



28 Chetwynd Road, NW5 1BY

Design & Access statement
July 2020





EXISTING REAR VIEW



EXISTING EXTENSION ROOF



EXISTING GRANITE SETTS IN REAR COURTYARD

Introduction

The proposal is for a rear single storey extension to a three storey terrace house, 28 Chetwynd Road, NW5 1BY.

Heritage Statement

The house sits within the Dartmouth Park Conservation Area West. The property was built around 1875, and is the first in the row of three storey terraces on the South side of Chetwynd Road that have a pitched roof, eaves and two storey bays. The neighbouring property No. 26 is a two storey gable fronted house with decorative details.

Chetwynd Road is a significant transport artery through the area. The properties have limited setback from the road and for this reason, the streetscape along Chetwynd Road is, architecturally, a significant and important part of the character of the area. The rear of the properties along the South side of Chetwynd Road vary in their depth and extent of alteration. Most have some form of rear projection. The rear of the proposed property can not be seen from the street.

In line with Policy DP25, within the Camden Development Policies 2010-2025 Local Development Framework, the proposed modifications are confined to the rear of the property and no changes are being made that affect its appearance or character within its context. The proposal seeks to replace the existing makeshift extension, built around the 1970's by the previous owner, with a rear extension of roughly the same size and massing. The proposal is most importantly subordinate in scale and sympathetic to the original character of the property and neighbouring properties while contemporary in design and built with high quality, sustainable materials that will withstand the test of time.

The rear garden is currently partially paved with original granite setts that were salvaged from Chetwynd Road when it was resurfaced. The proposal seeks also to reinstate more of this original paving that currently is being used as the garden bed edging, to cover the entire extents of the rear garden. The proposed facing brick for the extension walls has been carefully selected to compliment the dark grey granite setts, so the entire composition of materials works to create a harmonious and well considered aesthetic.

Design Proposal

The proposal is for an extension to the rear ground floor of the property. The property has evolved over the years, and the previous owner's addition of a makeshift extension with varying materials and roof forms has resulted in a space with very low head heights and poor internal environment due to the single-glazed sections of roof. It is no longer sufficient for a growing family and the space they require.

The proposal aims to provide an enlarged kitchen area that maximises views and daylight opening out onto the cobbled terrace. The proposed extension has been carefully considered in terms of its height and relationship to neighbouring properties. The eaves height along the boundary line to number 26 and number 30 Chetwynd Road is a maximum of 3000mm above the rear ground level of both properties. The depth of the extension does not extend beyond the existing rear extension, and the roof structure is simplified and made more robust with three sloped segments pitched away from the neighbouring properties. Thus, the outlook of the neighbouring properties are not affected (or made any worse from the existing extension) by the proposal nor are these properties affected by loss of light. This complies with Policy DP26, within the Camden Development Policies 2010-2025 Local Development Framework.

The choice of high quality, durable and recyclable materials such as a standing seam zinc roof will ensure the new addition contributes positively to the traditional and contemporary architectural medly across the Borough. This is in line with Policy DP24, within the Camden Development Policies 2010-2025 Local Development Framework. Handmade bricks, that have been chosen deliberately to compliment the existing granite setts, will be utilised for all facings of the extension. The glazing unit to the rear elevation is proposed as a black steel slim framed unit to also adhere to a heritage look and feel. The rooflight to the extension will be a shallow profile conservation rooflight, by The Rooflight Company, or similar. All windows and rooflights are to be double glazed, and are designed to maximise natural daylight and views to the outside which will ultimately enhance the quality of the living space.

In conclusion, the proposal has carefully considered advice from both the Camden Development Policies and Camden Design Guidelines to ensure the extension integrates well with the existing building and surrounding context by carefully considering the design, scale and materiality of the proposed extension. It will be a sensitive, contemporary addition that will enhance the character of the property and add to its rich history.

There is no change to the way the property is accessed.



PROPOSED PRIMARY MATERIALS



THERMALLY BROKEN STEEL WINDOW & DOOR SYSTEM - IQ GLASS OR SIMILAR



CONSERVATION PLATEAU ROOFLIGHT -THE ROOFLIGHT COMPANY OR SIMILAR



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