

Design & Access Statement (ii) 25 Dartmouth Park Road 1 SU
Application for 2 Storey Rear Extension
Basement and Ground Floor Maisonette
Terraced Property three flats

Design & Access Statement 25A Dartmouth Park Road NW5 1SU

Use

Numbers 25 and 23 Dartmouth Park Road are dwellings on the South Side of Dartmouth Park Road a wide street linking Dartmouth Park Hill and Highgate Road. Number No 25 the East end of the terrace of three houses and the subject of this application. It is divided into three flats, a basement and ground floor maisonette and two single floor flats above, one on the first floor and one on the second floor.

Entrance to the upper flats is from the main front door set centrally approximately 5.5m from the main front boundary wall and up a half a level from street Ground level.

The entrance to the lower maisonette is via a separate entrance on the side passageway separating numbers 25B, and C and 25A and down approximately two steps.

The maisonette consists of two floors and has two bedrooms and a box room on the basement floor and a small bathroom.

The Ground floor has a kitchen and dining area to the rear and a front living room.

The property was built around 1890 to originally form a family home.

Number 25 is owned by Camden Council.

The council was recently approached by the lessee to see if they would be prepared to lease the additional land required for a 3m full width extension partially over two floors with a modest 2m lower level patio incorporated into the maisonettes demise.

The council have formally agreed to this sale subject to the usual planning and building regulation approvals which have now been received. Conditions as set out in Leasehold document from Cherelle Brown Leasehold Officer Camden.

Thus the proposal is for an extension to form a modest 3m back addition over the full width to the basement or lower ground floor with an approximately half width extension on the ground floor with a green roof outside the rear window adjacent to number 23.

This maintains the pattern of two and three storey rear additions closet blocks on this South side of the road. The leaseholders truly like the area have the use of the large rear garden but do not have enough internal space for their expanding family.

They cannot afford to move to a larger space in the same area.

So the proposal is to form two bathrooms and four bedrooms on the basement floor, move the entrance door towards the front of the side passageway to create space for bedroom 3 and a master bathroom under the front entrance with an additional internal bathroom. The Ground floor would have an extended utility/ kitchen to the rear with the dining room/living space towards the front of the property.

Short heritage Statement- D2

No. 25 Dartmouth Park Road (No.25) is a three-storey semi-detached villa with semi-basement. The property was built around 1890 as a single family dwelling and later converted to flats.

The ground floor is raised above street level with staircase leading up to the entrance door.

The building book-ends a short terrace of three properties.

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Conservation area

The property is within the Dartmouth Park Conservation Area and is considered to make a positive contribution. It is within 'Sub Area 2 - Dartmouth West' and the property matches the typical features of the Sub Area.

Front elevation

The building is flat fronted and constructed of stock brick with applied plaster/stone decoration details including a molded tripartite window case at raised ground floor picked out in white with consoled entablature above.

The basement is faced in white painted channeled render.

The four-paneled timber front door has lights to either side and glass panel above and topped with entablature and console.

First and second floor front windows are 'two over two' timber box sash with simple plaster architrave. The architraves are possibly the remains of more finely detailed architraves, although the neighboring properties show no evidence of any plaster architrave and have flat gauged brick arches.

The modeling and detailing is notably simpler and stripped than neighboring properties such as Nos. 19 and No.27.

The front boundary wall and piers of brick have been remodeled or replaced.

Rear elevation

The rear elevation is flat-faced and of stock brick. It is much simpler and plainer than the front elevation.

The rear windows are mostly timber box sash with simple segmental brick arches.

The fenestration to the rear has been adapted to accommodate conversion to apartments with small bathroom/toilet windows inserted between pairs of windows on each floor.

The window to the main ground floor rear room has been replaced.

The rear garden boundary walls are in stock brick.

Roof

The roof is of slate with clay ridge tiles.

There is a substantial chimneystack at the party wall extending almost from front to rear and terminated with a plaster bracket/corbel at front eaves level. The simple clay pots survive.

The stack creates a strong vertical subdivision division between neighbor's roof level.

Amount

The proposals will provide additional 9msq space on the ground and 18msq on the basement floor

A total of 27msq additional space with 12.4msq of rear patio incorporated within the demise. The council's valuation department has agreed to this outline scheme. In its larger version of 36msq.

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Layout

The proposal would necessitate the three metre extension formation over the two floors respecting CPG1 and **D1** where the intention is to keep the proposal secondary to the host building as set out in CPG4 respecting the original design proportions. It thus conforms to 3.1 Design of rear extensions (Altering and Extending your home p 13) in respect of items a,b,c,e,f,g and h.

The basement floor entrance would be moved towards the front of the building and the existing internal stairs between the basement and ground also slid forward. This would allow for a larger Bedroom 3 and Master Bathroom 1. The new rear addition would house the two new bedrooms 2 and 4. The front master bedroom would be enlarged to form a bigger bedroom and dressing area. There would be an additional bathroom internally for the use of the two children's bedrooms 2 and 4. On the ground floor the old internal entrance hall would form a new cloakroom. The existing kitchen would be extended into the new extension on the 27 side and there would be a green roof on the 23 side. This will retain the look of the historic pattern of closet extension that have received permission and are repeated further up and down this side of the road. The rear elevation cannot be seen from any of the surrounding streets or Belgate Mews. Most of the surrounding properties have been substantially altered at the rear some with 6.5m rear extensions and most with 2 storey rear extensions.

Scale

The intention of the proposal is to preserve and enhance the rear elevation and the rear windows will be the original ones overhauled and reused in the same positions with cambered soldier brick arches and matching second hand stock brickwork. The intention is to satisfy the requirements of CS14 and DP24 with respect to local context and a high standard of design to both preserve and enhance the conservation area as set out in DP25 and CPG1 and **DC3**. The rear extension is secondary to the building being extended as discussed in CPG4. The existing first floor balcony on number 23 which extends a further 1.3M from the proposal at number 25A as existing takes away all privacy from the garden and allows overlooking back into number 25A. The proposed opaque glazed boundary screen set back from the party wall line is an attempt to redress this balance and provide a further opportunity for the existing planting to form a natural barrier between the two properties.

Landscaping

The proposals would require no additional landscaping over and above that that has been carried out on site already. There will be a planting scheme for the rear side path flower bed and a York stone paving to the new 2M demised patio to the rear. The intention is to preserve the planting on the 23 side and train it between the two boundary walls.

There are no alterations proposed to the front landscaping. There is adequate scooter and bicycle parking in the forecourt already.

With respect to **ES3** Biodiversity the proposals do not have any significant impact on the existing bio diversity of the existing front and rear gardens planting and trees. There is

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an existing full width 6.5M by 38M long garden which will be reduced by 3M which is currently paved over so the biodiversity will be largely unaffected by the proposals.

Appearance

The proposals would involve no alteration to the external front and the appearance is discussed in Scale above and refers also to DC3. The new rear addition roof will be a fibreglass roof covered in

An upside down construction with a seedum green roof. All materials will match existing. It thus will conform to D1 (2.8),(2.5),(2.6),(2.14),(2.19) by re using the existing windows and constructing the extension in second hand London stock bricks to match the existing.

With regard to **CC1** Climate change mitigation, the proposals do not fall within the requirement to provide an energy statement other than the new construction will conform to the higher insulation standards of the building regulations thus reducing carbon emissions and the use of materials with low body carbon content will further contribute to the same reductions.

The proposal takes account of parts a,d,e,f and g of DC3 of the Dartmouth Park Neighbourhood plan. The intention of the proposal is to preserve and enhance the rear elevation. The intention is to satisfy the requirements of CS14 and DP24 with respect to local context and a high standard of design to both preserve and enhance the conservation area as set out in DP25 and CPG1.

Access

Access at the front of the property and flats B and C would remain the same with the existing front central path leading up steps to the main front door. The front door to flat 25A off the side passageway is repositioned nearer the front of the house and the existing steps will be ramped to facilitate easier pram or wheelchair access.