

**55 Dartmouth Park Road, NW5 1SL London**  
**DESIGN & ACCESS STATEMENT**  
**HERITAGE STATEMENT**



December 2019  
Rev.01

## 1. Introduction

This Design and Access Statement has been prepared by **CCASA Architects** in support of a householder planning application for a proposed side extension and other alterations No. 55 Dartmouth Park Road ('the application property').

The existing property is located in the London Borough of Camden. It is not listed and is within the Dartmouth Park Conservation Area.

The property is a terraced single-family dwelling with accommodation over 4 floors and with a generous rear garden. The property is a semi-detached house built in traditional style, of yellow stock brick with slate roof tiles. The local area is predominantly residential.

The property has already experienced some small alterations over the years. A poorly constructed first storey extension and a small lower ground rear extension form part of the existing property.

## 2. Planning Context and Site Description

Dartmouth Park Road buildings started in the late 1850s Between Grove Terrace and York Rise. The properties are mainly handsome three-storey semi-detached villas with semi-basements, and front gardens enclosed behind low garden walls or railings. The original front walls match their house, usually gault bricks, with piers two bricks square with moulded or flat stone caps. The arrangement of houses results in significant gaps between them. Ground floors are raised above semi-basements with classical porticoes and front doors. Stock brick houses with applied decorative details including stringcourses, eaves brackets, moulded window cases and stuccoed quoins picked out in white. They are flat fronted, many with interesting plaster decoration.

No. 55 Dartmouth Park Road is typical of its neighbours. The street slopes from Dartmouth Park Road towards Highgate Road creating a big step between the street and the front garden to the property. The stepped front walls are also in poor condition and need some repair.

Several of the adjacent properties have already been extended at the rear in the same way as we are proposing for this building and already received planning permission for these works. The best example is the adjacent property at 57 Dartmouth Park Road which comprises a full width extension and side return. We also found other important examples, described in much more detail below, at number 29 and 56 Dartmouth Park Road.

This property was converted from 4 flats to a maisonette already in 2002.

### 3. Design and Scale

The proposal does not seek to make any massing alteration to the front elevation of the property facing onto the street in order to retain the character of the existing building and street view.

The only alterations to the front street will be to the front walls and steps. These walls are in poor condition and it is proposed to rebuild these and include railings to the top of them to match similar properties in the vicinity. The walls will be rebuilt in brick to match the existing and with brick piers and stone caps.

Due to the existing slope in the street, from Dartmouth Park Hill to Highgate Road, the front step accessing the front garden is very steep creating several issues around the front garden. Also, the existing steps to the property are structurally unsafe and in a poor condition. Therefore, it is proposed to rebuild the front steps of the house and improve the access to the front garden having a gentler access. These new areas will be paved in stone to match neighbouring properties.

On the rear elevation, the proposal seeks permission for a single storey side extension infilling the existing side alley.

The existing first and ground floor extensions will be demolished due the poor construction and be rebuild on the same footprint.

The new side extension will be integrated into the existing ground floor extension creating a full width extension built in elegant and high standard materials improving the overall design to the rear elevation.

The envelope of the extension will be built in bricks to match the existing house with big sliding doors creating a lightweight rear extension and flooding light towards the kitchen and dining areas.

A new rooflight will also flood the internal accommodation with natural light.

The height of the side extension is determined by the existing wall from the neighbour at 53 Dartmouth Park Road. This existing garden wall has a timber fence on top with grown vegetation. The new proposed height of the extension will approximately match the current height and therefore there will be no impact to the neighbouring properties.

To follow the Council Guidelines on sustainability, the roof of the new side extension is proposed as a green roof. This will also allow for this roof not to be used as a balcony.

The relationship between the ground floor rear elevation and the garden is also improved by the addition of sliding aluminium double-glazed sliding doors. A new step free terrace is proposed in front of the extension and the access to the main garden will be rebuilt in a more sympathetic way.

This intervention will enhance the property with high quality standard materials and will integrate it to the main building balancing the new design approach with materials and proportions that will be in keeping with the host building and its surroundings.

The first-floor extension, as mentioned above, will be rebuilt to maintain its original massing and appearance. A new bigger and better proportioned window is proposed within the exposed brick first floor extension.

Two of the existing timber windows to the rear of the property will be replaced by double glazed timber sash windows in conservation style. These existing windows are in also in a poor condition.

On the existing side passage, an existing UPVC sheet roofing will be replaced by a high standard glazed canopy improving aesthetically the appearance of this area. The neighbouring property will not be affected as they already infilled this side passage with a more solid side extension.

An existing badly designed window on the side passageway will be blocked and a more I proportioned window is proposed instead. Two of the lower ground floor windows will on this area will also be slightly extended to allow for greater light into the internal accommodation. The existing entrance door at this level will be replaced by a new one to match the style.

## 4. Use

It is not proposed to change the use of the current building and this will remain as a residential property.

## 5. Access

Access to the property from Dartmouth Park Road will slightly be changed to facilitate a gentler front step from street level. The floor levels around front garden will slightly be modified to also improve access and circulation to this area. The new steps and pavement will be finished in stone to match neighbouring properties.

Access from the rear lower ground floor to the rear terrace will be improved to be step free with new proposed sliding doors on the rear elevation. The new sliding doors to the rear will create a better connection from the proposed kitchen / dining space to the garden and will also bring additional natural light to the internal accommodation.

The existing steps to the raised rear garden will be rebuilt.

## 6. Layout

Throughout the brief for the proposed scheme, the user has placed great emphasis on functionality.

All alterations are aimed at improving and optimising the usability of the existing spaces and improving the quality of life of the user.

## 7. Scale

All proposed exterior alterations have been carefully assessed to achieve the right balance between the existing house and the proposed elements as well as to the surrounding area.

The new rear extension will be subordinated to the existing property. As it is located at the rear of the property and therefore will not be visible from the street.

## 8. RELEVANT DEVELOPMENTS IN THE VICINITY

There are a number of relevant precedents and applications of similar interventions along Dartmouth Park Road Road and the adjacent streets:

- 56 Dartmouth Park Road — Application number 2018/3363/P, - **Granted** by **Appeal** with Ref: APP/X5210/D/18/3216527 on the 24/01/2019

Proposal: Demolition of existing rear structure and erection of single storey rear extension with green roof, to single family dwelling (Class C3).





## 9. Conclusion

The proposal aims to renovate the existing property whilst maintaining the existing character of the building.

Through their considered design and high-quality materials, the new proposal will upgrade and improve the amenity and appearance of the property without resulting in a detrimental impact on the property, or the amenity of other properties.

The rear of the application property cannot be seen from any surrounding street or public spaces. The rear elevations of neighbouring properties have been substantially altered and extended already.

The proposal is therefore designed not to upset the existing massing of the building. The extension is designed to be as unobtrusive as possible and will not adversely affect the character of the building or the conservation area. The harmony and the original form and character of the semi-detached houses will therefore be maintained and enhanced.

The green roof proposed will follow the Council's guidelines on Sustainability.

The existing windows will be upgraded by conservation type timber sash double glazed windows.

There are no massing proposed alterations on the front of the building and therefore the streetscape will be unaltered with the exception to the front brick walls which will be rebuilt in the same material with conservation style railings to match the ones found on the same street.