

41 Dartmouth Park Road  
London NW5 1SU

## **DESIGN + ACCESS STATEMENT - DRAFT**



**Rear garden side return extension with full-width doors at  
basement level; rebuilding of existing closet wing with alterations;  
reduced balcony at ground floor garden**

submitted by Charles Tashima Architecture

on behalf of Talia and James Barry

**February 2021**

Planning and Building Development  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London WC1H 9JE

February 2021

## **DESIGN AND ACCESS STATEMENT**

### **Rear garden side return extension with full-width doors at basement level; refurbishment/ reconstruction of closet wing with alterations; reduced balcony at ground floor garden**

To Whom It May Concern:

On behalf of Talia and James Barry, please find our Design and Access Statement in support of a householder planning application for proposed alterations to no. 41 Dartmouth Park Road. This is to be read in conjunction with photographs and drawings as scheduled below.

<b>Drawings</b>	001	Location Plan		1:1250 (DIN A3)
	002	Garden Plan	Existing + Proposed	1:100 (DIN A1) / 1:200 (DIN A3)
	003	Basement Plan	Existing + Proposed	1:50 (DIN A1) / 1:100 (DIN A3)
	004	Ground Floor Plan	Existing + Proposed	1:50 (DIN A1) / 1:100 (DIN A3)
	005	Roof Plan	Existing + Proposed	1:50 (DIN A1) / 1:100 (DIN A3)
	006	Rear Elevation	Existing + Proposed	1:50 (DIN A1) / 1:100 (DIN A3)
	007	Side Elevation	Existing + Proposed	1:50 (DIN A1) / 1:100 (DIN A3)

**Appendix**                      photos of property

## **1 PLANNING CONTEXT**

- 1.1 41 Dartmouth Park Road is a three-storey plus basement terraced house with raised ground floor. The property is arranged as a single dwelling house in the Dartmouth Park Conservation Area (designated 4. February 1992). The Conservation Area is largely residential with a mix of housing stock, including Georgian terrace houses, cottages, mansion blocks as well as Victorian villas and detached houses. Not far from Hampstead Heath, the area can be characterised as green and semi-rural.
- 1.2 Planning approval was granted for the “erection of a rear dormer window”. Application nr. 2020/0758/P (decision, 18. June 2020). Works on this has not yet commenced.
- 1.3 Planning approval was granted for the “erection of part single/part 2-storey, full width, rear extension following demolition of existing 2 storey half-width rear extension, and installation of 2 roof lights to rear roof slope and bike store to front lightwell.” Application nr. 2015/3207/P (decision, 22. September 2015). This work did not commence.
- 1.4 Planning approval was granted for the “enlargement of existing balcony at first floor level and the re-installation of existing spiral staircase linking the garden area with the balcony at first floor level of dwelling house (Class C3).” Application nr 2010/1867/P (decision, 21. May 2010).

- 1.5 On developing the design and preparing this statement, we have referred to The Dartmouth Park Conservation Area Appraisal and Management Strategy (January 2009). This appraisal sets out guidelines for alterations to properties – with an approach for preservation and enhancement.
- 1.6 The National Planning Policy Framework has been taken into account in developing the design, including those areas requiring planning approval. The Development Plan is the London Borough of Camden Local Development Framework and the London Plan, setting out high-level policy on the Council's vision for the borough that responds to the borough's changing circumstances and unique characteristics.

## **2 THE PROPOSAL**

### **Generally**

- 2.1 Talia and James Barry, owners of the Freehold, are developing the property for personal use. It is intended as a family home for many years to come. It is not a short-term investment or commercial venture. This is reflected in the care and attention given to the design and the detail of the proposed development.
- 2.2 The development proposes a number of carefully considered replacements and alterations. These have been holistically considered in relation to this Victorian home, while preserving and enhancing the local context and character. The ambition is for high quality design that will last for many years to come.
- 2.3 The focus of the proposed work is on the ground and basement floors to the back of the property – as relates to the internal use and garden.
- 2.4 The effect of the proposed modifications is best represented in the associated existing and proposed plans and elevations.

### **Introduction of rear garden side extension**

- 2.5 Side return. We propose to enlarge the rear basement room by creating a side return between the closet wings of no. 41 and no. 43 Dartmouth Park Road. The extension would be of a brownish brickwork to be in keeping with the area.

**Reason:** With an active family of six, the current kitchen of the house has proven to be far too small and separated from the living and dining areas of the house. A large open plan living and dining area will substantially improve the quality of family and social life. This open plan not only reflects contemporary living – whereby the kitchen and living areas of the house are more informal and combined – the enlarged space is a direct response to the increased time everyone has had to be at home during the current pandemic.

- 2.6 Glazed garden 'Crittall' doors. It is proposed that the new extension is unified with the existing closet wing with a large set of glazed doors opening directly onto the garden.

**Reason:** The large doors will not only provide light and space but will substantially improve the connection to the garden. Around since the late 19<sup>th</sup> Century, these Crittall-style steel doors are also in keeping with the textural qualities of the area. The proportions and detailing of windowpanes and mullions are traditional and in keeping with the period of the property.

- 2.7 Sedum/ green roof with skylight. It is proposed that the roof is a sedum roof with a skylight.

**Reason:** We believe that a green roof will not only be attractive and in keeping with the area, a green roof will contribute to the natural ecology and environment, improving air quality by filtering pollution. With this roof we also increase energy through the additional roof layer of vegetation.

**Rebuilding of existing closet wing**

- 2.8 Roof replacement with marginal height increase. We propose to replace the roof of the existing closet wing. In doing so, it is proposed that the height is marginally increased. It is proposed that the material of the roof is zinc to be in keeping with the leaded roofs and dormers in the area. The zinc also matches the recently approved dormer window to this property.

**Reason:** The current extension roof is unattractive and in need of repair. By marginally increasing the height we seek to improve the overall proportion of the extension as well as its spatial quality. The marginal increase would be in keeping with the other closet wings on this side of Dartmouth Park Road and would therefore not stand out.

- 2.9 Replacement doors. We propose to replace the existing doors with new Crittall-style doors to match with those below.

**Reason:** The current doors are in poor condition and in need of replacement. For the overall clarity and cohesiveness of the design, we feel it important that they are seen in relation to those at garden level.

- 2.10 Small side window. We propose to introduce a narrow, vertical window on the inside facing wall of the closet wing. This is in place of the high-level glazing on the existing closet wing – on both sides. (Please refer to attached photos).

**Reason:** The window will ensure minimum existing daylight, while improving the spatial quality of this home-office space. A small view would also be afforded onto the green roof. It is proposed that this window has a small seat for reading. While facing onto no. 43, there are no worse overlooking issues as there is already a balcony. It is anticipated that this room would not be strongly lit as it is not a kitchen space but as an intimate space for study and reading.

- 2.11 Closet wing rebuilding. It is proposed that the current closet wing structure is rebuilt.

**Reason:** The current extension is substandard and would likely fall apart in light of the alterations at basement level. It is also our belief that the design would look better with all bricks being the same for the total rear extension – brownish colour.

**Balcony replacement**

- 2.12 We propose to replace the existing balcony with one of the same size. It is proposed to be built in a dark painted steel structure and dark painted steel railing in keeping with the area. The design seeks to do away with the current spiral stair.

**Reason:** The current balcony is of poor quality and it is in urgent need of replacement. By omitting the stair, it is our ambition to not only open up the view from the basement onto the garden, but to also improve the space of the balcony as a sitting area – rather than through way to the garden.

**3 CONSERVATION AREA**

- 3.1 The property is within the Dartmouth Park Conservation Area and is considered to make a positive contribution, being sensitive with good quality design. It is within 'Sub Area 2 - Dartmouth West' and the property matches the typical features of the Sub Area described in that guidance.
- 3.2 The Conservation Area retains its clear historic rooflines. We do not propose any material changes to the existing rooflines. Our design is sensitive alterations with high quality materials, appropriately designed windows that are not harmful to the historic character of the area.

## **CHARLES TASHIMA ARCHITECTURE**

- 3.3 Careful evaluation of the existing site has been undertaken and the proposal respects and preserves the character of the area. As these replacements and alterations are limited to the rear elevation, these are hardly visible from the York Rise street and have a minimal aesthetic impact to the existing context and neighbouring houses. There will be no adverse impact on the neighbouring properties views.
- 3.4 Aesthetically, the new proposed extension, window and doors will be an improvement on the poor design and quality of the existing. The larger glazed panes will allow more natural day light into the dining room and a better spatial relationship with the terrace and garden.
- 3.5 The new balcony will be smaller than the existing in size. This is seen as a positive contribution in that there is a reduction of built form at high level in the garden. The new railing will match the existing in material and colour.
- 3.6 The proposal will enhance the value of the property as it provides an attractive addition to the house and will allow the internal layout to better suit the requirements of the family. Such continued updating and improvements is one of the most effective way to secure the historic environment – ensuring the building's continued positive contribution to the life of the area and local community.
- 3.7 Subject to planning approval, all works will be carried out in line with London Borough of Camden Building Control procedure.

#### **4 IMPACT**

- 4.1 The extension is designed to be as unobtrusive as possible and will not adversely affect the character of the building or the conservation area. The harmony and the original form and character of the semi-detached houses will therefore be maintained and enhanced.
- 4.2 Particular care has been taken with regards to scale, massing and materiality of the extension. It is our belief that the proposed changes will be an improvement of the existing extension and internal spatiality.
- 4.3 High quality materials are proposed and will enhance the value of the property.
- 4.4 There will be no harmful impact on neighbouring residential amenity.
- 4.5 No trees are to be removed as a result of the development.

#### **5 ACCESS**

- 5.1 The house is set back from the street and is accessible via a gate and set of steps to a raised ground level. There is an additional side door at basement level. Access to the property from the road at Dartmouth Park road will not be altered in any way. There are no public throughways across the property.

Sincerely,



**APPENDIX - Photographs**



**overall view of rear garden elevation**



view of closet wing w/ high-level windows | we propose to replace these with a single window



side of no. 41 closet wing w/ high level windows

**CHARLES TASHIMA  
ARCHITECTURE**



**view of closet wing w/ high-level windows**



**view onto the closet wing of no. 43**



**existing balcony w/ spiral stair**



**existing small kitchen and small windows**



**CHARLES TASHIMA  
ARCHITECTURE**



**view from basement garden doors**



**view of small kitchen window**