



43, CHETWYND ROAD, NW5
DESIGN & ACCESS STATEMENT

Introduction

Introduction

This document provides a design and access statement as part of the planning application at No.43 Chetwynd Road NW5. The design statement provides a background to the renovation and new build proposals at the property. The following chapters provide a background analysis to the surrounding context and the rationale for the proposed design.

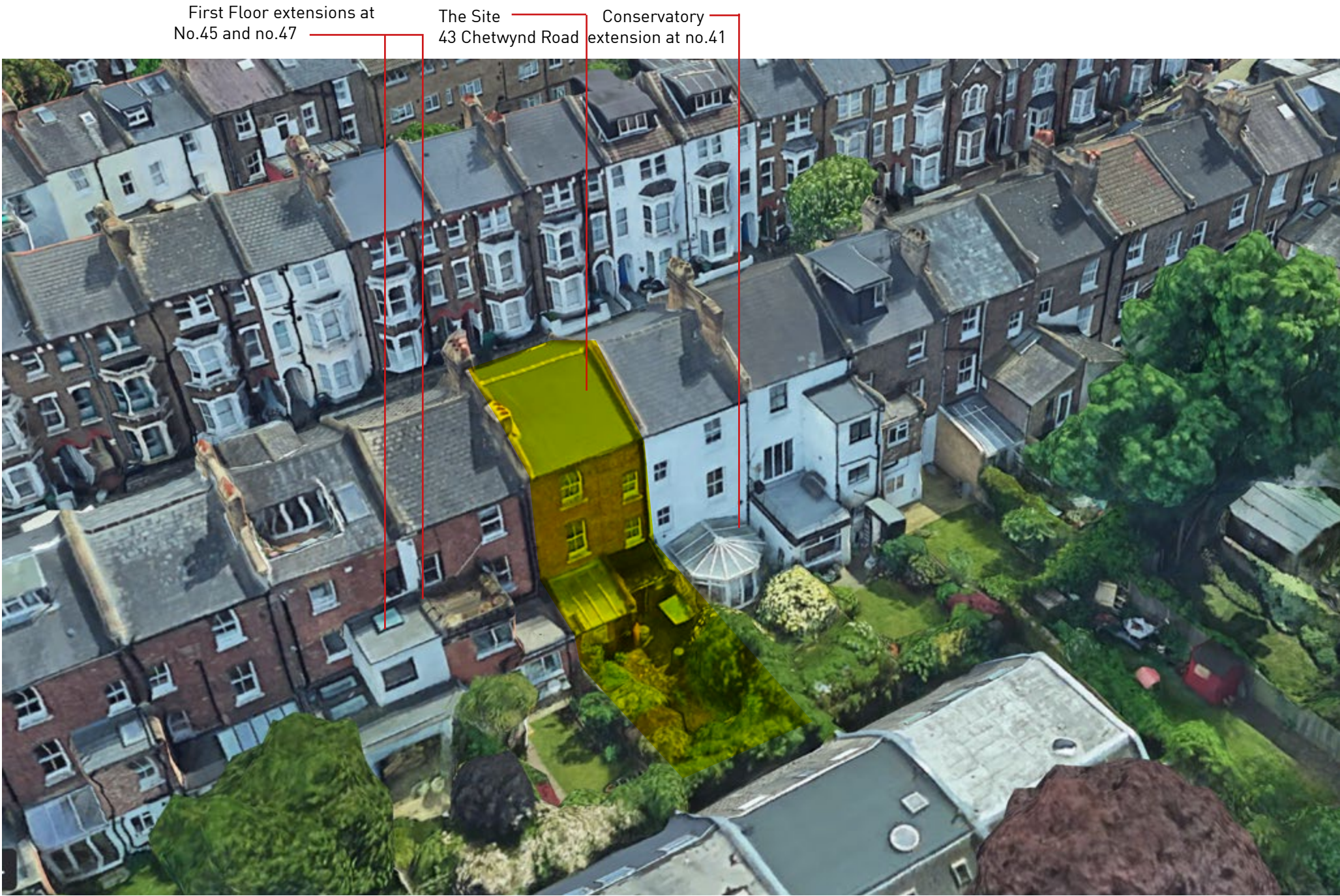


The Site & Context

Site and Context

The site is located at 43 Chetwynd Road within the London Borough of Camden.

The property is located within the Dartmouth Park Conservation Area. The streets are predominately made up of three storey terrace houses with typical London brick vernacular. Rear gardens are typically back to back. Many of the roofs are single pitched with some having rear dormers. Ground floor and first floor extensions are also common within the conservation area the following images provide an overview of the surrounding context.



AERIAL VIEW LOOKING AT THE REAR GARDENS FACING NORTH ON CHETWYND ROAD

First Floor extensions and
rear dormer at No.51

First Floor extensions at
No.45 and no.47

The Site
43 Chetwynd Road

Conservatory
extension at no.41

Rear roof dormer
at no.38



AERIAL VIEW LOOKING AT THE REAR GARDENS FACING NORTH ON CHETWYND ROAD

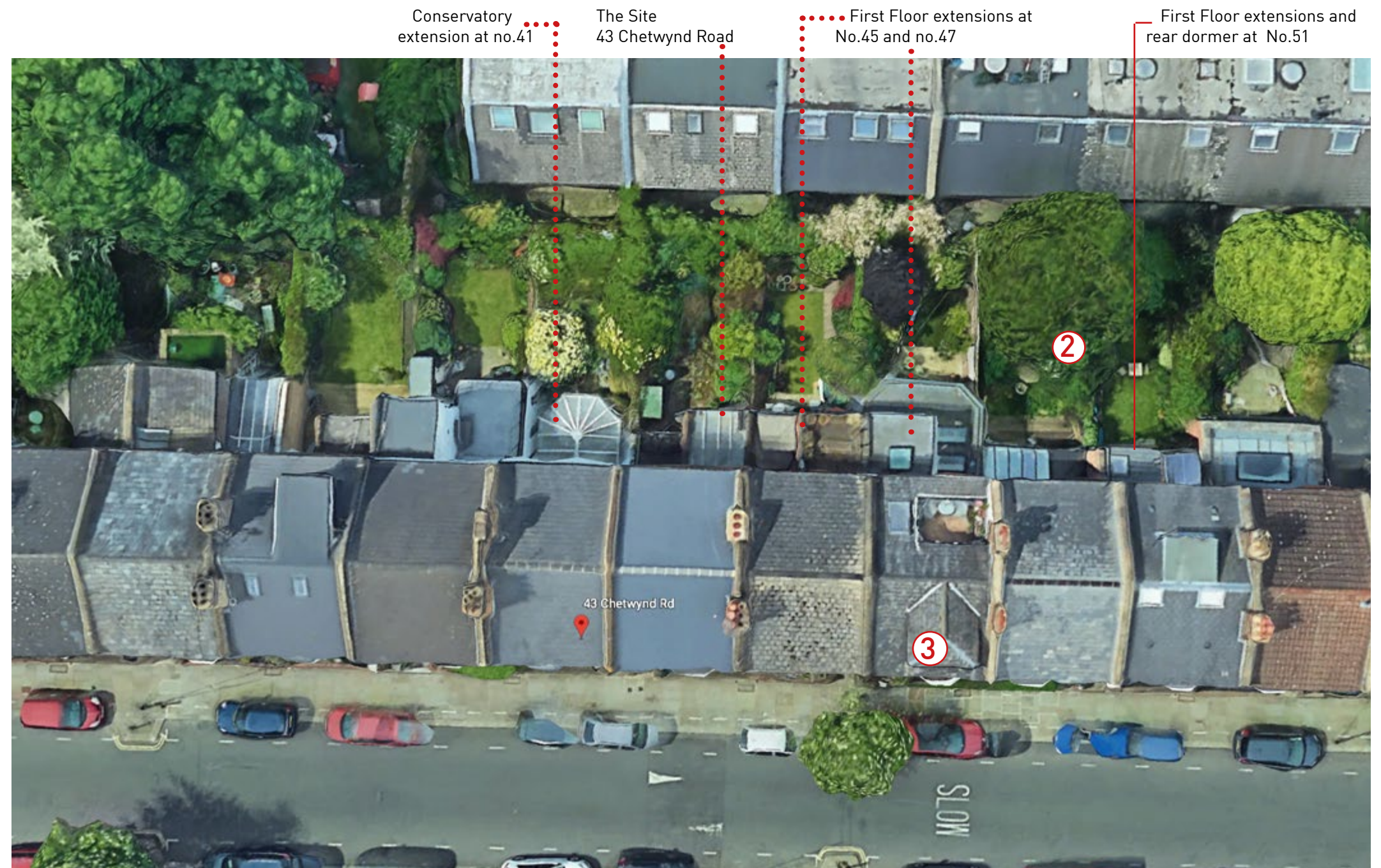
Planning Precedent & Context

The following pages show a selection of recently approved planning applications within Chetwynd Road.

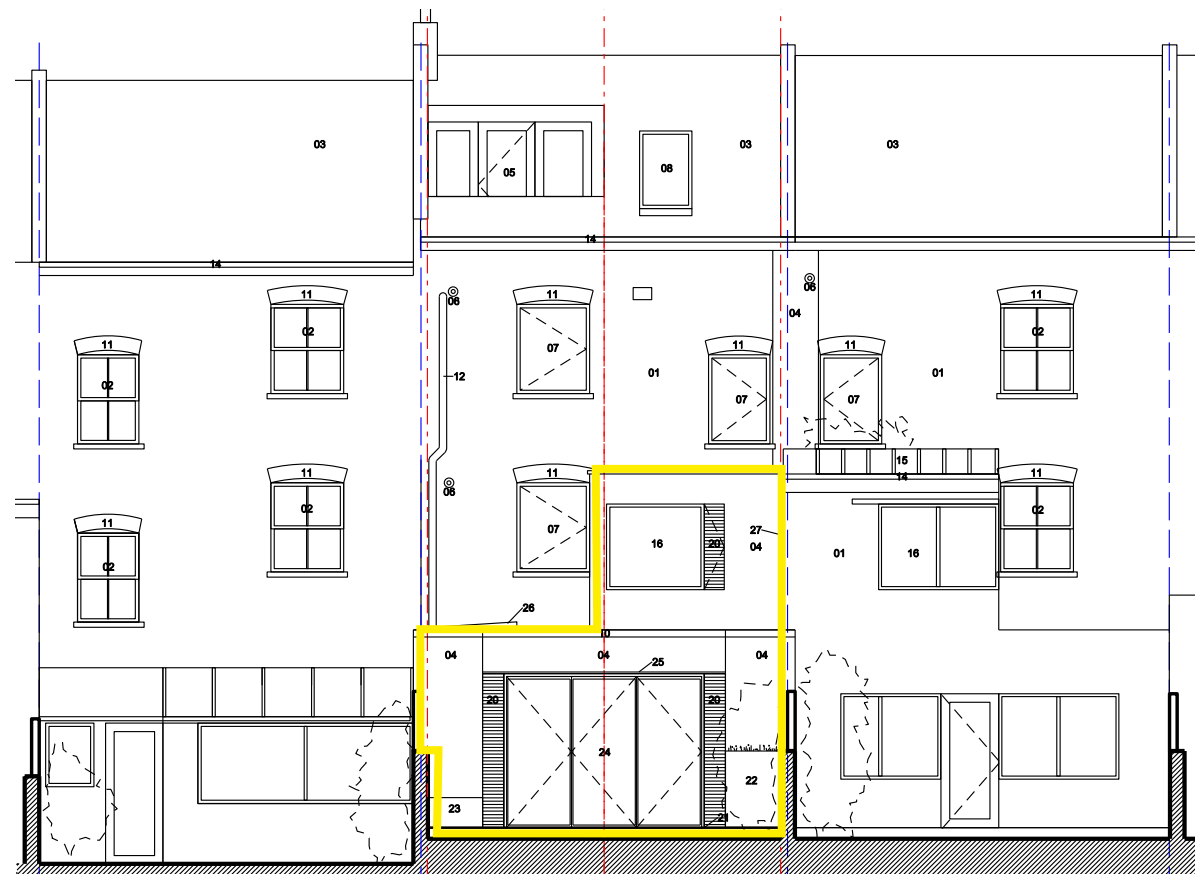
1- 48 Chetwynd Road -2020/5129/P
Erection of rear ground floor extension and rear roof dormer.

2- 47a Chetwynd Road -2016/0078/P
Ground and first floor extension

3- 51 Chetwynd Road -2016/0078/P
Ground and first floor extension



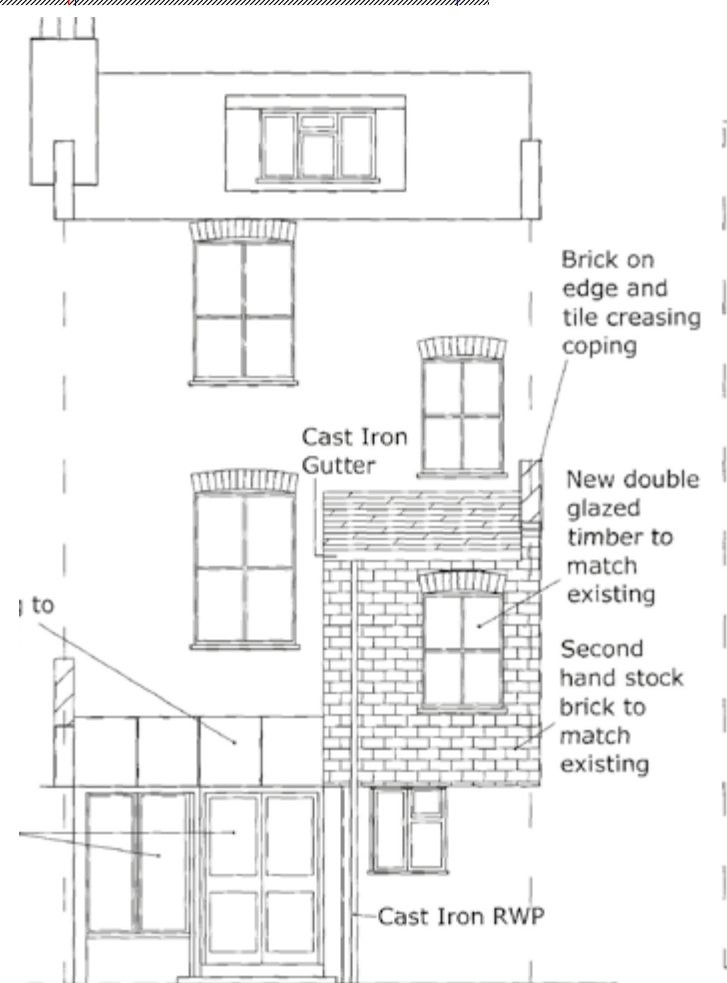
Aerial Plan view of site and immediate context



② Approved first floor extension at no.47 Chetwynd Road



① Approved ground floor extension and rear dormer extension at no.48 Chetwynd Road



③ Approved ground floor extension and first extension at no.51 Chetwynd Road



1- 48 Chetwynd Road -2020/5129/P
Erection of rear ground floor extension and rear roof dormer.

2- 47a Chetwynd Road -2016/0078/P
Ground and first floor extension

3- 51 Chetwynd Road -2016/0078/P
Ground and first floor extension

Design Proposals

Design Development and Consultation

Design Development / Pre application Advice

A number of design options were tested with the potential of creating a ground and first floor rear extension. Internally the house is to be refurbished to accommodate a new family home.

Pre application design advice with Camden Borough Council was sought prior to making the current proposed application.

The design options tested were as follows:

Option A - Proposal showed the option of creating a ground and first floor rear extension. The new first floor extension will accommodate a new family bathroom with an extended kitchen dining space on the ground floor.

The first floor extension would be similar in scale to those already built at No.s 45-47 Chetwynd Road

Option B - Proposal shows the option of creating a single storey ground floor extension. The new extension would be within the existing footprint of the existing extension. The new extension would have a new flat roof with parapet upstand.

Option A1 and B1 - Proposal shows the same principles as option A and B but with the ground floor extended out a further 2m from the existing rear extension.

Pre application design advice LBC comments

Recommendations from Camden Planning as follows

The principle of the development is considered acceptable. It is considered out of the options provided and the information submitted, that option B would be most likely to be supported with amendments showing a bigger gap between the rear dormer and the ridge of the roof and the incorporation of a green roof would be encouraged. Without further information such as a daylight/sunlight report it is considered that the first floor extension would likely impact on the amenity of No.41.

Option A1 and B1 are considered unacceptable in design and amenity terms due the bulk and scale and would result in dominant additions to the rear of the property.

Regarding materials, details of the proposed fenestration and the dormer should be submitted for clarification.

Upon submitting a planning application, the proposal would be assessed against both national and local policies including neighbourhood policy.



Images of the existing rear elevation no.43 Chetwynd Road



Design Proposals- Elevations and Sections Existing



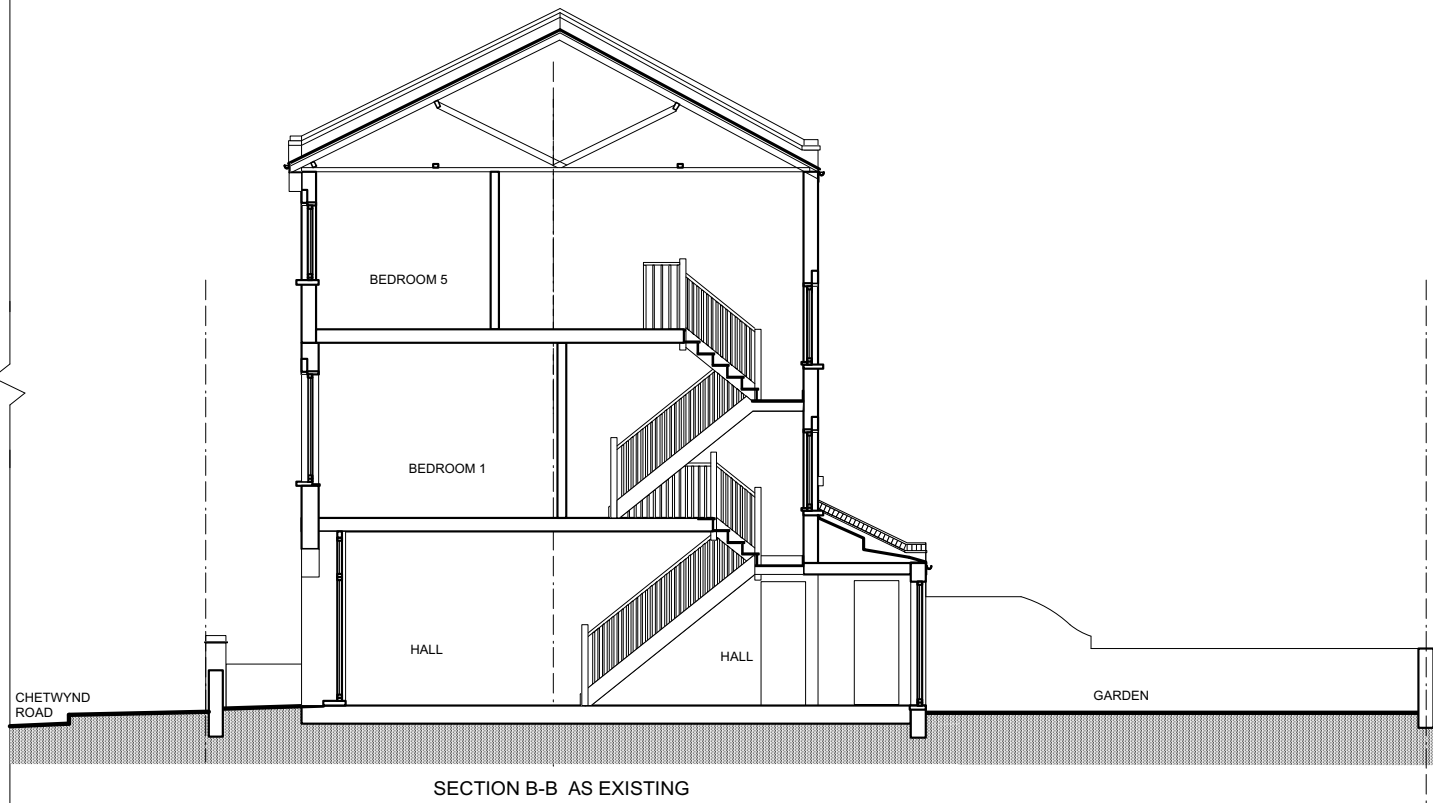
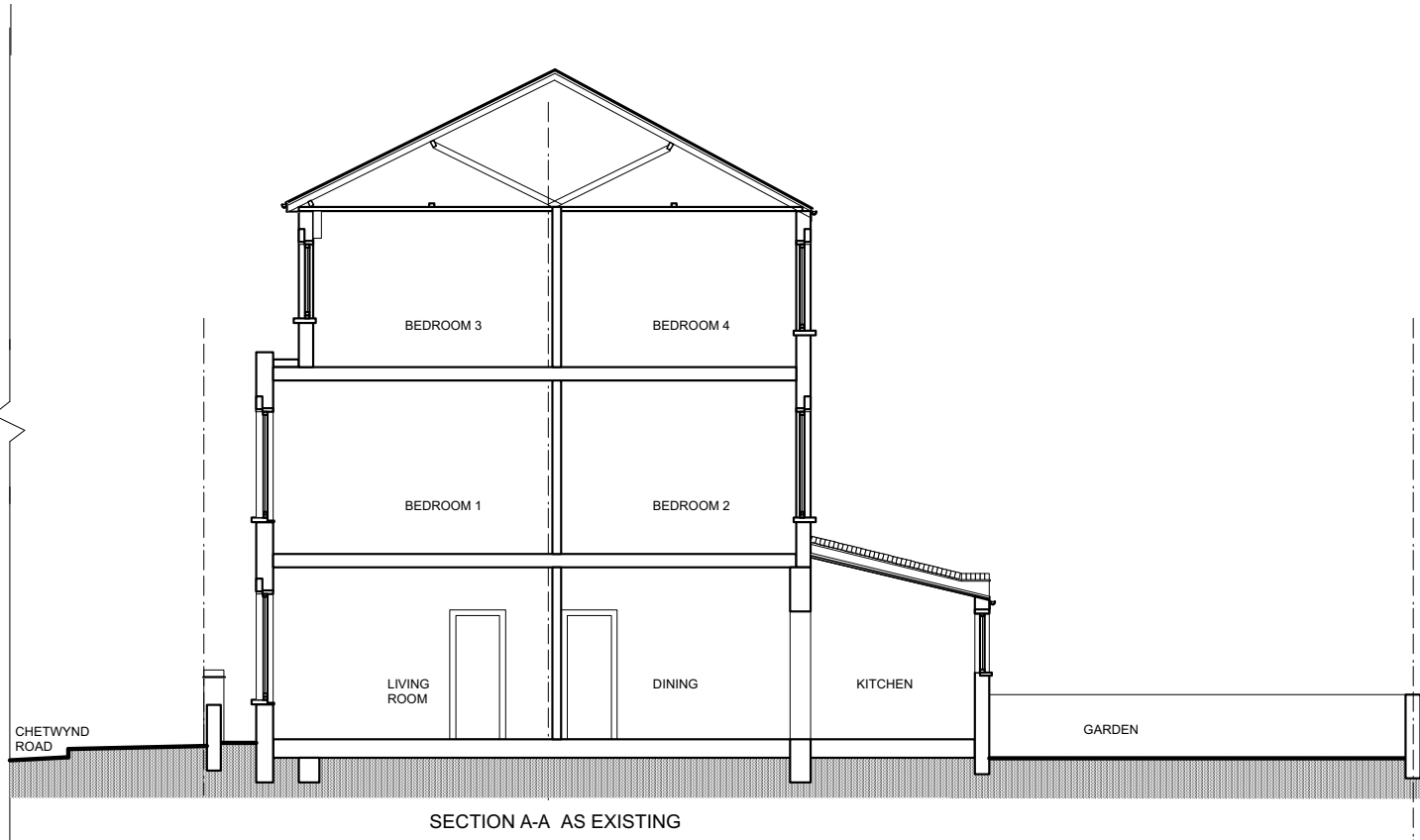
Roof Additions - Design Comments from LBC as follows :

The principle of a roof dormer is considered acceptable, the roofscape along this side of the road is not unimpaired. Although some of the dormers which exist at the rear of no’s 23, 25, 51 and 57 were permitted or erected prior to the CA designation in 1992. However, more recent dormers have been allowed since these at no. 29 in 2008, no. 61 (wide dormer) allowed on appeal in 2003 and no. 37 in 2011.

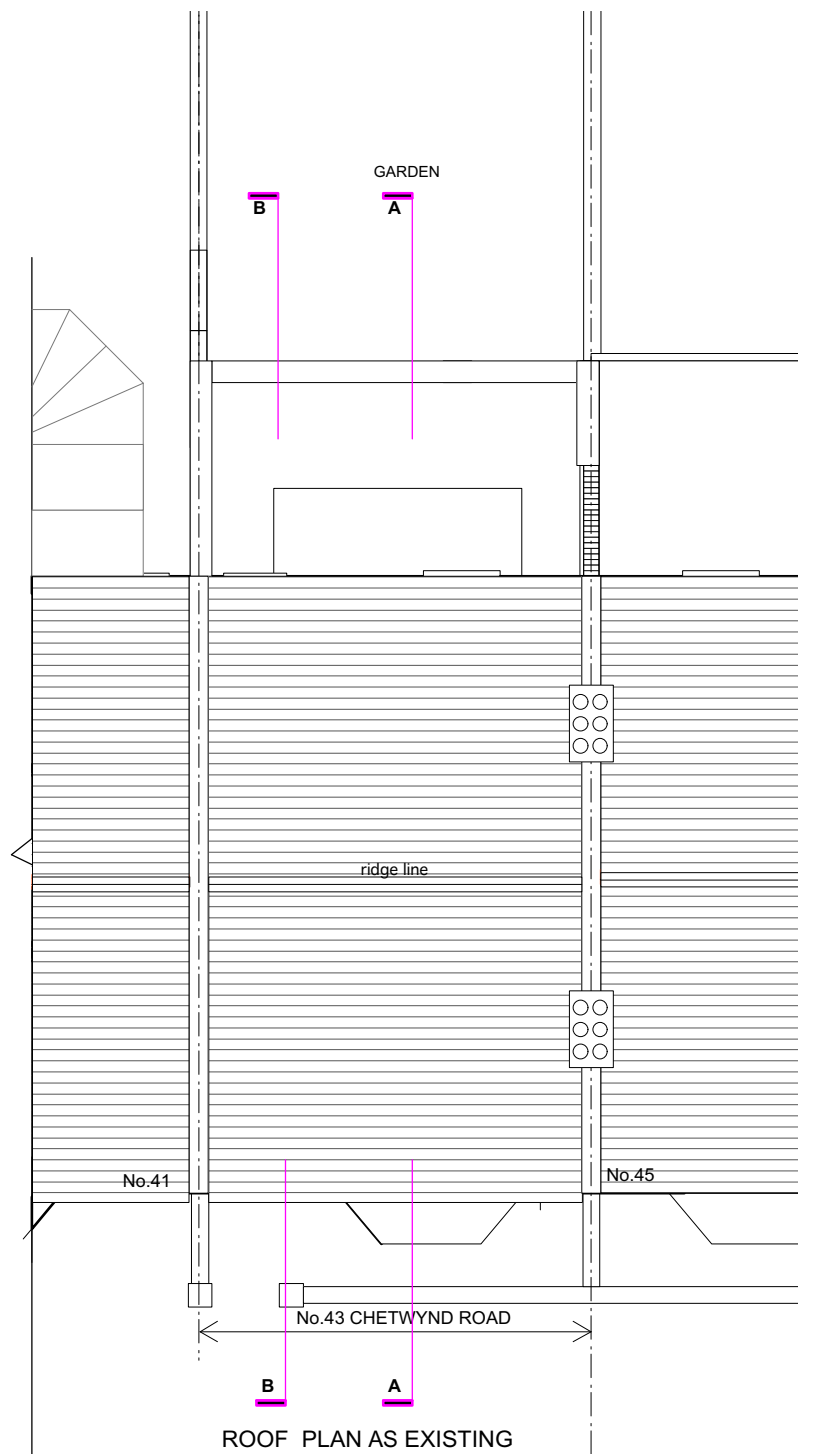
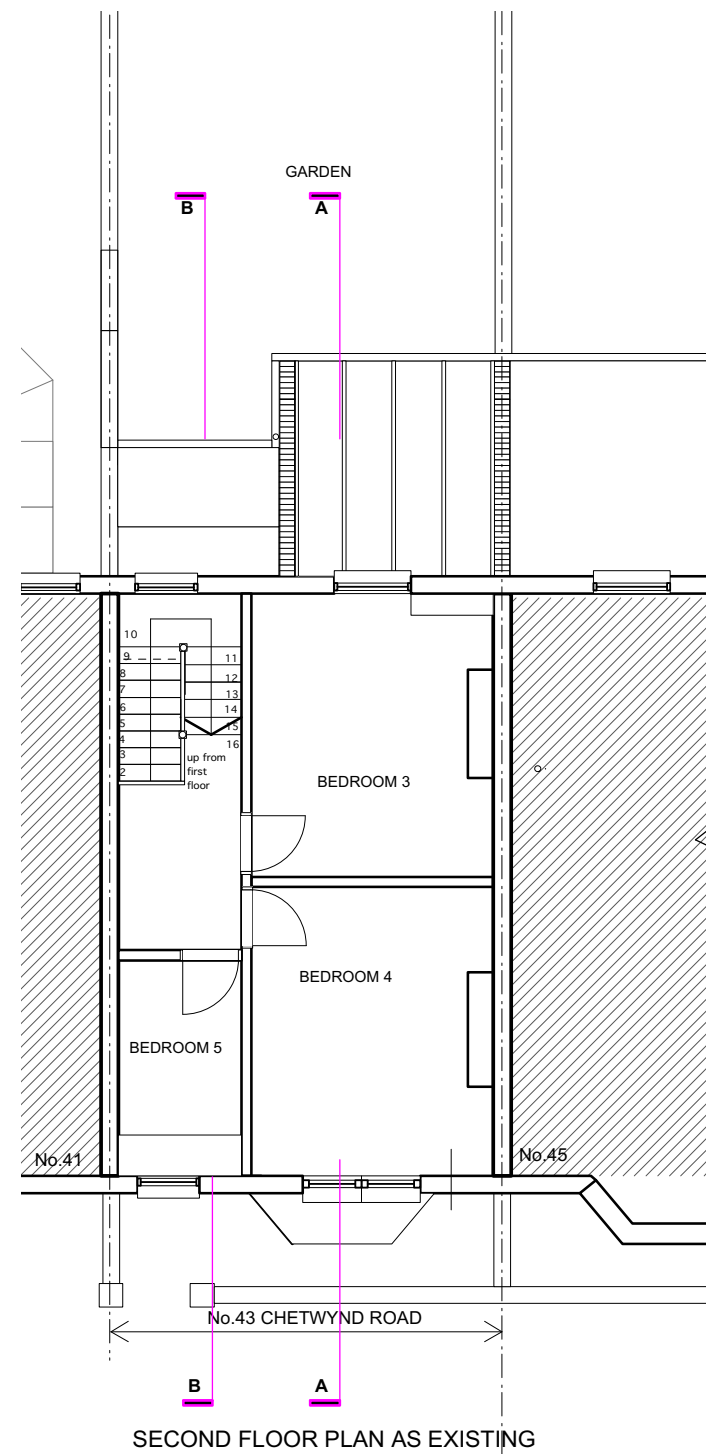
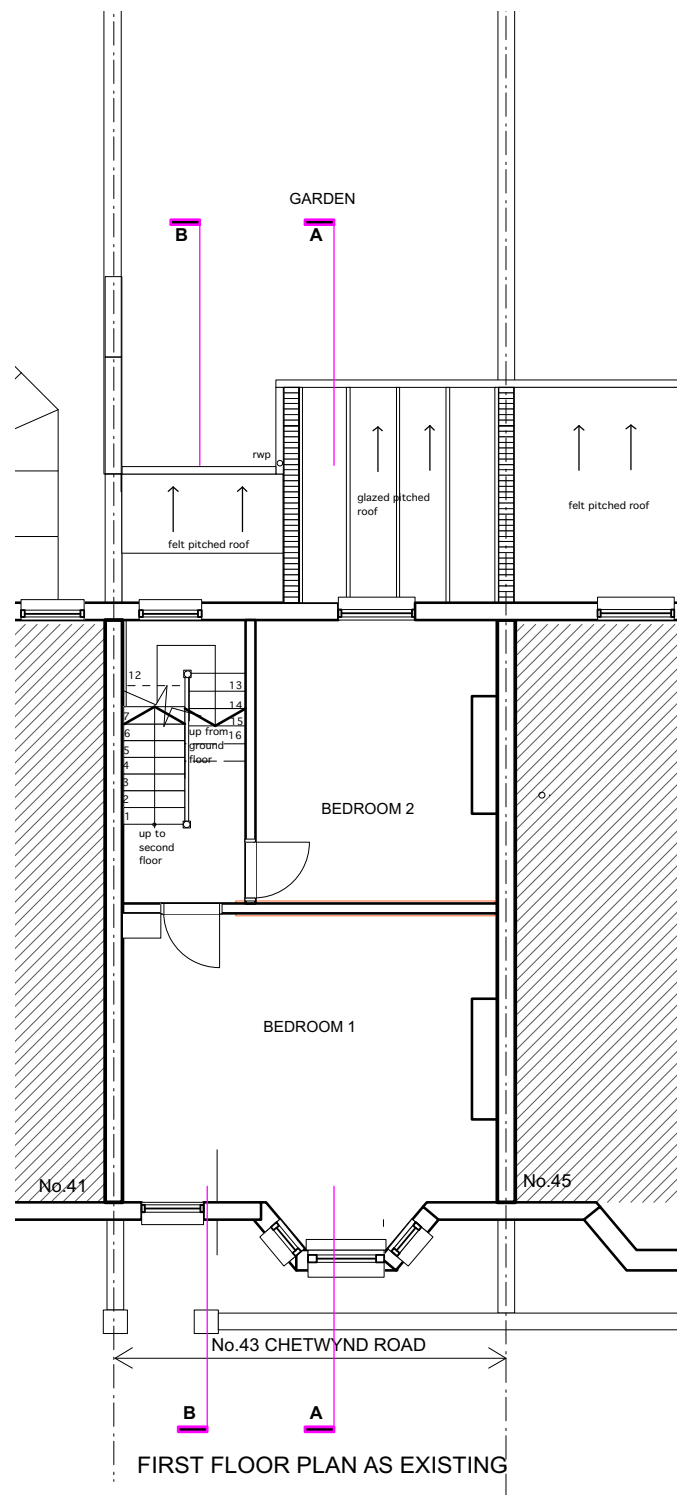
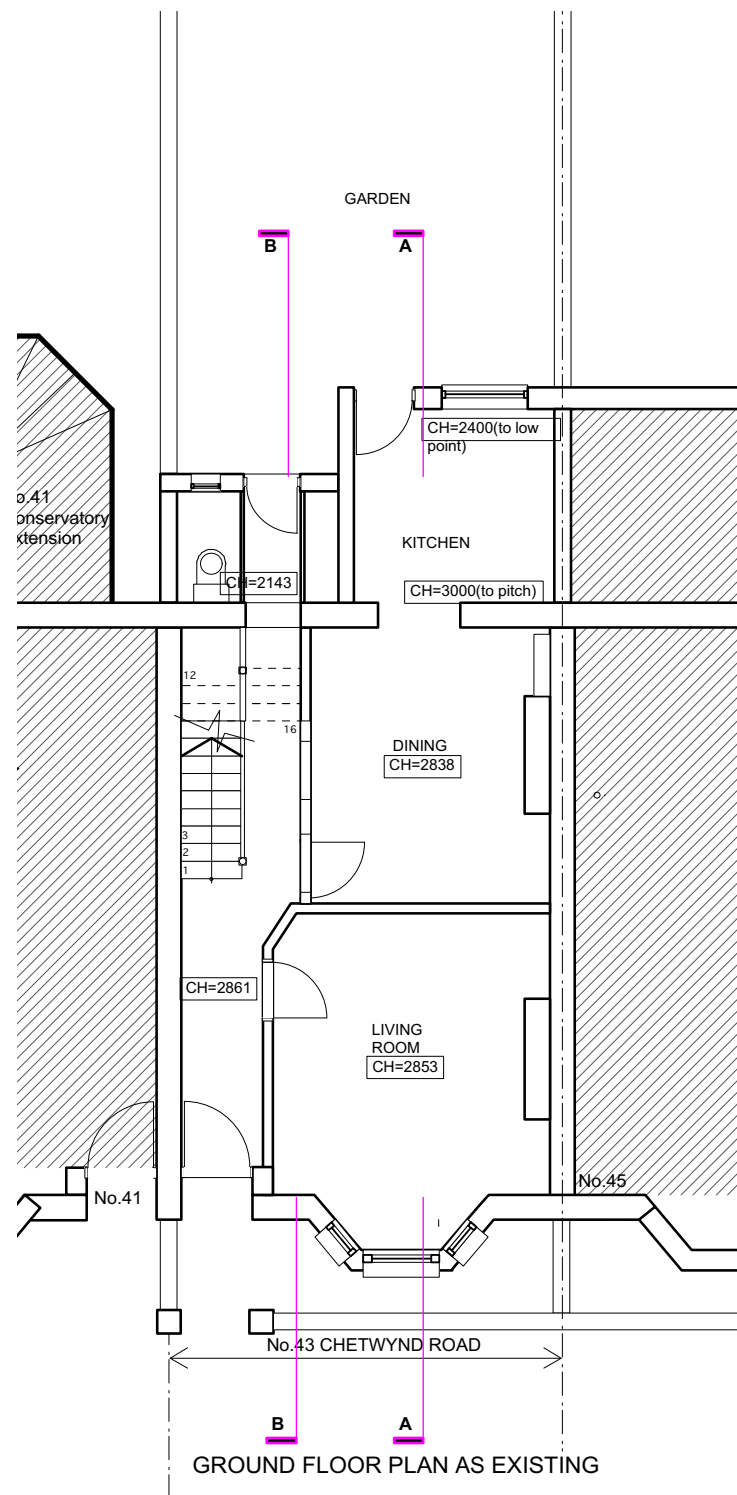
The size of the proposed rear dormer is considered to be subordinate and appropriately scaled. However, you are advised to set the dormer further down from the ridge of the roof in line with CPG Home Improvements.

It is considered the scale of the dormer may not cause adverse harm to the character and appearance of the host property and conservation area of the surrounding rear elevations. In addition, the proposed dormer would not be visible from the public realm .The proposed materials for the dormer are not known and this would be required at application stage. However, it is considered that the dormer would be appear modest and subordinate.

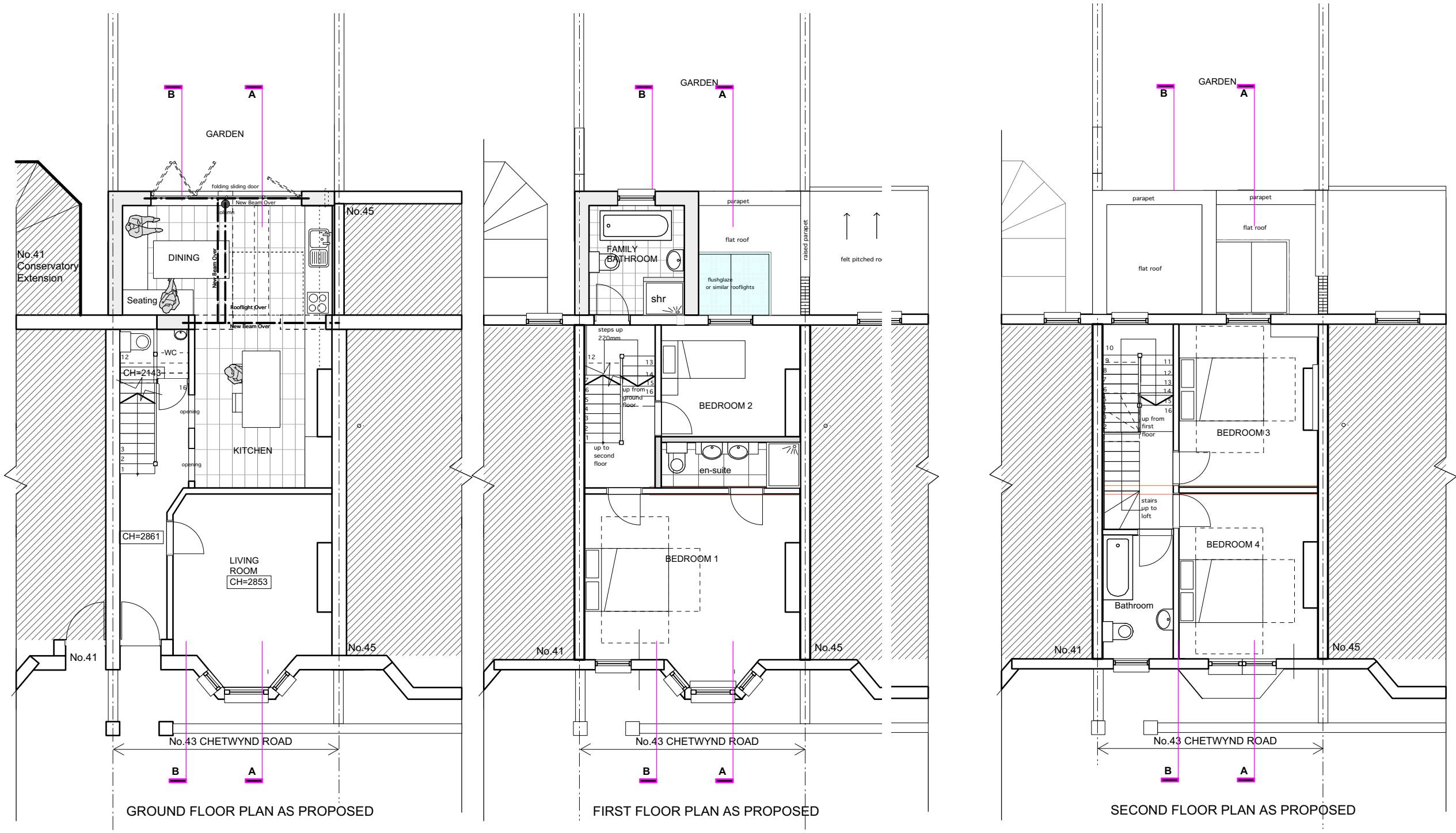
The proposal also includes conservation rooflights on the rear roofslope. It seems rear rooflights are a less common feature along the terrace. However, it is considered that the proposed roof lights may not cause adverse harm to the character and appearance of the building or the conservation area given their siting and scale.



Design Proposals-
Plans as Existing

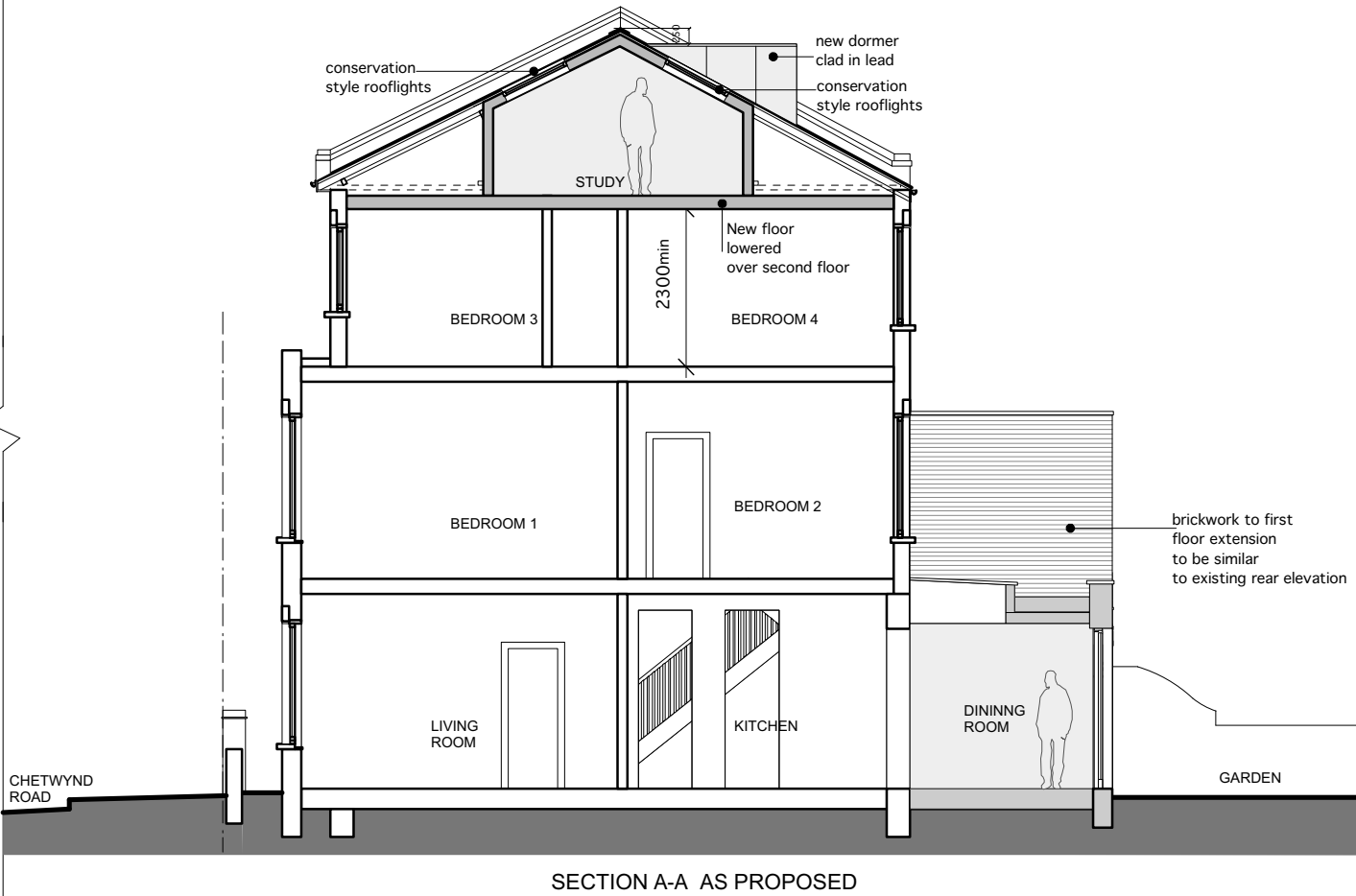
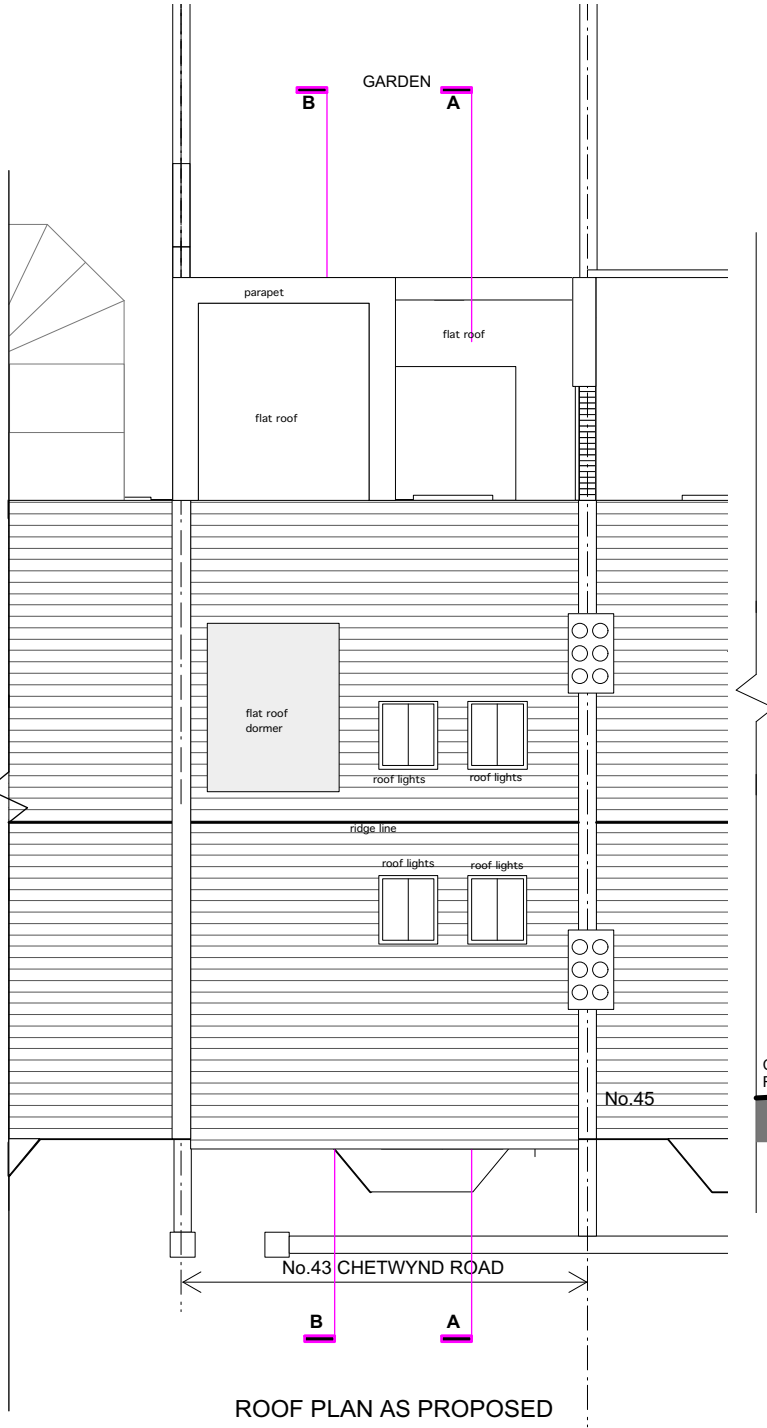
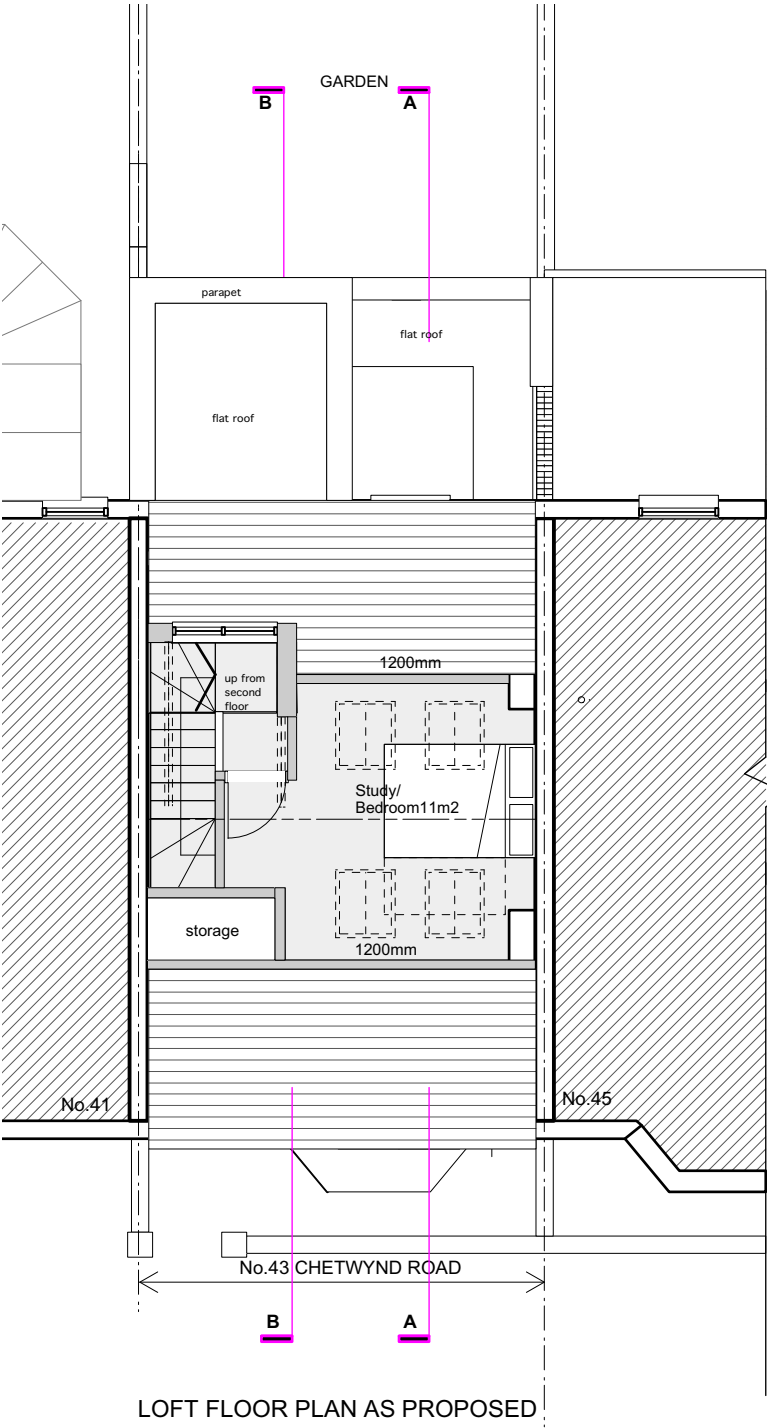


Design Proposals-
Plans as Proposed



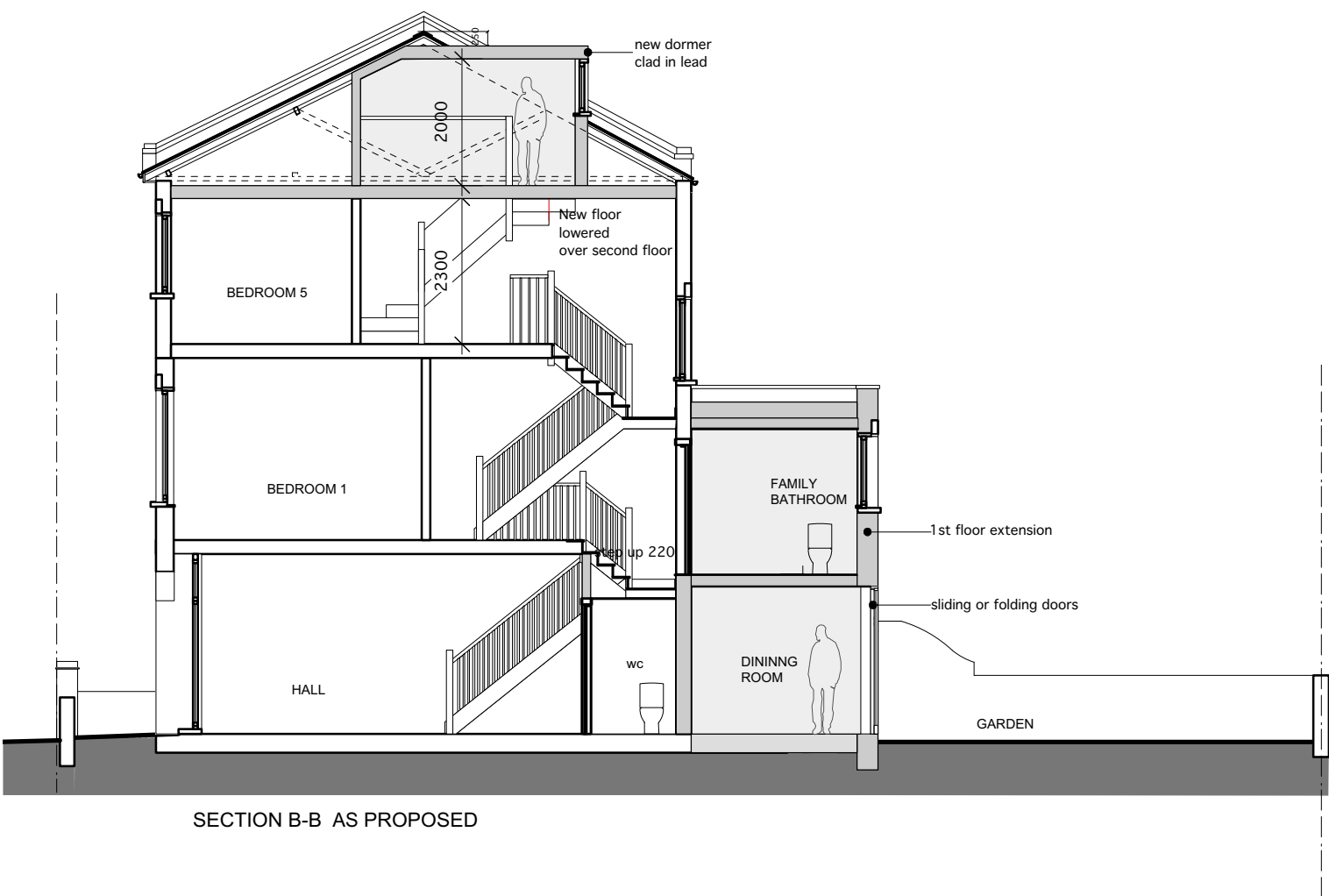
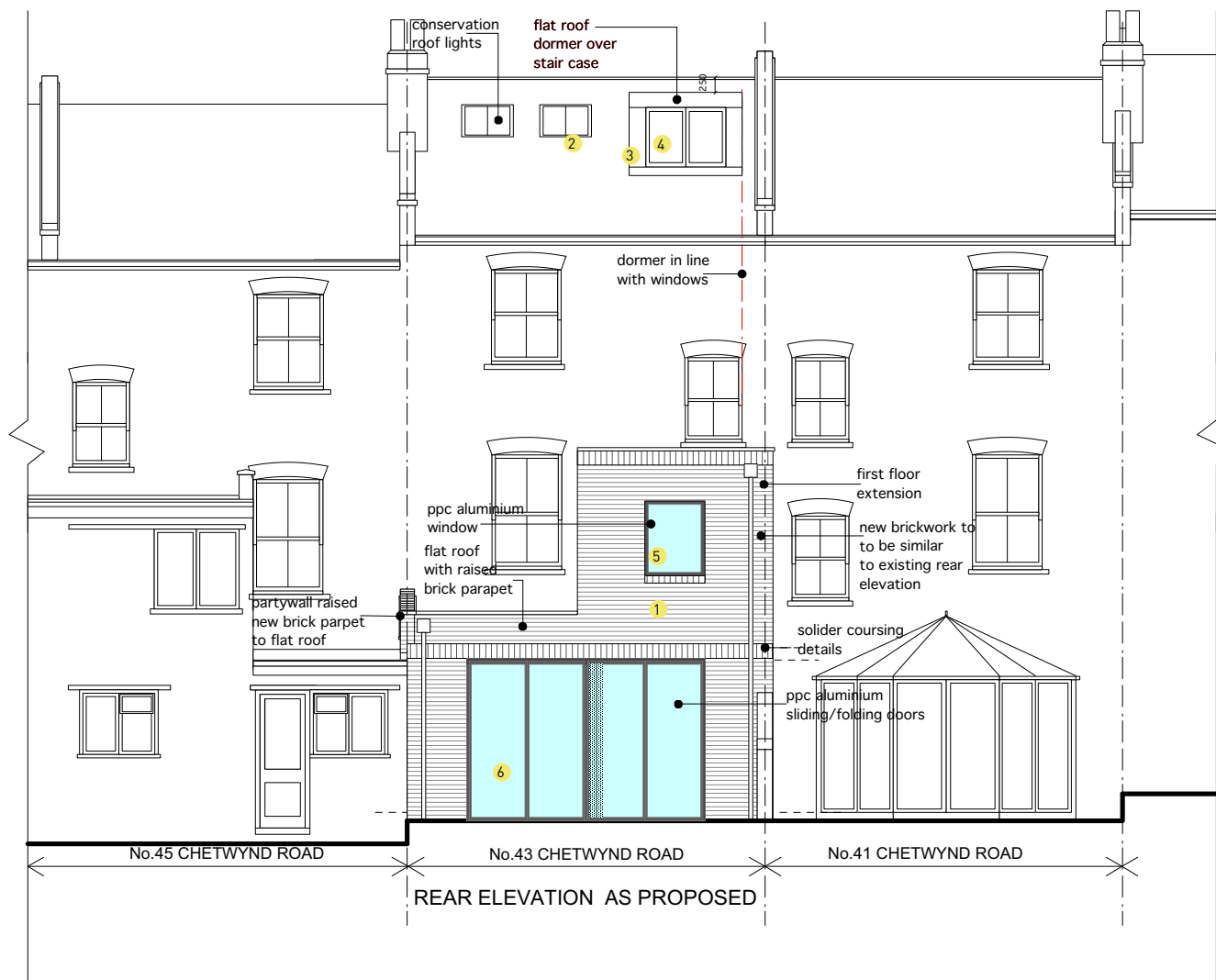
Design Proposals

Plan,Sections and Elevations as Proposed



Design Proposals

Plan,Sections and Elevations as Proposed



Proposed Materials

The following materials are proposed to be in keeping with the existing building and surrounding conservation area.

- 1.New brickwork to be similar to existing rear elevation (london stock red)
- 2.Conservation style rooflights
- 3.New dormer clad in lead including flashing details
- 4.Timber framed casement window to dormer
- 5.Powder coated aluminium window to bathroom
- 6.Powder coated aluminium doors/windows to ground floor extension

Design Proposals

Sketch Views Scale and Massing as Proposed



Design Proposals

Sketch Views Scale and Massing as Proposed



SKETCH REAR ELEVATION VIEW LOOKING EAST

Design Advice -Pre application comments from LBC on Option A as shown in the above massing views:

Option A-

Erection of part single, part two storey rear extension

"The extension would occupy the full width of the ground floor and part of the first floor and would have a depth of 3m. The extension would have a flat roof and large rooflight at ground floor level. From the plans submitted, it seems the rooflight on ground floor level would not be visible as a result of the raised parapet. While there would be unlikely an objection in terms of design to the first floor element, there would be amenity concerns (see Amenity section) which could mean that officers would be unlikely to support this option".



SKETCH REAR ELEVATION VIEW

Design Proposals

Summary and Conclusion

Design & Scale

The proposal is for a ground and first floor extension to the right hand-side of the rear elevation. This reflects the scale and mass of the current built first floor extensions at No’s 45 and 47 Chetwynd Road. The overall composition of these additional first floor extensions can be seen in the 3d context massing images on pages 14-15 of this document. As can be seen the scale will be in keeping with the already established built forms that make up the ad-hoc arrangement of the rear elevations of these properties.

Accommodation

The proposed extension at first floor will create a new family bathroom and a new reconfigured ground floor extension will create a new kitchen and dining area with views and connections to the existing garden.

Appearance and materials

The new extension will be constructed in block and brick work,the external facing brick work will be constructed using a similar red stock brick with various red tones as used on the original rear elevation of No.43 Chetwynd Road. The similar brick tones of the proposed extension will ‘blend in’ with the overall existing rear elevation creating a coherent whole.

The new extension doors and bathroom window on the extension will be PPC aluminium. Rooflights will be conservation style. The new flat roof dormer extension will be clad in lead with a timber frame window. New external permeable paving will be used to form the terrace area outside the new ground floor extension.

Private Amenity Space

The new extension will occupy the existing footprint of the rear buildings and therefore there will be now loss of existing amenity space.

Neighbouring Amenity (No. 41 Chetwynd Road)

The proposed first floor extension has been tested for sunlight daylight impact on the adjacent property at No.41 Chetwynd Road.In terms of overshadowing there is none to negligible impact on overshadowing to the adjacent property (no.41). For further details and results please refer to the sunlight daylight report prepared by EEABS submitted in support of this application.

Environment and Sustainability

The new refurbishment works will comply with current building regulations in order to meet current targets for reducing energy and carbon emissions.New works will include replacing and upgrading windows where necessary, as well as providing new insulation within the refurbished building fabric of the property including walls,floors and roofs. Porous landscaping and new planing within the garden will help reduce water run off.

Carparking and Access

Currently there is on street parking along Chetwynd Road and the access will be as existing.

Refuse & Highway

There will be no effect on refuse provision. There is no effect on existing highways or transport infrastructure.

Heritage Statement

The property is within the Dartmouth Park Conservation Area. The property is not listed.

Trees & landscaping

There are no protected trees affected by the application within or immediately adjacent to the site.

Summary

Pre application design advice from the Camden planning team has helped to inform the current design proposals. The new first floor extension has been tested for sunlight day light impacts on the adjacent property, the results show that there would minimal to negative impact to the property at No. 41 Chetwynd Road. The new ground floor extension will be within the existing rear extension building foot print and will offer up new connections and a more efficient floor space for the new kitchen and dining area. The bulk and scale of the overall extension responds to the already established extensions of those built at no. 45 and 47 Chetwynd Road.

