

DESIGN & ACCESS STATEMENT

CONTEXT & CONSERVATION

SITE

FLAT A
38 DARTMOUTH PARK ROAD
NW5 1SX

WORKS

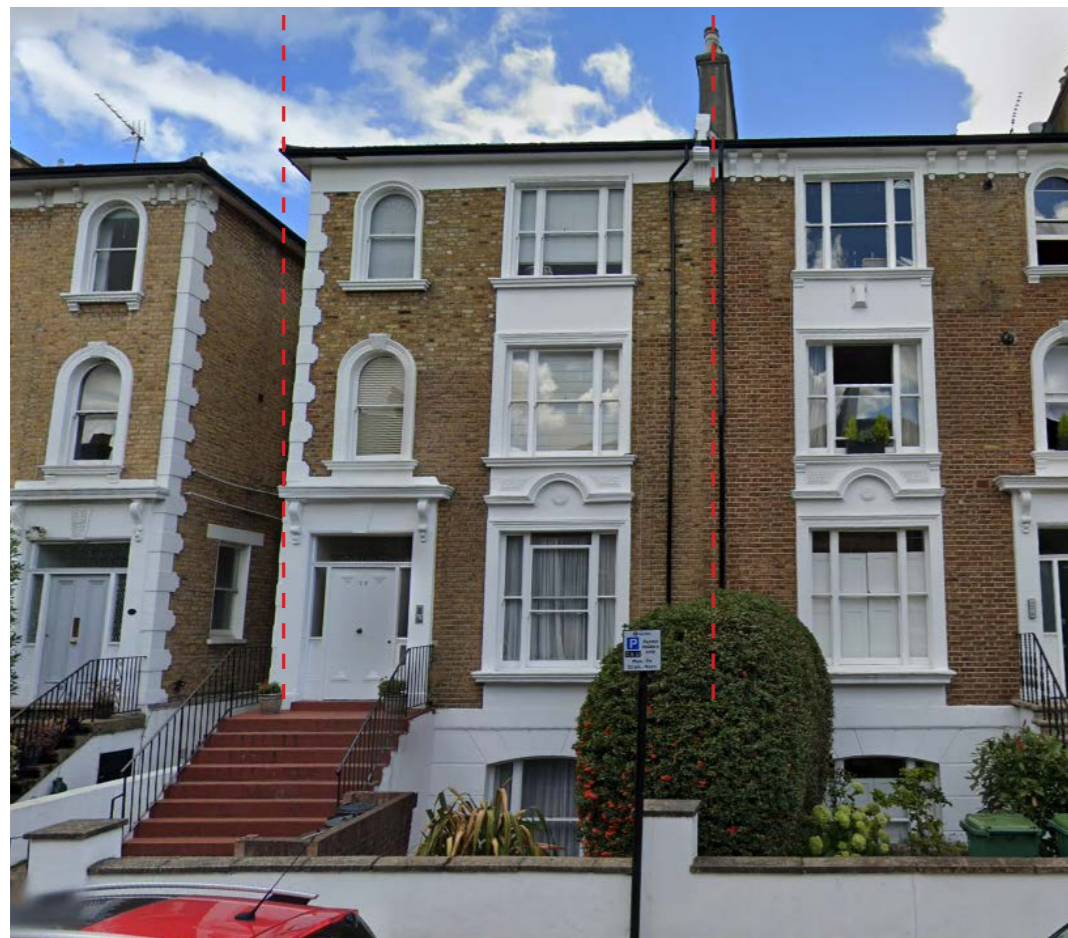
DEEPENING OF AN EXISTING FRONT LIGHTWELL
INSTALLATION OF SASH WINDOW TO EXISTING BASEMENT LEVEL
MINOR INTERNAL ALTERATIONS

FELIXDB

INTRO

This planning design and access statement has been prepared in support of a full planning application for the installation of a sash window to the existing basement level of the lower ground flat of 38 Dartmouth Park Road. The three house terrace house is located on the north side of Dartmouth Park Road.

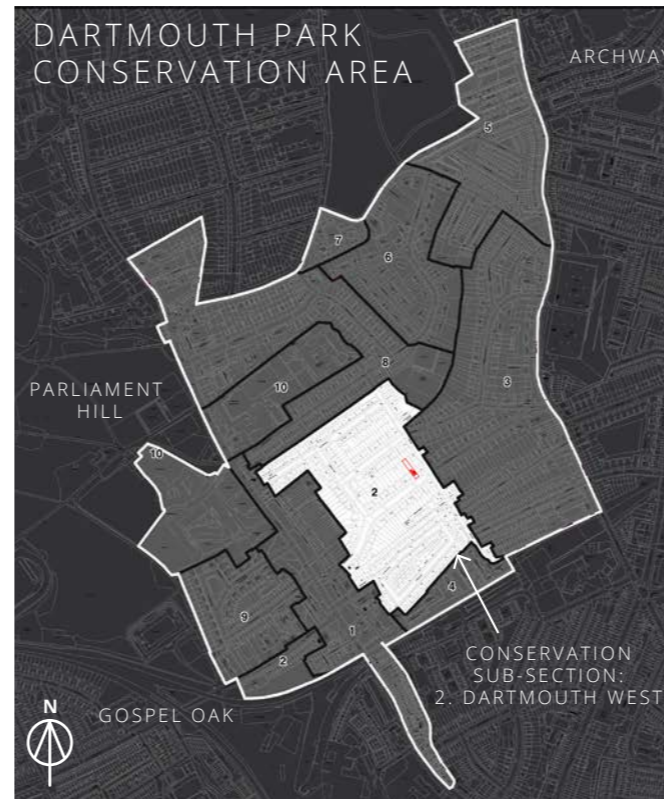
38 DARTMOUTH PARK ROAD



THE SITE

38 Dartmouth Park Road is a four storey end terrace house constructed circa 1880. It has since been converted into flats. The front and rear elevation are of London stock brick. Decorative details include rendered quoining and stucco mouldings around the front fenestrations.

This Planning application relates to the lower ground floor flat to which there is an existing unused basement level which our client wishes to utilise. The flat also has large a private garden to the rear.

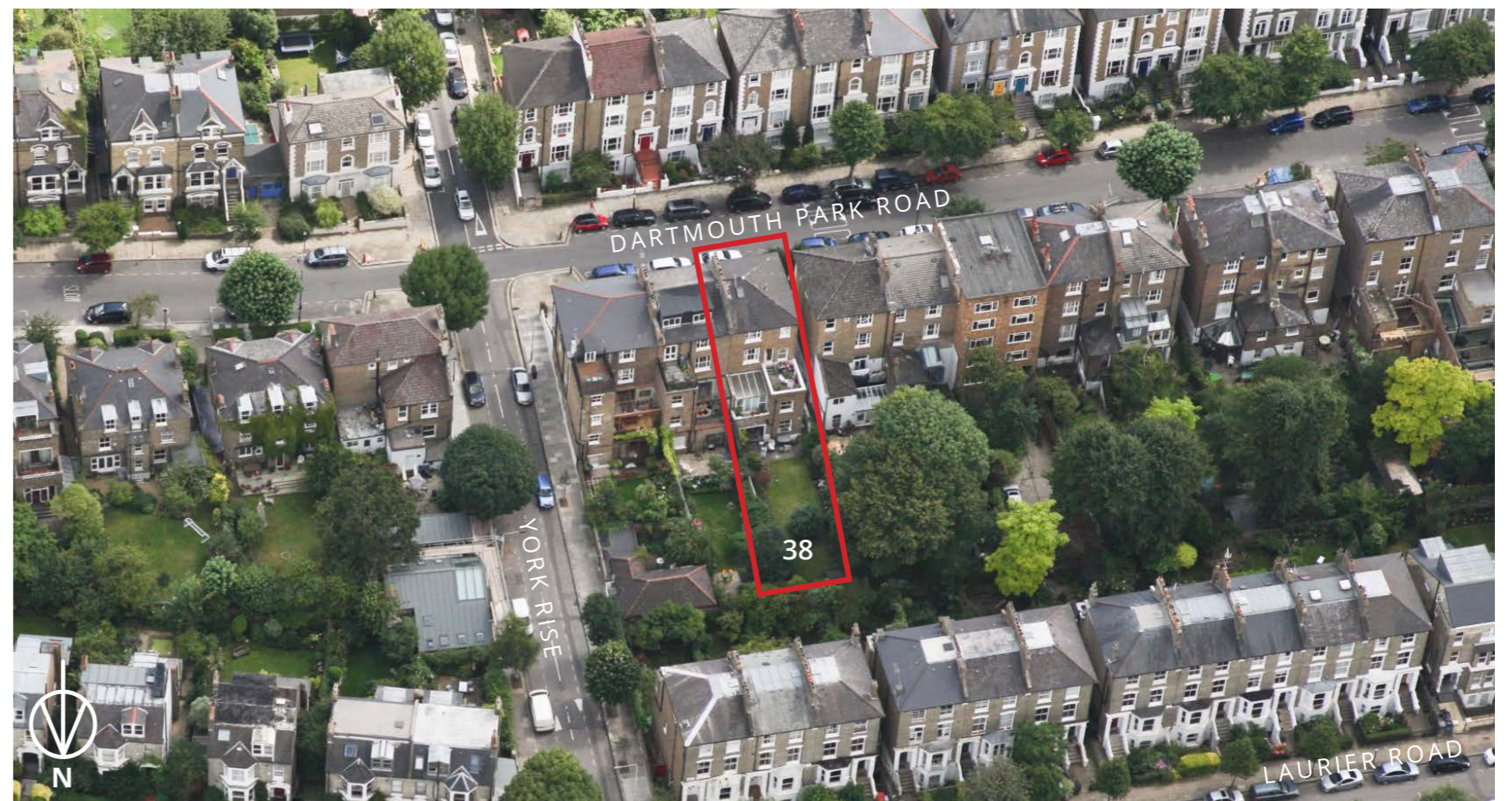


CONTEXT & CONSERVATION

The property is within the Dartmouth Park Conservation Area which lies below the highlands of Hampstead and Highgate and Parliament Hill on land falling towards the River Thames which has had a strong influence of the street pattern of the area.

Lying to the west of York Rise 38 Dartmouth Park Road sits in sub-area 2. Dartmouth West, which was developed from the 1850s through to the late 1880s with wide roads. The original detached and semi-detached villas towards Higate road progressed into a more intensive terrace plan toward York Rise. Three- storey semi-detached houses and groups of terraces. The properties towards York Rise are mostly houses grouped in threes, with semi-basements and raised front doors. They are softened by substantial gaps revealing many shrubs and trees, and there are long views over the back gardens from York Rise.

LEFT: DARTMOUTH PARK CONSERVATION MAP
BELOW: 3D ARIEL VIEW OF DARTMOUTH PARK ROAD LOOKING SOUTH SHOWING REAR OF 38 DARTMOUTH PARK ROAD



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EXISTING SITE

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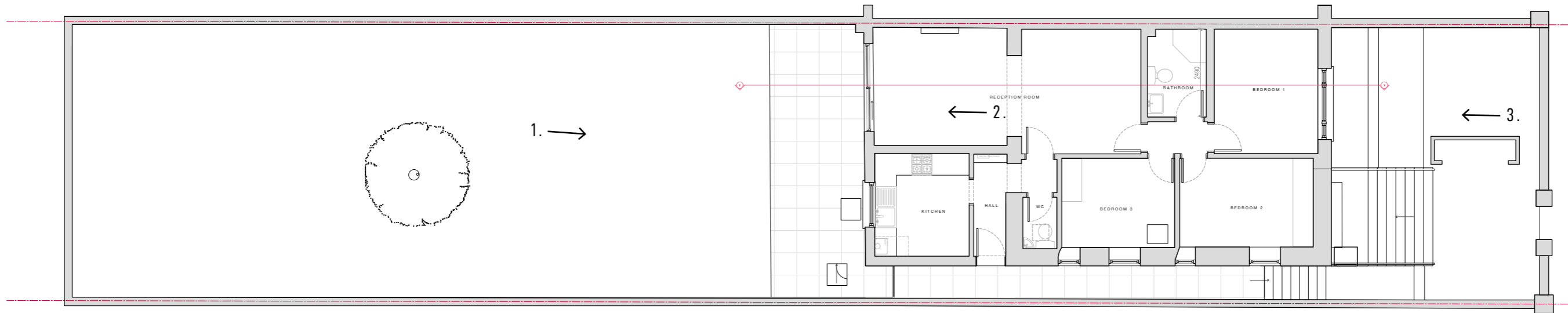
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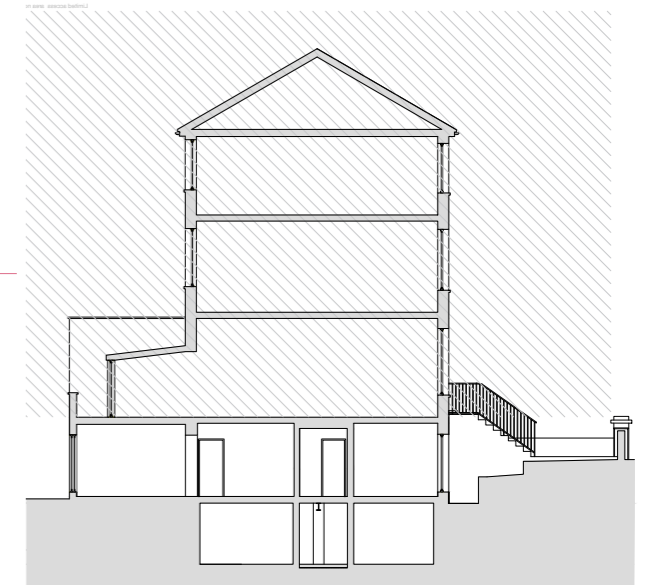
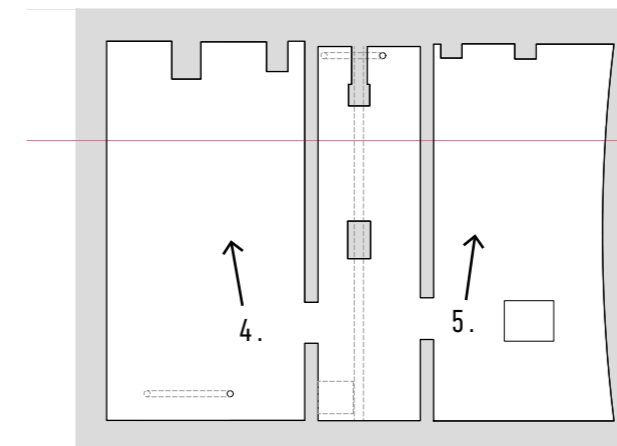
The Lower Ground floor flat is a three bedroom property with a small kitchen in the original outrigger. A rear extension has been added to the property previously which contains the existing living room and gives views north over the large private garden.

Bedroom 1 at the front of the house has a large sash window that opens out onto an existing street facing lightwell as is standard to the surrounding properties.



The property also has an existing un-utilized basement level that sits below the main body of the house. It is currently accessed by a hatch in the floor of bedroom three. Although the basement offers a lot of extra space to the property at present no natural light gets into the basement making it dark and uninhabitable.

ABOVE: EXISTING GROUND FLOOR PLAN
BELOW: EXISTING BASEMENT PLAN
RIGHT: EXISTING SECTION AA



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THE PROPOSAL

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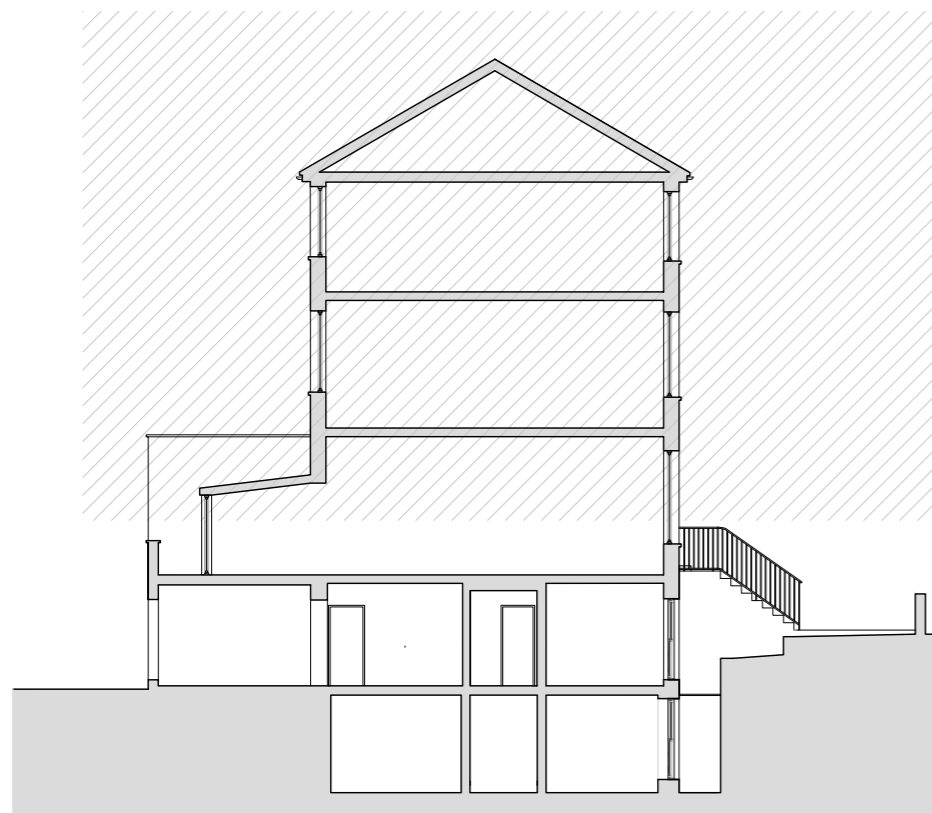
FELIX DB

The scheme presented within this planning application proposes minor interior alterations to the existing lower ground floor to suit the applicants desire to create a family home. Predominantly the works at this level include the installation of new stairs to the existing basement level and opening up between the kitchen and living room to create a more connected space.

At basement level we are proposing all associated works to make the space habitable. We have designed the additional rooms created so that they don't require abundance of natural light. This allow the basement to remain subordinate and insignificant in the street scape.

Increasing the depth of the existing front lightwell will allow natural light enter to the otherwise dark space. We are proposing to use a sash window to the basement level with the same size and proportions of those above helping maintain the property's character. The light well to the front is small and would make a negligible difference to the front elevation.

A steel grate will be placed over the light well to maintain safety whilst minimising the visual impact on street by avoiding the need for extra railings.



The proposed works does not involve any excavation under the property. The only excavational work will be to the deepen the existing front lightwell by aproximately 2.4m. This small excavation, measuring only 1x3.1m in plan, should not affect the ground and water conditions of the area. This has been confirmed by a Basement Impact Assessment & Hydrological Report submitted as part of this application.

SUSTAINABILITY

All new windows will have improved insulation capacity to comply with Part L of the building regualtions

ACCESS

The access to the building will remain as existing: to the side of the property.

POLICY

Camden Local Plan
Section 6. Protecting Amenity
Policy A5 Basements

The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a. neighbouring properties;
- b. the structural, ground, or water conditions of the area;
- c. the character and amenity of the area;
- d. the architectural character of the building; and
- e. the significance of heritage assets.

The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- f. not comprise of more than one storey;*
- g. not be built under an existing basement;*
- h. not exceed 50% of each garden within the property;*
- i. be less than 1.5 times the footprint of the host building in area;*
- j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;*
- k. not extend into or underneath the garden further than 50% of the depth of the garden;*
- l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and*
- m. avoid the loss of garden space or trees of townscape or amenity value.*



MAINTAINING LOCAL CHARACTER

We propose to increase the depth of the existing front light well to let light penetrate into the basement rooms, but this will have no affect on the building street scape as there already exists a light well to the lower ground floor.

Due to the depth of the proposed basement and the steel grill at lower ground level, the building will appear unaltered from street-level.

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LOCAL PRECEDENTS

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20 DARTMOUTH PARK ROAD

PLANNING REF: 2007/2031/P

Excavation of basement to create habitable space and installation of lightwells to single family dwelling house (C3)

Decision: GRANTED 27-11-2007



RIGHT: PROPOSED FRONT & REAR ELEVATION

Proposed Front Elevation

Proposed Rear Elevation