

DESIGN & ACCESS STATEMENT

For a Householder Planning Application
for a single-storey, ground-floor rear extension
at 56 Dartmouth Park Road, NW5 1SN.

December 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 form and roofline.

Figure 3: Measured survey drawing of the back



Figure 4: Photo of the back, looking east



Figure 5: Photo of the back, looking west



- 1.4 There is an existing single storey rear extension, which was built by the previous owners in 2007. There is no record of any planning or certificate of lawfulness applications for this in the Camden online database. It was presumably built under the permitted development rules applicable at the time. It was completed over eleven years ago, so is lawful under the four year rule. The Camden Council building control Certificate of Completion is attached in Appendix A.
- 1.5 The 21st Century extension is modern in character with large glazed areas, metal framed sliding doors and a flat roof.

Figure 6: Photo of the 21st Century extension



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

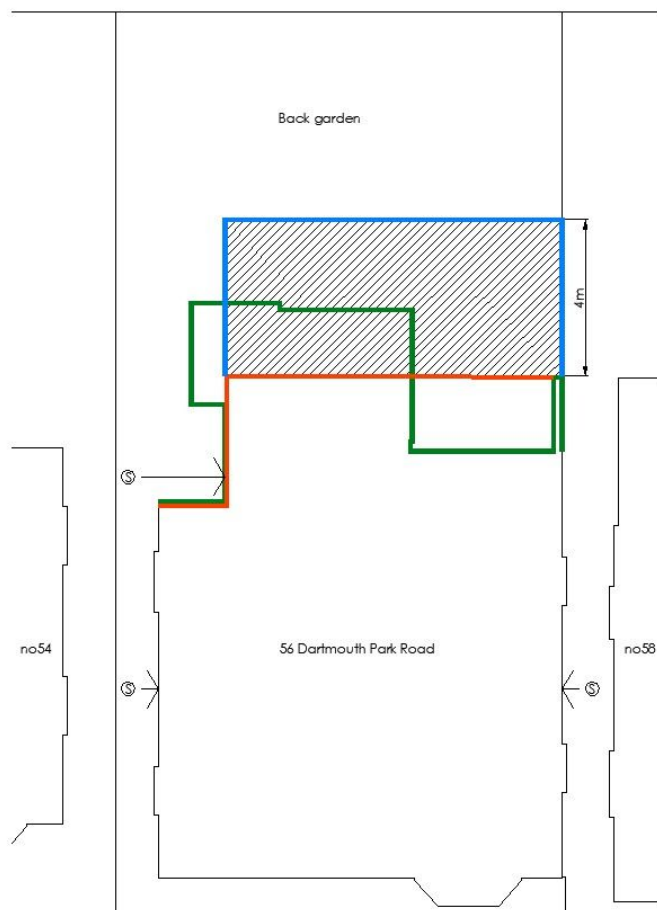
2. PLANNING HISTORY

- 2.1 The applicants have made four recent applications on separate matters for this site:
 - 2.1.1 A Planning Application for a rear extension, reference number 2018/3363/P, which has been refused. The proposal in that application was similar to this one, but full width.
 - 2.1.2 A Lawful Development Certificate application for solar panels, reference number 2018/4021/P, which has been approved.
 - 2.1.3 A Planning Application for a wider dormer, reference number 2018/3444/P, which has been approved.
 - 2.1.4 A Lawful Development Certificate for various items (a side door, side window, skylights and a lower rear window sill), reference number 2018/3591/P, which at the time of writing has been recommended for approval.

3. PERMITTED DEVELOPMENT

3.1 A substantial single storey rear extension could be built under permitted development rules. The current permitted development allows a 4m deep extension to be built measured from the rear wall of the original building.

Figure 7: Plan diagram to show the permitted development footprint



The circled 'S's in the diagram identify side elevations.

3.2 In Figure 7, the different coloured lines show the outlines of:

- The original ground floor footprint as per the 1915 and 1952 OS maps is in red (see Figure 8 and Appendices B and C).
- The existing ground floor is in green.
- The Permitted Development footprint is shaded and outlined in blue. It extends 4m back from the original rear façade and does not extend beyond a side elevation.

Figure 8: Extract from Ordnance Survey Map dated 1952



- 3.3 The Ordnance Survey maps of 1915 and 1952 show an almost full width rear protrusion to the main volume of the house (see Appendices B and C). This volume is no longer there apart from a free standing wall on the eastern boundary with number 58, indicating this rear protrusion was a lean-to to the main house.

Figure 9: Free standing wall evidence of the original lean-to part of the house



Figure 10: Diagram showing free standing wall in plan

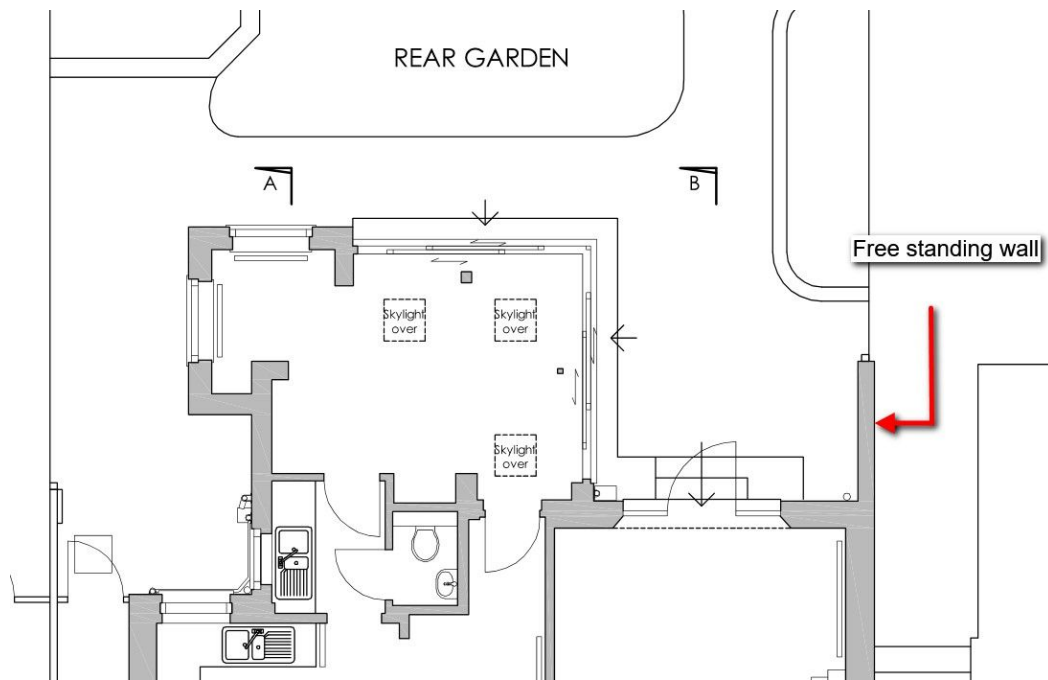


Figure 11: Rear elevation to show the existing and permitted development outlines

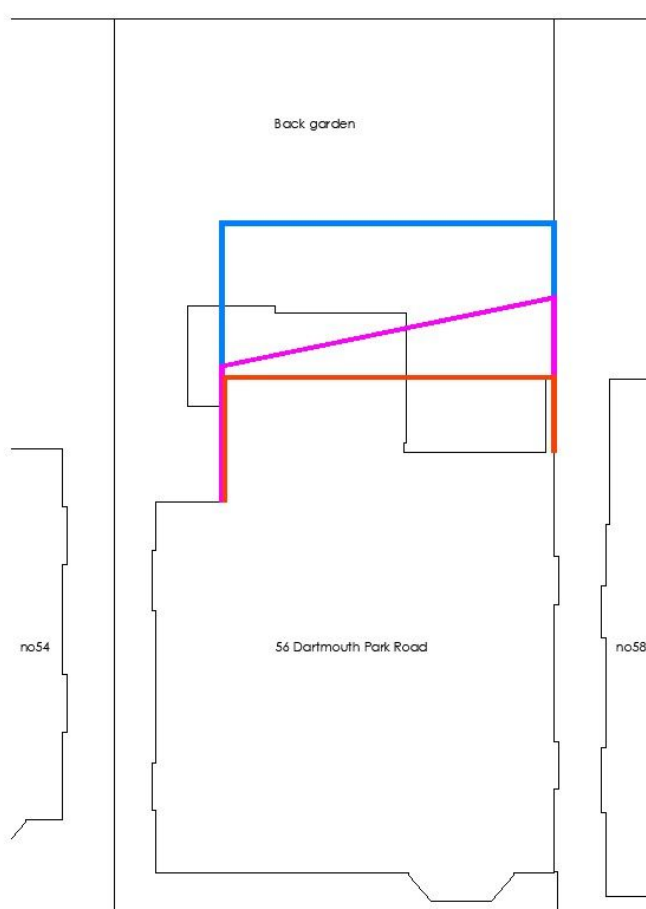


- 3.4 In Figure 11, the different coloured lines show the outlines of:
- The proposed extension, shown in pink.
 - The extension which could be built under Permitted Development rules, shown in blue. The eaves could be 3m higher than the existing ground level at the boundary with number 58, the extension could rise to 4m, 2m from the boundary.

4. PROPOSAL

- 4.1 The proposal is a single storey, ground floor rear extension, which is significantly smaller than the maximum extension which could be built under permitted development rules.
- 4.2 The proposed extension is not full width, because the previous application was refused because of its size.
- 4.2 The proposed extension is 24m² smaller than the permitted development footprint, and only 10m² larger than the original footprint.
- 4.3 The size of the rear garden is maximised by making the extension less deep compared to the permitted development footprint and by angling the rear façade.

Figure 12: Plan diagram to show the proposed and permitted development footprints



- 4.4 In Figure 12, the different coloured lines show the outlines of:
- The proposed extension is the angled line in pink.
 - The permitted development footprint projects much further and is in blue.
 - The original footprint of the house is in red.
- 4.5 The orientation of the angle is such that the family room in the extension fully benefits from the evening sun.

- 4.6 The angle reduces the impact on number 54, compared with the maximum permitted development footprint. It also directs views away from the rear neighbours and towards the long view down the hill along the green space formed by the rear gardens down the block.

Figure 13: Plan to show the proposal in context



Figure 14: Elevation to show the proposed and permitted development outlines



- 4.7 In Figure 14, the different coloured lines show the outlines of:
- The proposed extension is the purple line showing a flat roof.
 - The permitted development outline is the sloping roof shown in blue.
- 4.8 The proposal is for a flat roof with a large roof light, to create a family room with a comfortable ceiling height, whilst minimising the impact on adjacent neighbours – and incorporating a green roof (see below), which was judged by the planners as a positive aspect of the previous application.
- 4.9 A green roof is proposed to enhance biodiversity and to create rainwater retention and delay surface water run-off, as well as for aesthetic reasons.
- 4.10 The materials are similar to the materials used in the current building, i.e. brick to match the original rear façade, large metal framed sliding doors, comparable to those in the existing 21st century extension, and zinc roof edges to match the dormer roofs and cheeks.

Figure 15: Biodiverse native wildflower mix



Figure 16: Birds eye view looking west

Existing:



Proposed:



Figure 17: Birds eye view looking east
Existing:



Proposed:



Figure 18: View from above garden of number 54

Existing:



Proposed:



Figure 19: View from garden of number 58

Existing:



Proposed:



5. IMPACT ON CHARACTER & APPEARANCE OF THE AREA

- 5.1 The proposed extension is at the rear of the property at ground floor level. It would not be visible from any public areas. The impact on character and appearance of the area are therefore very minimal.
- 5.2 The footprint of the proposed extension is much smaller than permitted development allows. The depth would be 2m beyond the original back wall. The height of the top of the gutter is 3m from the existing garden level.
- 5.3 The existing garden area is 189 square meters. The proposed garden after the proposed extension is built would be 181 square meters.
- 5.4 For further details see planning statement by planning consultant Anthony Keen.

6. IMPACT ON AMENITY

- 6.1 The proposed extension would result in no overlooking of neighbouring properties. Overshadowing would not be an issue because the rear garden faces north-west. The proposal has no adverse impact on the neighbours, especially when compared to the extension which could be built under permitted development.
- 6.2 Impact on neighbours to the north of Laurier Road:
The existing rear elevation has large areas of glazed doors. The new glazed doors will be too low to allow overlooking of neighbour's houses or gardens.
- 6.3 Impact on neighbours at 58 Dartmouth Park Road:
In the analysis sheet of the refusal for the previous application (for a full width extension), the case officer stated (in her point 4.2) that "it is not considered that the proposed extension would cause a significant harm to the amenity of the occupiers in terms of loss of light, outlook or privacy." The proposal in this application is the same in its relation to this neighbour.
The neighbouring house and garden at number 58 is 350mm higher than the site, because of the slope of the hill, which reduces the impact of the proposal on that side. Number 58 has an extension at first floor level which is much higher than the proposal.
- 6.4 Impact on neighbours at 54 Dartmouth Park Road:
In the analysis sheet of the refusal for the previous application, the case officer stated (in her point 4.3) that the full width proposal as "considered less likely to cause any significant harm in terms of loss of light, outlook or privacy."
The extension proposed in this application is 1.7m further from this neighbour, so will have even less impact on them. The proposed extension has less impact on number 54 than the existing situation.

7. IMPACT ON ACCESS

7.1 There is no change to access.

8. ARCHITECTS' PRACTICE PROFILE & EXPERIENCE

- 8.1 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 for several Dutch firms including the internationally renowned Mecanoo Architecten and then for award winning firms including Lifschutz Davidson Sandilands and ECD (Environmentally Conscious Design) architects.
- 8.2 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.
- 8.3 ERA 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.
- 8.4 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

APPENDIX A

Evidence that the 21st Century extension was completed in 2007:

Date 25 January 2007
Our reference 06/1/458/5A/JGJ/afe
Enquiries to Mr J Gillham
Tel. extension 6964



Building Control
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8EQ
Tel 020 7974 6941
Fax 020 7974 5603
Dx 2106 (Euston)
building.control@camden.gov.uk
www.camden.gov.uk/buildingcontrol

The Building Act 1984 and the Building Regulations

CERTIFICATION OF COMPLETION

1 DETAILS OF WORK

Description: Rear extension.

Serial Number: 06/1/458/5A

2 LOCATION OF BUILDING

Address: 56 Dartmouth Park Road NW5

3 GIVING OF BUILDING NOTICE OR DEPOSIT OF PLANS


A building notice was given or plans were deposited on 17.08.06 in accordance with Regulation 11 of the Building Regulations.

4 COMPLETION

The work was seen to have been completed on 23 January 2007

5 COMPLIANCE WITH BUILDING REGULATIONS

It is certified that the building works described above have been inspected and, so far as the officers of the Council have been able to determine, the requirements of the Building Regulations are satisfied.


Mr J Gillham

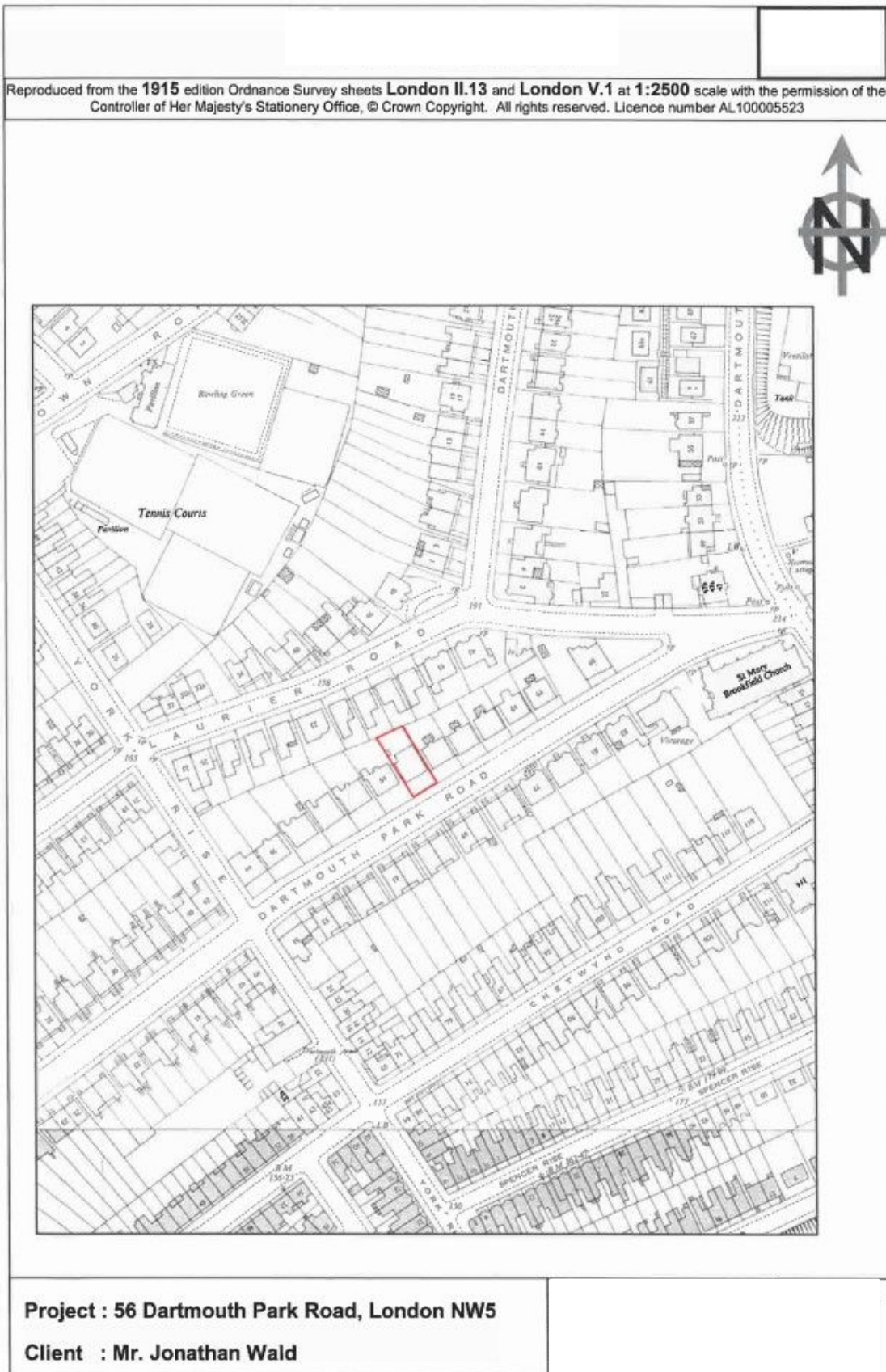


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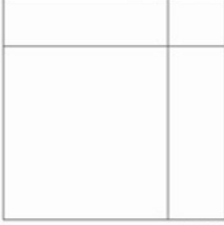
APPENDIX B

Ordnance Survey map dated 1915 to establish 'the original building' for Permitted Development:



APPENDIX C

Ordnance Survey map dated 1952 to establish 'the original building' for Permitted Development:

	Site Details:	Client Ref: 528823-186149 Report Ref: 528823, 186149 Grid Ref: 528823, 186149		Map Name: National Grid	Survived 1952 Revised 1952 Edition N/A Copyright N/A Levelled 1933	Survived 1952 Revised 1952 Edition 1954 Copyright N/A Levelled 1934
		Map date: 1952 Scale: 1:2,500 Printed at: 1:2,500				Survived 1952 Revised 1952 Edition 1954 Copyright N/A Levelled 1934
				