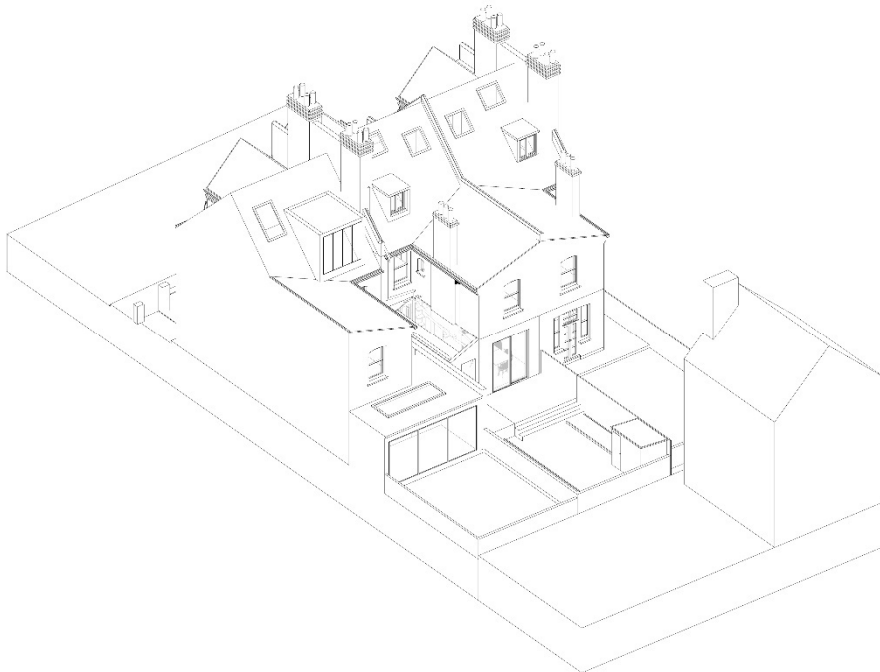


PLANNING STATEMENT

SEPTEMBER 2019



Existing Rear Axonometric



Proposed Rear Axonometric

INTRODUCTION

This report accompanies a Full Planning Application, for the proposed works to 11 Chester Road, London N19 5DE.

It is submitted by the freeholder. The property is within Dartmouth Park conservation area.

Changes to the property include:

- Erect a rear side single storey extension

PURPOSE OF REPORT

The purpose of this report is to explain the proposal and the approach to the design, in the context of planning policies and the statutory protection afforded to the building and its setting. The aim of the proposed changes is to improve the aesthetics, building quality and insulation, spatial design and daylight for the current living accommodation to 11 Chester Road, London N19 5DE.

The aim of the report is to:

- identify important architectural features that are affected with the proposal,
- identify how the proposal relates to the local context,
- give a description of the proposals architecture and context.

It also considers wider planning policies relevant to the proposals and the implications of these for the development.

PLANNING APPLICATION SUBMISSION

The Planning Application submission comprises this report along with the following drawings and visuals prepared by Peter Morris Architects:

233-001 SITE PLAN

233-002 GF PLAN

233-003 ROOF PLAN

233-004 REAR ELEVATION

233-005 AXONOMETRIC

233-PLANNING STATEMENT

THE PROPERTY AND ITS CONTEXT

THE PROPERTY

The site lies within a residential conservation area of Dartmouth Park. Chester Road is a mainly residential street, with a majority of three storey terrace properties, with a steep gable end, on each side. The majority have red brick front and dark grey roof tiles. The entrances are straight off the public path.



View of Chester Road

The house forms part of a group of houses between numbers 1 and 31 Chester Road that were built between 1887 and 1891. The road slopes down gently from Dartmouth Park Hill towards Highgate cemetery. The houses all retain their red-brick front facades. They are built with modestly varying styles, with numbers 1 to 7 being distinct from the remainder of 9 to 19. This row of odd numbered houses collectively form a stepped terrace that is broken by Bramshill Gardens.

The houses are all three storey structures, comprising a ground floor, first floor and second floor.

On the front elevations, the second floor of each building falls within the roof structure. At this storey, each house contains a partial brick facade with pitched roof above, intersecting a dominant pitched roof running from the mid-point of the property. Within the slate roof section of the front-elevations, numbers 1, 3, 5, 7, 9, 11, and 17 each contain rooflights of

varying sizes. At number 19, a full-width mansard roof has been installed. An aerial view of the front elevations of 1-19 Chester Road is set out below.

The front elevation facing Chester Road will not be affected by the proposed design.

The rear elevations are more varied by virtue of developments subsequent to the construction of the terrace. Render has been applied to the rear elevations of numbers 3, 7, 17 and 19 at the ground and first floor, whilst number 1 has been rendered on all three storeys. There is a side return for each of numbers 5 to 19, which appears to have been infilled at numbers 5, 7, 9, 13 (known) 17 and 19. In addition, number 13 contains a rear extension. The first floor rear elevation of the terrace is uniform at 5-19 save for rendering as set out above and the installation of what appears to be uPVC windows on some of the properties. The second floor rear elevation of the properties form a similar pattern to the front elevation (numbers 1-3) or slate roofs (numbers 5-19). All the properties contain rooflights which vary in number, size and location on each house. Further, all the properties contain rear dormer windows. Of these, numbers 1, 3 and 19 are larger than those for numbers 5 to 17. An aerial view of the rear elevations of 1-19 Chester Road is set out below.

PLANNING HISTORY

Similar designs have recently been built and received planning permission, for instance: The following examples were found on the planning portal:

13 CHESTER ROAD LONDON SW4 9EP

Replacement of rear/side extensions with single storey wraparound extension. Alterations to existing rear dormer. Installation/alteration of rooflights on main roof. Reinstatement of features to front elevation. Permission Granted in April 2016.

69 DARTMOUTH PARK ROAD, NW5 1SL

Erection of a single storey rear extension. Permission Granted in December 2015.

GROUND FLOOR FLAT 46 YORK RISE, NW5 1SP

Erection of a single storey ground floor rear extensions and single storey partial rear infill extension. Permission Granted in November 2015.

48 WOODSOME ROAD, NW5 1RZ

Erection of single storey side extension. Permission Granted in April 2015.

THE PROPOSED DEVELOPMENT

STATEMENT OF NEED

The applicants have lived in the house for many years and it is their intention that this will be their long-term family home to accommodate their growing family.

Whilst the property currently retains its traditional formal layout, this is no longer appropriate for modern ways of living. The central kitchen/dining/family room needs to be large, flexible, light and airy, and ideally establish a free-flow space with the garden.

ERECT A REAR SIDE SINGLE STOREY EXTENSION

We propose to erect a rear extension that extends 5 metres from the original rear wall of the house and is 1.7 metres wide and the eaves is 2660mm high.

MATERIALS TO BE SYMPATHETIC TO EXISTING MATERIALS

The majority of the materials to be found on the rear elevations of Chester Road is red brick and dark grey roof tiles.

To help the new extension fit in with its surroundings we propose to use similar dark grey ceramic tiles orientated vertically and dark grey zinc standing seam for the roof.

DAYLIGHT, SUNLIGHT AND IMPACT ON NEIGHBOURING PROPERTIES

None of the proposed works will have an impact upon the neighbours right of light.

ACCESS

There is no proposal to change the access to the property.

PARKING

Parking will not be affected by the proposal.

ENVIRONMENTAL SUSTAINABILITY

We will use high-quality materials that complement and enhance the character of the existing building of merit and surrounding area. These materials do not involve the loss of the existing traditional features that would bring a positive contribution to the characteristics of the Architecture. Sustainable methods of construction will be used at all times, if possible. The proposed dwelling refurbishment is designed to achieve a high level of thermal efficiency and performance. The proposal will include the following:

- low energy lighting where possible,
- new insulation to floor,
- new energy efficient boiler and radiators,
- water efficient toilets and low flow taps,
- locally sourced materials,
- new double glazed windows at the rear,
- A++ rated Energy efficient appliances

CONCLUSION

Taking into account the current planning policies and the recent planning precedents (see above), we consider the proposal would be acceptable given the harmonious design, scale and size of the proposal in relation to the existing building and its local context, and that the proposal would not have any detrimental impact upon the existing building of merit or any neighbouring buildings in the local area.

PHOTOS:



