

Design and Access Statement

15 Dartmouth Park Road - NW5 1SU London

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Installation of metal railings, pedestrian gate, and sliding vehicular gate to the front of the property at 15 Dartmouth Park Road – NW5 1SU



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1 Introduction

1.1 General information

The property is at 15 Dartmouth Park Road that is within Dartmouth Park Conservation Area in the London Borough of Camden.

The building is a five storey Victorian with a deep garden to the rear and small garden to the front. In the gap between number 15 and number 17 there is a garage, accessible from the street. The front garden is marked by a seven-courses brick wall (20") and both the pedestrian and the vehicular access are flanked by brick piers (2-bricks wide, 19-courses high).

The property it is not listed.

There most recent application related to the property is 2018/6273/P regarding alteration to the rear front, which has been granted on the 22nd of March 2019.

2 Conservation Area

2.1 Dartmouth Park Conservation Area

"Dartmouth Park Conservation Area Appraisal & Management Statement" is effective guidance to understand the specifics of the area and to drive the design process towards results which make a positive contribute to the special interest and character and appearance of the area. In this section, just those parts of the Appraisal which are relevant to the proposal are mentioned. These parts will be recalled later, when the proposal is described.

Section **4.0 Character and Appearance of the Area**, common to all the sub areas, states:

4.5 Railings and other front boundary treatments, many original, are quite extensive in their variety, but the common feature is that these elements - gates, walls, fences, hedges or railings - complement the architecture. Traditional wrought and cast ironwork, brick walls and piers, stone pier-caps and copings are characteristics of this part of the conservation area as much as the buildings themselves.

This paragraph is particularly relevant as the proposal consists of installing top-railings to the front wall, gates and pier-caps.

Section 7.29 describes the specific of Dartmouth Park Conservation Area as follows:

7.29 Dartmouth Park Road (West). Building started in the late 1850s at the western end (the section in this sub-area), a development by Lawford on behalf of Lord Dartmouth. Between Grove Terrace and York Rise the properties are mainly handsome three-storey semi-detached villas with semi-basements, and front gardens enclosed behind low garden walls or railings. Some properties however are grouped in threes and there is one single house. The original front walls match their house, usually gault bricks, with piers two bricks square with moulded or flat stone caps. The arrangement of houses results in significant gaps between them. Ground floors are raised above semi-basements (apart from No.2, which is

detached, double fronted, with an Ionic porch) with classical porticoes and front doors, two panelled with no glass. Most of the buildings are three-storey over semi-basements, stock brick with applied decorative details including stringcourses, eaves brackets, moulded window cases and stuccoed quoins picked out in white. They are flat fronted, many with interesting plaster decoration. [...]

The following line is relevant since 15 Dartmouth Park Road is mentioned:

Nos.3,5,13,15,17,19,27,29 have first floor ironwork balconies with French windows. [...]

It is relevant what is listed as “negative features” in Sub Area 2 – Dartmouth West and others sub Areas:

- *Unsympathetic replacement windows*
- *Unsympathetic repairs*
- *Permitted development alterations such as reroofing, painting or replacing windows with unsympathetic materials.*
- *Erosion of architectural details*
- *Unsympathetic replacement doors and windows*

Appendix 5 lists the issues affecting the whole of the CA (just relevant parts mentioned below):

- *Elevational alterations and loss of details – The properties in the area have a wealth of applied decoration and detail on them, however on many buildings these have been lost: eg finials, decorative bargeboards, iron pot guards, front doors etc.*
- *Incremental additions and alterations to buildings such as satellite dishes or replacement windows have a detrimental appearance and cumulatively their impact is much greater.*
- *Unsympathetic rear and side extensions (including inappropriate roof terraces)– sometimes these can alter the harmony and balance of a property or group of buildings.*
- *Inappropriate roof terraces and fencing*

Part 2 – Management Plan, states:

The Council will particularly encourage proposals which seek to redevelop those buildings and spaces which are considered to have a negative impact on the special character or the appearance of the conservation area.

And:

Development proposals will be expected to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area.

About “Quality erosion and loss of architectural detail”:

The appearance of characterful buildings within the conservation area is harmed by the removal or loss of original architectural features and the use or inappropriate materials. For example, the loss of original joinery, sash windows, front doors and natural slate roofs, can have considerable negative impact on the appearance of a historic building and the area. It is often possible to successfully upgrade windows and doors through draft-proofing, secondary glazing and the

installation of thicker glass without harmfully altering the appearance of the building.

About Rear extensions:

Within the conservation area there are many interesting examples of historic rear elevations, many of which are exposed to public views from the surrounding streets. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.

About Street furniture and floor-scape:

The conservation area has a wealth of York paving stones, granite kerb stones, granite gutter channels and setted areas. These and other increasingly rare examples of historic street furniture add interest and character to the public realm within the conservation area.

The above refers to floor-scape and paving to the street front and there is no mention about materials to the rear external areas.

3 The house in the context of the Conservation Area

In this section, the house is described against the specifics of the Conservation Area to highlight those characteristics matching the character and the appearance as described in the Appraisal.

3.1 Front street façade



Figure 1

Figure 1 shows the street front (15 Dartmouth Park Rd to the left, number 13 to the right).

The building perfectly matches the description of *“three-storey over semi-basements, stock brick with applied decorative details including stringcourses, eaves brackets, moulded window cases and stuccoed quoins picked out in white”*.

In particular, *“first floor iron works balconies with French windows”* are clearly visible.

To be noticed the lack of those elements, such as *railings, gates, and stone piers-caps* which have been described as characteristic of the Conservation Area and which this application is proposing to complement the architecture.

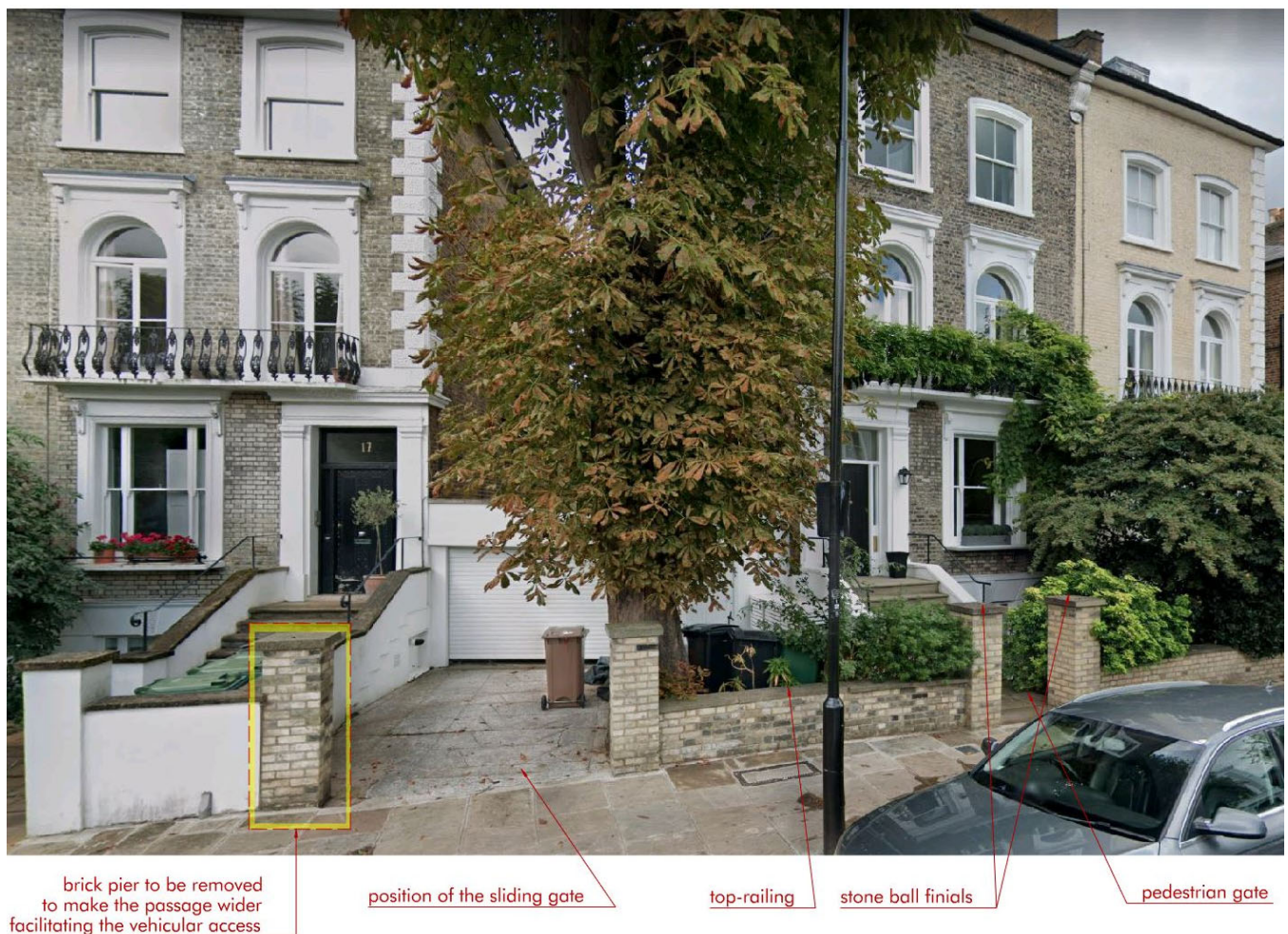
4 Design proposal

4.1 General description

The proposals consist of the following minor alterations:

- Installation of railing
- Installation of pedestrian gate
- Installation of ball finials as piers-cap flanking the pedestrian gate.
- Installation of a sliding gate

As part of the application, it is proposed to remove the brick pier on the left-hand side to make the passage wider and facilitating vehicular access.



4.2 Material and finishes

All materials and finishes are proposed to match the existing in the area or to be sympathetic with the historical character of the building and the Conservation area: railing and gates will be metal with wrought iron finials. And ball finials to be stone.



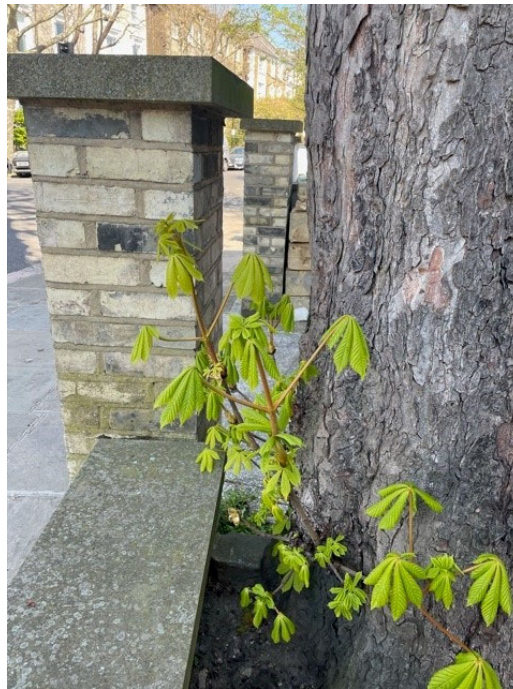
Figure 2: example of the sliding gate to be installed.



Figure 3: example of stone ball finials flanking the pedestrian gate.

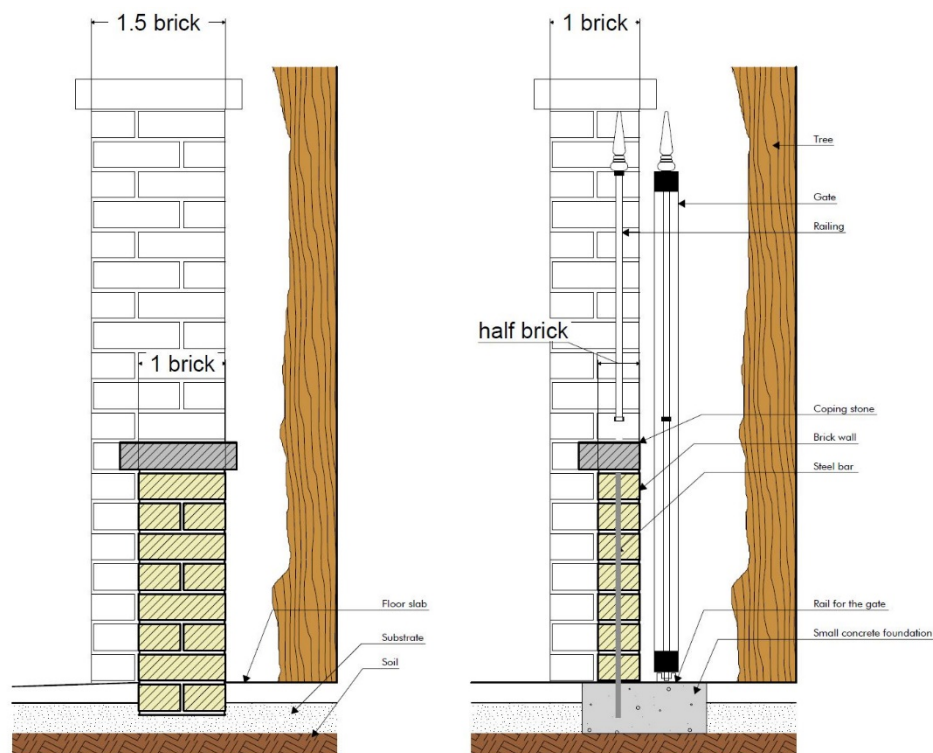
4.3 Detail

The picture below shows the gap between the tree and the brick pier.



The gap is so small that it could be difficult to place a sliding gate in that position.

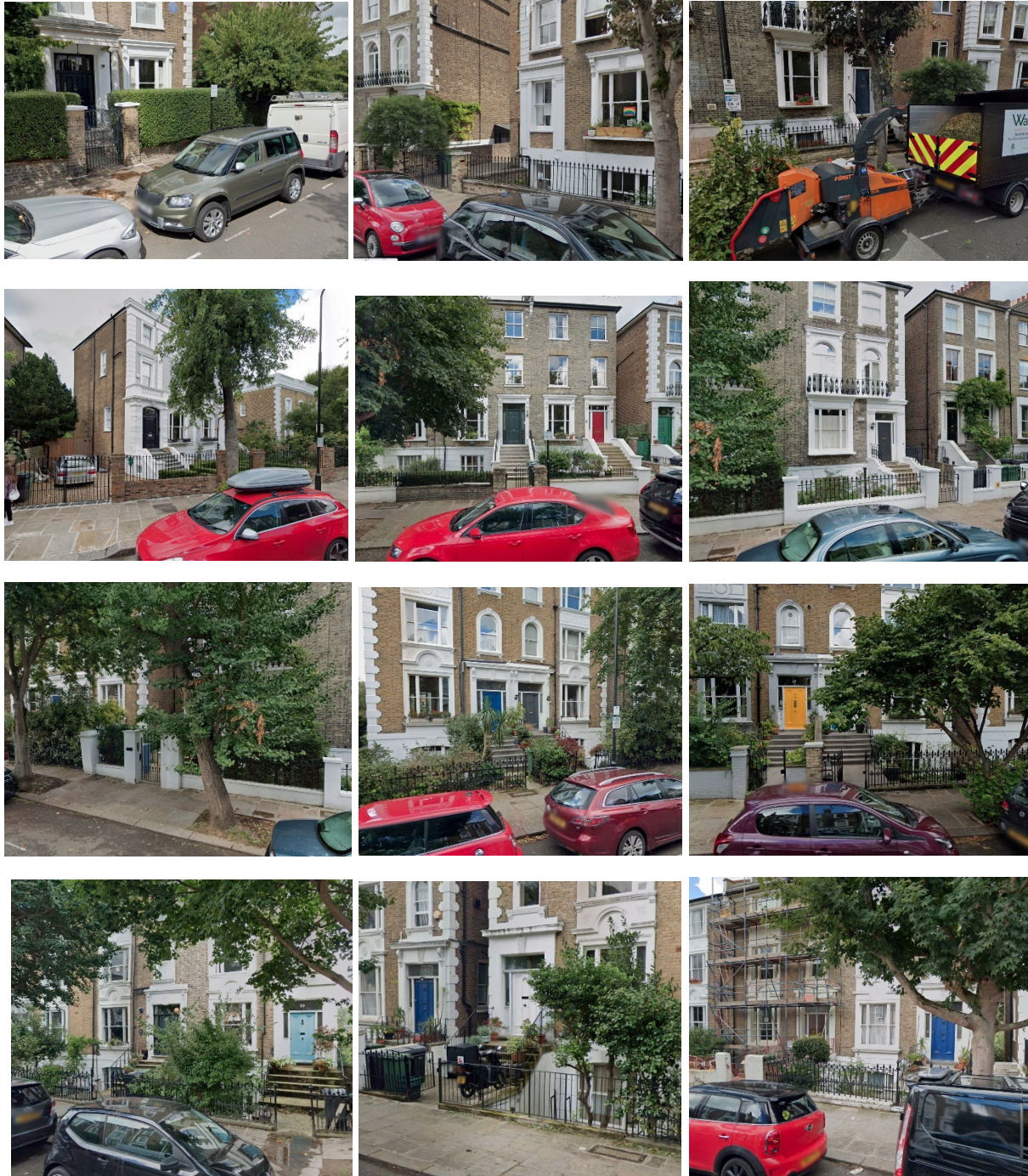
For that reason, if necessary, it is proposed to rebuild both the pier and the wall thinner than the existing to preserve the street view without interfering with the tree in any way (see below).



4.4 Precedents in the area

The pictures below show a variety of railings and gates along Dartmouth Park Road.

From top to bottom, left to right: nr. 2, 3, 5, 8, 23, 27, 29, 31-33, 35, 39-41, 43, and 45.



5 Conclusion

5.1 Additional information

Additional information is available in the enclosed documents as follows:

Drawings:

- ACD 0918 1100_Plans.pdf
- ACD 0918 1101_Streetview.pdf
- ACD 0918 1102_Details.pdf
- ACD 0918 500_Location Map.pdf

5.2 Conclusion

The proposal has been developed to make a positive contribution to the conservation area and it is consistent with what described in Section 4.0 of the "Dartmouth Park Conservation Area Appraisal & Management Statement" where the proposed elements (railings, gates, pier-caps) are explicitly described as characteristic if the area.

The above suggests that the proposal, as described and illustrated in this Statement and the enclosed documentation, should positively considered by the Local Authority and therefore approved.