

## DESIGN & ACCESS STATEMENT

Client: **Mr. Guy Smith and Mr. David Killeen**

Site Address: **17 CHESTER ROAD  
LONDON  
N19 5DE**

Date of issue: **4<sup>th</sup> June 2020**

Produced by: **EMGA Limited.**

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Chartered Practice

  
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## 1. PROJECT DETAILS

### 1.1 Applicants details:

Name: Guy Smith and David Killeen

Address: 17 Chester Road  
London  
N19 5DE

### 1.2 Agents Details:

Name: EMGA Limited  
Flat 27, Egret Heights  
Waterside Way  
London  
N17 9GJ

Contact: Mr. Eamon McGurnaghan  
Telephone No: 07974 393 481  
e-mail: eamon@emgalimited.com

### 1.3 Site Address:

The application is made for the address below:

Address: 17 Chester Road  
London  
N19 5DE

## 2. INTRODUCTION

This design and access statement is prepared on behalf of Guy Smith and David Killeen in support of a full planning application at 17 Chester Road for the following works:

- Internal alterations, this is not a planning issue
- Reinstatement of the original front door and front windows
- Removal of render to rear out rigger, to restore the rear façade
- To the rear replace windows with those which would have been original, including alterations to sliding doors
- Rebuilding of rear return infill to same foot print but in a more contemporary simple appearance
- Alteration to loft dormer, with Zinc clad dormer, dimensions same as that consented at 13 Chester Road, planning reference 2016/1732/P

This document should be read with the planning drawings and reports attached to this document.

- 2.1 This statement provides background information on the site and a detailed assessment of the proposals for 17 Chester Road in relation to the planning history, policy and other relevant material considerations.

## 3. SITE AND CONTEXT

- 3.1 17 Chester Road is situated in the Dartmouth Conservation area, Sub 3 Dartmouth East. The property is not listed. The section between Nos.1 and 31 (Blunt, 1887-91) lies in this sub-area and is a red brick terrace sitting on a gentle slope that falls away from Dartmouth Park Hill. The terrace has gables with finials, decorative terracotta eaves, arched porch, two storey square bay

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with pitched slate roof and six lights to the upper sash, tiled footpath and distinct front doors with decorative coloured panes. The style continues into Bramshill Gardens. No.19 has an unfortunate dormer next to the gable and there has been some poor replacement of windows. Nos.21- 31 have two-storey rear additions with unusually tall chimney stacks that are visible from the north of Bramshill Gardens.

- 3.2 The conservation area was designated on 4 February 1992. A section of Highgate Road was designated on 1.11.1985 as part of Highgate Village and was transferred to Dartmouth Park in 1992, as was the area around St. Anne's Close and St. Anne's Church.

17 Chester Road is a terrace of matching houses stepping down a sloped site. Unfortunately, over time the front and rear facades have had cheap low-quality windows and doors fitted. This submission addresses this. Again to the rear, the out rigger has been rendered. To the side infill, and poorly finished glazed return was built to house the kitchen. This is in a poor condition and in need of rebuilding.

The house is in need of refurbishment, this application is in most to reinstate details and character lost though poorly executed alterations.

#### 4.0 DESIGN

The statement below is in relation to the elevation changes to the front and rear of the existing structure. In assessing and designing the proposals at 17 Chester Road, attention has been drawn to the following policies, Conservation Area, General townscape and Living condition.

It is also prudent for any designer to refer to the London Plan and Life Time criteria, even if not relevant to an application.

- 4.1 Evaluation of alteration to dormer window to rear

Dormers to the rear of Chester Road are inconsistent and vary in appearance. The proposal is to rebuild the existing dormer to match in finished, size and detail that recently consented two doors down at planning reference 2016/1732/P. The dormer will be subordinate to the main roof. Set back from the brick line, down from the ridge and finished in a similar colour to that of the main roof.

The dormer windows will be clad in zinc, the windows will be metal, with a minimal contemporary look, to compliment the heritage asset of the main house.

To the left of the dormer is a modern Velfac type roof light. It is proposed to replace this with a flat conservation style unit, again more in keeping with the buildings fabric and history. Appropriate to its conservation setting and status.

Evaluation of External alterations to the front and rear

It is proposed to remove the render and restore the brick to the rear façade that is current painted, that appear to be a later addition, this will give a neat, appropriate finish to the rear in keeping with the rest of the terrace. It is our opinion that brick is more appropriate. The sliding doors and side infill extensions will be reconstructed in a sympathetic manner. The proposed designs, mimic the neighbours details. Below is an image of the current/existing rear elevation and neighbours.



Above is the current rear elevation



The neighbours façade to be reproduced

New windows will be fitted, these will be conservation types, with a slim double cavity, individually paned and hand painted with traditional details. Below are images of traditional windows and front door which will be reproduced as part of this application.



Photographs taken from adjoining houses showing original window and doors.

4.2 The Process

Planning and design is subjective and involves the skill of the designer, planner and architect in evaluating many issues in the process:

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- studying the site as it exists and its surroundings, giving consideration to the visual impact on the streetscape of this potential development;
- studying the local area in terms of finish, proportion and form, whenever appropriate;
- continual review of the proposals to ensure that the correct solution has been reached;
- noting the properties conservation setting and status

#### 4.3 Use

The current use of the property is residential, it is not intended to change this.

#### 4.4 Massing

The external visible street dimensions of the property are as existing. Only to the rear is there a modest increase in massing, with the parapet glazed roof rear infill rebuild. It should be noted that a much larger extension was granted at 13 Chester Road, which is small and proportion dwarfs anything proposed in this application. The dormer to the rear will be screened in part by the existing pitched roof outrigger. The massing matches that consented at no. 13.

#### 4.5 Appearance

Design is subjective, but as the agent we need to look at proposals in mass, aesthetic and impact with regard to conservation status and policy. The objective of this application is to restore the appearance of the building to its original appearance, lost through years of poorly executed façade alterations.

The additions of the roof dormer and the rebuilding of the rear side extension are contemporary in appearance and subtle in design. Modest and will read of their time to the heritage asset and its conservation location.

### 5.0 PLANNING HISTORY & POLICY

5.1 The property is within a Dartmouth Park Conservation Area and not listed. Based on a search of the councils web site there is no evidence of applications made for this address. The application submitted has referred to the following planning polices:

Dartmouth Park Conservation Area Guide, in particular paragraphs 7.45, views/negative features below paragraph 7.73, Appendix 5 and Part 2 (management plan).

Camden Planning Guidance: Design (CPGI)

Camden Local Area Requirements for Planning Applications

Listed below are comparable planning precedents:

It is worth noting planning reference 2016/1732/P for 13 Chester Road which was granted on the 14/06/2016.

Planning reference 2015/7146/P 69 Dartmouth Park Road, NW5 1SL London: Erection of a single storey rear extension, enlargement of existing side dormer and associated alterations. GRANTED 30/12/2015

Planning reference 2015/6397/P Ground floor flat 46 York Rise, NW5 ISP London: Erection of a single storey ground floor rear extensions and single storey partial rear infill extension. GRANTED 23/11/2015

Planning reference 2015/2120/P 48 Woodsome Road, NW5 IRZ London: Erection of single storey side extension, rear roof dormer, 2no. rooflights in front roof slope and replacement 'like for like' windows in front and rear elevations. GRANTED 27/04/2015

Planning reference 2014/6708/P 2 Laurier Road, NW5 ISG London: Extensions and alterations involving erection of rear dormer and rooflights, 2<sup>nd</sup> floor rear extension, formation of a ground floor rear terrace with balustrade, erection of a bin and bike stores alongside passage way and other associated alterations. GRANTED 17/11/2014

- 5.2 My client is not related to, and has not been in contact with any local Councillors regarding this application.
- 5.3 No preplanning advise has been requested

## 6.0 EXECUTIVE SUMMARY

- 6.1 It is our opinion that proposed mansard in very much in keeping with the surrounding environment The alterations to the front and rear are a positive contribution and an enhancement to the appearance of the property.  
The additions will be in a complimentary style and contemporary in look, meaning the dormer and rebuilt side return  
The proposals are similar to those recently consented at no. 13

Should you wish to discuss the application or require further clarification or detail, please do not hesitate to contact us. We endeavour to work with the Local Authority to ensure that the works are to a high and acceptable standard.