

52 Woodsome worth Road: Heritage Statement.

A] Site

The existing dwelling is a three story Victorian terraced house (1870s). It is not within the Dartmouth Park Conservation Area.

The massing of the house consists of a larger, primary, three-story, block containing the main living accommodation and bedrooms and a smaller, half-width, two-story, sub-block containing the rear bedroom and kitchen. A glazed single story conservatory sits alongside the two-storey outrigger. There is a single-storey WC/utility block to the rear of the outrigger. This was probably originally an external WC.

There are significant changes in level between the main dwelling, kitchen and conservatory which impact on the existing internal spaces.

In common with the building typology the windows are timber sashes. The existing facing materials are London Stock brick. The detailing is more ornate and fine on the street facing façade than the rear.

The rear gardens are approximately seven and a half metres deep and the garden elevations of properties on Croftdown Road are in proximity.

B] Development & Planning History

Planning History Relating to the Site

(2017/ 2304T) Notification of intended works within a Conservation Area
Rear Garden: 1 x Norwegian Maple – Fell

Relevant Neighbouring Planning History

44 Woodsome Road London NW5 1RZ (2013/0493/P)
Granted (Mar 25 2013) - Certificate of Lawfulness (Proposed)
Installation of solar thermal panels to front roof slope.

Flat A, 54 Woodsome Road London NW5 1RZ (2017/2395/P)
Granted (Jul 11 2017) - Full Planning Permission
Erection of garden shed in rear garden (retrospective)

8A Woodsome Road London NW5 1RY (2010/0525/P)
Appeal Decided: Allowed (Jul 2 2010)- Householder Application
Erection of single storey rear extension to single family dwelling house (Class C3)

15 Woodsome Road London NW5 1RX (2018/0008/P)
Granted (Mar 14 2018) - Householder Application
Erection of a single storey rear and side extension

8 Woodsome Road London NW5 1RY (2011/4532/P)
Granted (Oct 28 2011) - Householder Application
The erection of two dormer windows to the rear roof slope of existing residential dwelling (Class C3)

20 Woodsome Road London NW5 1RY (2012/3715/P)
Refused (Sep 11 2012) - Householder Application
Erection of rear dormer extension, the insertion of two rooflights on the front roof slope and replacing the existing timber framed sliding sash windows with double glazed timber framed sliding sash windows to a single family dwellinghouse (Class C3).

44 Woodsome Road London NW5 1RZ (2013/1207/P)
Granted (Jun 27 2013) - Householder Application
The erection of a garden wall with metal railings and new gate to the ground floor front elevation following the demolition of existing boundary wall, associated with existing residential dwelling (Class C3).

C] Proposed Works

Design Strategy

In order to respect the integrity of form of the existing dwelling, a single-storey subservient proposal has been developed with glazing to the rear elevation.

A new flat roof bound by a parapet wall will both allow the proposals to remain subservient and also present a clean

elevation from the rear of the property.

Materials

Aluminium framed glazing has been chosen due to its minimal sightlines and in order to contrast with the existing timber framed windows. The façade finish of the new extension will have a rendered finish. This will contrast with the existing brick, allowing the original two-storey half width extension to remain legible. It will also allow the original brick coursing to remain undisturbed without the need to key into the original façade in an obtrusive manner.

The existing rainwater pipes to the two-storey half with extension will be replaced with half round galvanized steel rainwater goods. Substantial in appearance and of high quality, they are an appropriate contemporary replacement for the existing gutter.

Relevant planning policy

Dartmouth Park Conservation Area Appraisal

Sub Area 2 Dartmouth West

Camden Residential Design CPG 1

Chapter 2: Design Excellence

Chapter 3 Heritage: Conservation Areas

Chapter 4: Extensions, Alterations & Conservatories

D] Conservation

It is proposed to retain the dominant portion of the existing house, i.e. the three-storey main house and two-storey half width extension that create the identity and of the terrace and rhythm of the massing. The new single-storey addition will be subservient to this and will unify the floor levels by continuing the existing kitchen floor level across the rear of the elevation. Generous steps will replace the existing ones between the rear of the main house and the conservatory.

E] Access

Access will be slightly improved with greater areas of level floor and access to the garden.

F] Sustainability

New windows will be double-glazed and all new construction will be well insulated to at least of Building Regulations standards. This will represent a significant upgrade and prevent heat loss. Bricks available as a result of demolitions will be retained and reused on any repairs. New light fittings will be low energy fittings and new plumbing work will be fully insulated.