e) This criterion is not relevant in this case.
 - f) The materials and detailing proposed would match the existing dormer window, except that the existing plastic frames would be replaced by timber.

Dartmouth Park Conservation Area Appraisal and Management Statement

- 2.4 Guidance on roof alterations and extensions is given on pages 55 and 56 of the DPCAAMS. There is nothing in this guidance that, in principle, precludes or discourages dormer windows on the rear roofs of buildings. The guidance states, amongst other advice, the following: "....intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted."
- "Alterations and extensions to the front roof pitch can be particularly damaging to the appearance of the conservation area."
- 2.5 For reasons that are set out in paragraph 2.3 above, we consider that the proposed enlarged dormer window would be appropriate in its size, form, proportions, position and materials and would have a neutral effect on the character and appearance of the Conservation Area.

3. COMPLIANCE WITH PLANNING POLICY

- 3.1 For the reasons explained in this Design Statement, we believe that the changed dormer window:
- Would be consistent with the requirements of section 72 of the Listed Buildings and Conservation Areas Act 1990 as it would preserve the character and appearance of the Dartmouth Park Conservation Area;
 - Would comply with policies D1 (design) and D2 (heritage) of the Camden Local Plan; and
 - Would be consistent with the design guidance in the Camden Planning Guidance: Design and the Dartmouth Park Conservation Area Appraisal and Management Statement.
- 3.2 The council is requested to grant planning permission subject to appropriate planning conditions.

4. ARCHITECTS' PRACTICE PROFILE & EXPERIENCE

- 4.1 Edwards Rensen Architects (ERA) were formed in 2012 by Jo Edwards and Adrie Rensen who were previously, respectively, a project architect and an Associate Director at multi award winning Pollard Thomas Edwards architects. Before that they worked at award winning firms including Lifschutz Davidson and ECD (Environmentally Conscious Design) architects and several Dutch firms including the internationally renowned Mecanoo Architecten.
- 4.2 ERA have a sensitive approach to working with historic buildings. We aim to build projects that are clearly modern and yet sympathetic to their historic context. Most of our work involves working with London's Victorian housing stock and we have built up a team of measured drawing surveyors, engineers, and builders who know these buildings well and work respectfully with them.
- 4.3 We have worked on several Listed Buildings in Westminster, Lambeth and Monmouthshire as well as locally listed buildings in Camden and Lambeth. Brockwell Lido, a Listed Building extension and refurbishment project for which Jo Edwards was project architect was shortlisted for a Heritage Lottery Award.
- 4.4 ERA's work has been published in Grand Designs Magazine as well as several online magazines. ERA were selected to lead a feasibility project in Denmark Hill funded by the Heritage Lottery Fund.

See our work at:

www.edwards-rensen-architects.co.uk