

DESIGN STATEMENT

For a Householder Planning Application
for an extension to an existing basement
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



2. PLANNING HISTORY

- 2.1 The applicants have made four recent applications on separate matters for this site:
- i. A Planning Application for a rear extension, reference number 2018/3363/P, which has been refused and is now the subject of an appeal to the planning inspectorate.
 - ii. A Lawful Development Certificate application for solar panels, reference number 2018/4021/P, which has been approved.
 - iii. A Planning Application for a wider dormer, reference number 2018/3444/P, which has been approved.
 - iv. 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 has been approved.
 - v. A Lawful Development Certificate for a rear extension with a green roof, which, at the time of writing, has yet to be validated.
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 - vii. A Planning Application for a rear extension with a green roof, which, at the time of writing, has yet to be validated.

3. PROPOSAL

- 3.1 The proposal is to extend the existing basement to create a den/ play area for the family's children. It would be extended by approximately a quarter of the existing ground floor footprint, under one of the front reception rooms.
- 3.2 The footprint of the proposed extension is within the existing footprint of the house.
- 3.3 A window is proposed to give natural light and ventilation to the den. The position and width of the window is designed to match that of the original window above. This is in response to the advice of the case officer, Nora-Andrea Constantinescu, when we met on site in relation to the other applications already submitted.
- 3.4 The small lightwell in front of the window is designed to be of a depth to not need railings around it, which the planning officer, Ms Constantinescu said would not be favoured.
- 3.5 The small lightwell will be hidden by planting, as advised by planning officer, Ms Constantinescu.

4. RESPONSE TO PLANNING POLICY

- 4.1 Please refer to planning statement by planning consultant Anthony Keen.

5. IMPACT ON CHARACTER & APPEARANCE OF THE AREA

- 5.1 The only part of the proposal that will be visible from the outside is the window, which is designed to be in keeping with the original house, is low down so hardly visible and will be screened by planting.

6. IMPACT ON NEIGHBOURS

- 6.1 The proposed extended basement will have no impact on neighbours once built, because of the distance from any neighbouring properties, and the fact that it is within an area that has already been underpinned.
- 6.2 For further details, please refer to the BIA prepared by Consibee Structural Engineers.

7. IMPACT ON ACCESS

- 7.1 There is no change to access. The shallow lightwell is designed so as not to impinge on the parking space.

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 at award winning firms including Lifschutz Davidson and ECD (Environmentally Conscious Design) architects and several Dutch firms including the internationally renowned Mecanoo Architecten.
- 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 ERA's work at: www.edwards-rensen-architects.co.uk