

Project No: 1704

Project name: 23 Dartmouth Park Road

Issue date/ rev: 21/09/2018

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### **DESIGN & ACCESS STATEMENT**

#### **1: Appraising the Context**

This Design and Access Statement has been prepared to support the Householder Planning Application 23 Dartmouth Park Road. The property is a four storey Victorian terrace house with a converted loft and rear extension. It is located on the south side of Dartmouth Park Road in the Dartmouth Park Conservation Area.

#### **Use**

23 Dartmouth Park Road is arranged as a single family dwelling. The proposal retains the residential use of the property and its arrangement and a single dwelling house.

#### **2: The Design Principles**

##### **Amount**

The application does not involve extending the footprint of the property.

##### **Layout:**

The application does not involve altering the layout of the property.

##### **Scale**

The lower ground floor extension is to be re-roofed to provide one large rooflight that will increase the light levels to the lower ground floor of the property and a smaller rooflight. Both rooflights replace existing rooflights albeit that the sizes are altered.

The lower ground floor extension is to have new aluminium framed doors facing the garden to replace the existing timber ones.

At upper ground floor level the existing rear mid-level window will be revised to a larger timber double glazed sash window to match the other windows to the rear elevation.

##### **Landscaping**

The proposal does not involve any landscaping.

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### **Appearance**

The existing building is predominantly a London buff stock brick with white painted timber sash windows. No alteration is proposed to the existing brick wall materials.

The proposal is for the existing lower ground floor extension to have new double glazed aluminium framed doors and utility door. There are many examples of extensions to properties on Dartmouth Park Road that have aluminium framed double glazed doors to rear extensions. 20 and 22 Dartmouth Park Road are two examples.

The replacement window to the upper ground floor would be a white timber framed sash window with double glazing.

### **3. The Access Principles**

The proposal does not involve any change to existing access arrangements for the following:

Highway access

Pedestrian access

Public Transport access

Cycle access

Parking provision

Emergency and service access