

14 Brookfield Park, London NW5 1ER

Design & Access Statement
[Planning Application for replacement of a GF rear extension
and enlargement of roof dormers]

January 2021

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Introduction

This Design and Access statement has been prepared in support of a Planning Application for 14 Brookfield Park comprising the replacement of a single-storey rear extension and changes to the existing roof, including the enlargement of an existing dormer and the addition of a side dormer.

The proposal described within this application has been developed in consultation with current Planning Policies.

This proposal seeks to be subordinate to the existing host building.

Project Site and Context

No.14 Brookfield Park lies within the Dartmouth Park Conservation Area (Sub Area 8 St Albans Road). The semi-detached two-storey house is located on the East side of this residential street and was built in the Arts and Crafts style with a gabled tiled roof.

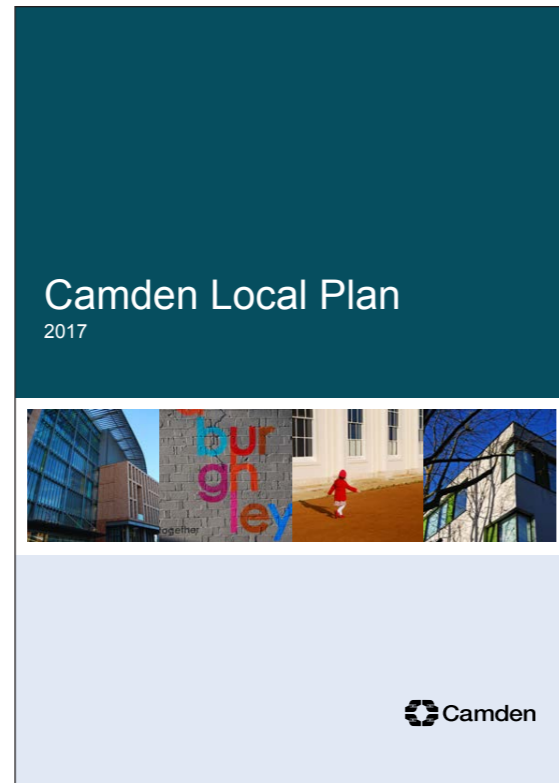
The property forms part of a stretch of houses built to a similar format and appearance with white pebble dash/roughcast render front and rear elevations and red clay tiles to the roof.

There are various degrees of modifications to the original houses on the street, mainly in form of single storey rear extensions and addition of roof dormers to the side and rear of the roof.

No.14 has had two small single storey rear extensions and a number of roof dormers built in the past under different ownership. The appearance of the Ground floor extensions is inconsistent and of low quality with

01 - 14 Brookfield Park - Front elevation

02 - Rear elevation



Planning history and Planning Policy context

The relevant planning policy framework and key material considerations against which this application has been developed includes:

- National Planning Policy Framework (NPPF 2012)
- The London Plan (March 2016)
- Supplementary Planning Guidance to the London Plan
- Camden Local Plan (2017)
- Camden Planning Guidance (2019)
- Dartmouth Park Conservation Area Appraisal and Management Statement (2009)

The property doesn't appear to have any recent planning history.

There are a number of relevant/similar precedents in the vicinity of the property:

- 16 Brookfield Park (2016/0467/P) Consented 26.04.2016
- 12 Brookfield Park (2016/1246/P) Consented 23.08.2016





03



01



02

Site opportunities and constraints

The existing building has a cluttered and separate internal layout on Ground floor, not suited to contemporary family life. This is also reflected in its external appearance from the rear. The footprint of the two existing rear extensions projects less than the extensions of both no.12 and no.16.

The existing roof dormers at the rear hip of the roof are small in scale and create chopped up and disintegrated spaces internally.

The house is generally in a poor state of repair and presents various opportunities for improvement.

- 01 - Rear of property showing the two split rear extensions
- 02 - Side elevation showing
- 03 - View of existing rear extension projecting less than rear extension at no.12



01



02



04



03

Design proposal and Precedents

The proposal is to replace the existing separate GF extensions with unified extension subordinate to the host building. The extension would take the same footprint like the existing ones and therefore projecting less from the existing rear elevation compared to adjacent neighbours.

It is also proposed to enlarge the roof dormers to the rear of the roof and to add a roof dormer to the side, respecting the historic roof lines and the existing consented alterations to properties on the street. There are numerous precedents of similar dormers, such as no.12, no.16 and no,18 among others.

Overall both the single storey extension replacement and the enlargement and addition of the roof dormers seek to be subordinate to the host building and to preserve and enhance the character/appearance of the conservation area.

The proposal has been developed in consultation of current Planning policies, particularly the Local Plan (Policy D2 Heritage), Camden Planning Guidance (Design Excellence and Heritage) and the Dartmouth Park Conservation Area Appraisal and Management Statement (roof alterations and extensions, and Rear extensions)

01 - Bird's eye view showing the prevailing extensions and roof dormers on Brookfield Park (even house numbers)

02 - View of roof dormer at no.16

03 - View of roof dormer to the side elevation at no.16

04 - View of rear extension at no.12