39 DARTMOUTH PARK HILL, LONDON, NW5 1HU 22.05.2020

DESIGN AND ACCESS STATEMENT

1.0 Introduction

1.1 This is a supporting statement prepared by Bigger House Design on behalf of the applicant in relation to a planning application for enlargement of double door at first floor level and erection of rear dormer window at 39 Dartmouth Park Hill, London, NW5 1HU.

The property is not listed but lies within the Dartmouth Park Conservation Area.

Figure 1.0 Street view

2.0 Location & Context

2.1 No.39 Dartmouth Park Hill is a three-storey, mid-terrace house located in the south-west side of the street. The whole terrace steps up the hill giving emphasis to the stringcourses, tall chimney stacks and roof lines. The front elevation features exceptionally high fanlights with two wide vertical glazing bars and ornamental entrance doors. The façade is finished in exposed brick with wide stucco decoration above door reflecting the rhythm of staggered architecture.

2.2 The existing property is a multi-family house. The client's family occupies the upper floors flat with benefit of private rear garden. The remaining ground floor flat belongs to other parties. The property has not extended over the years, however the neighbours have undergone some refurbishments. The immediate neighbours at No.37 and 41 has built dormers at the back of the roof (Fig.1.2).

2.3 The application site falls in the Dartmouth Park Conservation Area comprising a variety of residential architecture from the late eighteenth century to the present day. The dwelling is described as making a positive contribution to the character and appearance of the conservation area. The roofscapes of the terrace are noted as highly important, to which the original roofing materials make a significant contribution, and sightings of significant buildings.

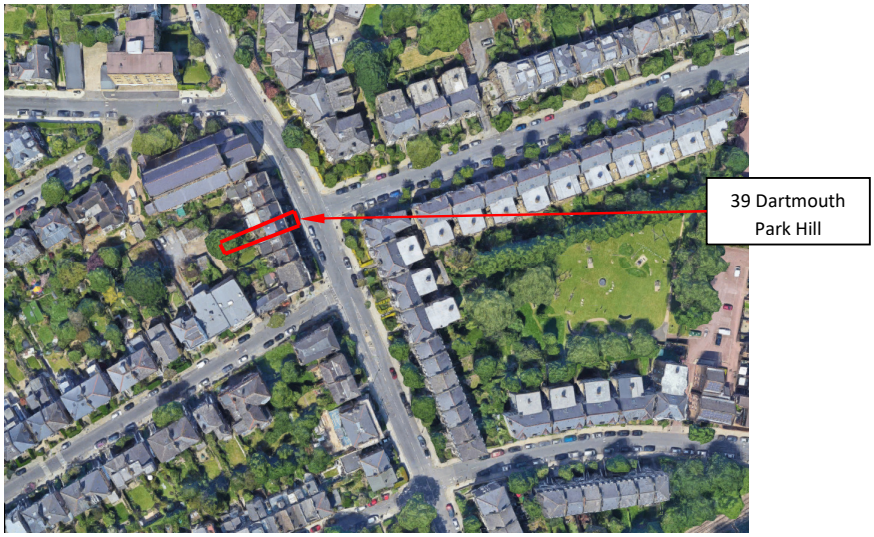

Figure 1.1 Ariel view

Figure 1.2 Rear elevation

3.0 Planning History of Site

8701016 - Change of use and works of conversion to provide a flat on the ground-floor and a maisonette on the first second and third floors as shown on 2-unnumbered drawings.
- Grant Full or Outline Perm. with Condit. 23-09-1987

4.0 Proposed works

4.1 Amount: The owner wishes to enlarge the double door at first floor level and create a subordinate rear dormer window.

4.2 Layout: First floor enlarged door will help to maintain and enhance the connection with the garden. The extra glazing will supply more natural light and improve on the quality of living. New rear dormer window will allow to update the 3 bedroom property to a quality family home suitable for modern living whilst preserving historic elements of the property and respecting Dartmouth Park CA Appraisal and Camden Planning Guidance. The renovated loft offers an additional bedroom and bathroom.

4.3 Scale: The scale and proportions of enlarged double door respects proportions and layout of existing elevation. It is not overbearing and it replicates the style, details and finish materials of the original door.
The new rear dormer window is subordinate in size to the main roof and the hosting building. The dormer window is sufficiently below the ridge of the roof avoiding projection into the roofline when viewed from a distance. The recommended gap of 500mm between the dormer and the party wall and eaves is maintained as an adequate separation. The new dormer glazing size is not too bulky and of keeping in style with existing elevation and next door neighbours projections.

New proposal integrates well into the neighbouring settings and existing altered roofscape. The new addition will not affect next door neighbours amenities and will not cause significantly more overlooking than already experienced by the existing houses.

4.4 Appearance: In developing new rear elevation we have adopted a sympathetic design to ensure continuity of the character and settings of the street pattern. Enlarged double door replicates the style and materials of original door. The new mansard window is not prominent as a roof feature. Proposed high quality finishing materials adhere to the design traditions of the surrounding area. New dormer continuous to make a significant contribution to the area and sightings of significant buildings.

4.5 Sustainability: Proposed refurbishment is environmentally friendly and robust. It uses of double glazed insulated windows and doors with gas filled spaces and low emissivity (low-E) coatings will minimize the loss of heat through glass. New dormer window will not only protect the dwelling from cold temperatures and large heating bills, but also from everyday wear and tear.
Combination of controlled and uncontrolled ventilation will maintain a healthy environment without the needless loss of too much heat.
The proposed development will make use of low energy lighting with some use of automatic on and off controls operated via motion and daylight sensors.

4.6 Landscape: The proposal does not affect existing site.

4.7 Use: The use of the flat will remain as residential

4.8 Parking and Access: The proposal does not make any impact on any highway or public route. Access and parking for the existing house will remain unchanged

5.0 Planning consents in the area

2004/0912/P – 61 Chetwynd Road, London NW5 1BX - Erection of a second floor extension
- Full Planning Permission Granted

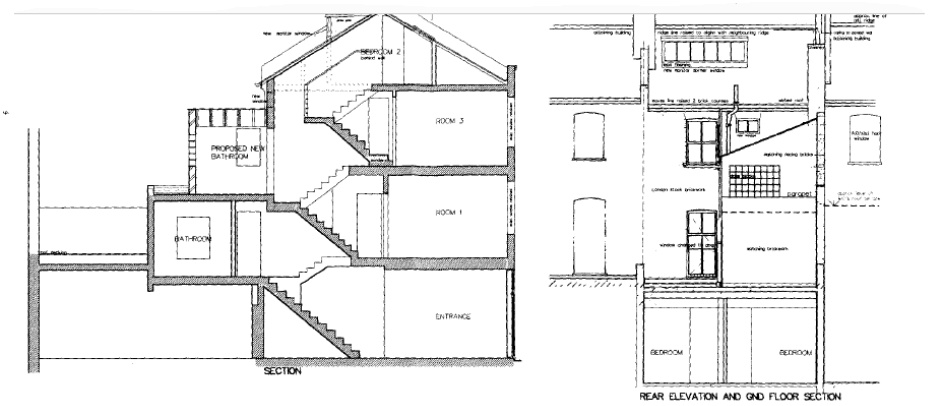

Figure 1.3 Shallow proposed rear dormer window

2010/6324/P – 37 Chetwynd Road, London NW5 1BX - Erection of rear roof dormer and 2 front rooflights in association with creation of additional habitable accommodation in attic for 2nd floor flat (Class C3)
- Full Planning Permission Granted

Figure 1.4 Deep rear dormer window

Response

The proposal 39 Dartmouth Park Hill lies within the area which is populated with roof extensions. The above applications are in close vicinity to the application site. Although they may be considered obsolete, they have been approved after the designation of the Dartmouth Park CA and the development of appraisal and management strategy

6.0 Policy references

6.1 Camden Development Plan

6.1.1 Policy A1 Managing the impact of growth and development

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity. We will:

a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;
b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;

Response

The proposed development complies with Policy A1 in providing a habitable use that creates viable space that responds to needs of the local family, while enhancing the heritage of the area. The sympathetic and well balanced design adds value and contributes positively to the local character.

6.1.2 Policy D1 – Design

The Council will seek to secure high quality design in development. The Council will require that development:

a. respects local context and character;
b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
d. is of sustainable and durable construction and adaptable to different activities and land uses;
e. comprises details and materials that are of high quality and complement the local character

6.1.3 Policy D2 – Heritage

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area

Response

The proposed enlarged double door and rear mansard window comply with Policy A1 in respecting local context and character. The rear run of roofscape is altered by rear mansard windows at number 37,41 and 45 Dartmouth Park Hill Fig.1.3). All of them are of different size. Although these might be classified as a poor or out-dated examples they are part of the character of the area and provide context and information. The proposed rear mansard window is secondary to the host building and enhances the historical heritage.

6.2 Camden Planning Guidance

6.2.1 CPG Design

Camden is committed to excellence in design and schemes should consider:

- The context of a development and its surrounding area;
- The design of the building itself;
- The use of the building;
- The materials used;

6.2.2 Heritage

The Council will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and where possible enhances the character and appearance of the area in lien with Local Plan policy D2 and the NPPF

6.2.3 CPG Amenity

Developments should be designed to protect the privacy of occupiers of both existing and proposed dwellings. Mitigation measures should be included to reduce overlooking
Outlook is the visual amenity enjoyed by occupants when looking out of their windows or from their garden.

6.2.4 CPG Altering and extending your home

4.4 Roof dormers should be designed sensitively so they do not dominate the roof plane. This means they should sit within the roof slope so that the overall structure of the existing roof form is maintained. To do this, the following circumstances must be met:

a. The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or the raising of the roof ridge. Dormers should not be introduced to shallow-pitched roofs.
b. Dormers should be appropriately designed and subordinate in size to the main roof and host building They should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip as well as from the party wall and eaves to maintain an adequate separation. However this distance should not be treated as a maximum entitlement and sometimes greater distances will be required to provide a smaller dormer to ensure that it is not too bulky or prominent as a roof feature. Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.

c. Dormers should not be introduced where they interrupt an unbroken roofscape,
d. In number, form, scale and window pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface.
They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. In some very narrow frontage houses, a single dormer placed centrally may be preferable.
It is important to ensure the dormer cheeks are no wider than the structure requires as this can give an overly dominant appearance. Deep fascias and eaves gutters should be avoided.

Response
The proposal complies with CPG Policies in appreciating the local character, adopting secondary to the host building design in terms of location, form and materials. Scale and high quality detailing will improve the host building and make conservation area more desirable. The amenities of occupiers/users and nearby properties will not be harmed through overshadowing, overbearing, unsatisfactory outlook, privacy or sunlight/daylight.
New dormer window occupies a small part of a generous plane of the main roof. It is set away from the party wall and eaves and it does not project into the roofline preserving the significant sightings.
The existing roofline is already enhanced by neighbouring rear dormers which differs in size and materials and the proposals consider the context of the area and blend with the roofscape.

6.3 Dartmouth Park Conservation Area Appraisal and Management Strategy

6.3.1 Appendix 2 – Buildings that make a positive contribution

Buildings that make a positive contribution to the character and appearance of the conservation area are those that, whilst not statutorily listed, are nevertheless important local buildings in their own right and make a valuable contribution to the character and appearance of the conservation area. The general presumption is in favour of retaining all positive buildings and any proposals involving their demolition will require specific justification

This list is not intended to be read as a definitive statement, and the contribution that these buildings make will be reviewed periodically.

Dartmouth Park Hill 23-45 (odd), 49-57 (odd), 75-79 (odd),

6.3.2 Appendix 5 - Issues affecting the whole of the CA

Negative features have been covered in under each subgroup where they are considered to be of particular concern within that area, however this does not imply that they are not relevant to other sub areas of the conservation area as a whole.

Issues which affect large areas of the conservation area are listed below:

• Alterations to roofscape – re-roofing in unsympathetic materials or additions such as rooflights on prominent slopes where there is pressure to extend a property. Due to the topography of the area the rear slopes are often as important as the front slopes as views are available from neighbouring streets and buildings.

6.4 Dartmouth Park Neighbourhood Plan

6.4.1 Policy DC4 Small residential extensions

f) in the case of roof extensions or dormers:

(i) respects the existing roof form in terms of design, scale, materials and detail; and
(ii)is restricted to the rear except where it is part of the established local character;

Response
The proposal adheres to the Dartmouth Park Conservation Area Appraisal and Neighbourhood Plan in making a positive contribution to preserving and enhancing the character of the conservation area. The rear dormer window preserves all the important details of the existing roof slope. Proposed materials complement the original building. New rear mansard roof extension is respectful and subordinate to host building.
The visibility of rear realm remains attractive.

7.0 Impact on the appearance and character of Area

7.1 The scale and form of proposal will be sympathetic and subservient to the existing style of the existing area and will not affect the conservation area character. The next door owner's amenity and privacy will remain unharmed. The amount of daylight and sunlight will not be affected.

We strongly believe that the proposals would not only be highly beneficial to the property itself but would preserve and enhance the heritage assets of the Dartmouth Park Conservation Area and we kindly ask the Council to approve it.

Prepared by

Bigger House Design