This Design and Access Statement is in support of the Full Planning Application for the partial demolition and rebuild of the single storey rear extension to Flat 1, 23 Dartmouth Park Hill. The proposals also include the replacement within the existing structural opening of a pair of double 'French' doors along the rear elevation of the property and improvements to the street-front and rear external landscaping.

The proposals in this application are new and completely distinct from a previous application 2020/0785/P where permission was refused, including on appeal. The proposals seek to fulfill relevant design guidance and be a design exemplar responding to the context from both an environmental and heritage point of view.

This statement follows the guidance from CABE's Design and Access Statements with additional sections addressing LB Camden's planning application requirements.

In developing the design, particular consideration of CPG1 Design has been undertaken in addition to a review of the local area planning history and CPG Altering and Extending Your Home (in consultation).

The proposals respect and the character of the Conservation Area in a number of ways. Furthermore, the proposals seek to bring a greater enjoyment of the Conservation Area character and qualities from within the house by improving views out to the rear garden and beyond as well as to the front.

The Existing
Flat 1, 23 Dartmouth Park Hill is the ground floor flat of a typical Victorian terraced house built approximately in the 1870s. The building is now divided into a total of three separate flats with a common entrance and shared hall and stair (planning ref: 6173, 1963). The ground floor flat has previously been extended with the extant garage converted to internal living space (2007/2811/P). There is an existing cellar to Flat 1, to which no works are proposed.

The single-storey ground floor element of the existing building adjoins a single-storey garage on one side of 25 Dartmouth Park Hill (planning ref: 2015/1658/P). 23 Dartmouth Park Hill was originally a terrace house and part of a pair. Its pair, however, was replaced due to WWII bomb damage by a modern-era two-storey house. 23 Dartmouth Park Hill has been divided into three separate households/flats.

23 Dartmouth Park Hill is on the boundary of the Dartmouth Park Conservation Area, facing the boundary of St John's Grove Conservation Area on the other side of Dartmouth Park Hill, which is in the LB of Islington. Dartmouth Park Hill is on a significant slope at the property's location with ground floor levels varying significantly across adjacent properties, ranging from +.8M to -.49M.

The house and existing extension are built of London stock brick with rendered areas to the front elevation bay windows and porch over the front door. Other front elevation windows have painted lintels and cills, while the flank and rear elevations have exposed brick lintels, arched or plain soldier course. Not all windows are in the Victorian era 'sash' style.

The pitched roof of the house is slated, while the flat roof of the extension is covered in bitumen roofing sheets with a concrete coping to a shallow upstand. Access to all accommodation is via a relatively steep slope from the public pedestrian highway to a communal front door. Flat 1 has an alternative, second entrance through the converted garage elevation, via a second door, which is disused.

There is a level paved area outside Flat 1 where an informal shared refuse area is established, although this area belongs to Flat 1. There is a car parking space within Flat 1's demise, in front of the converted garage. There are existing soft and hard landscaping elements in the rear garden, including a small number of trees.

The Proposals
The proposals are to largely demolish and alter the existing extension so that a more suitable arrangement of internal accommodation can be established with better environmental performance and systems. The proposals intend to create a more positive relationship between the inside environment of the flat and the outside environment, through both improved natural light levels and views to the garden setting.

The internal and external fabric of the existing extension needs refurbishment, in particular so that it can be more energy efficient. Hard and soft landscaping is proposed to both the rear garden and front elevation.

The Extension
The rebuilt extension sits on the existing extension footprint extending closer to the boundary with 21 Dartmouth Park Hill along part of an elevation. At its most narrow, the passage along this side would be approximately 650mm. The extension is cut back in the area of the existing buildings, creating a new garden area.

The height of the extension does not exceed the current arrangement with the exception of a 'lantern' over the Kitchen and two rooflights. The pitched shape of the lantern roof, approximately 11M2, minimises impact on the massing of the main building as well as on amenity to neighbouring buildings. The lantern provides dramatic views to the garden and as improved natural light levels with clerestory glazing facing south easterly direction.

The other two rooflights provide natural light to otherwise internal areas, re-providing the five existing rooflights that would be removed as part of the demolition. These rooflights would not visible from ground/street level.

Landscape
Improvements to the refuse arrangement in the front elevation area will restore rightful amenity to the property owner of Flat 1 as well and improve the environmental qualities in that area, with soft landscaping improving bio diversity and air quality, next to the busy road. Rear garden soft and hard landscaping will improve the site's biodiversity with greater planted areas, reduced lawn and planting specifically designed to increase indigenous flora and fauna diversity. Three Cat C ornamental trees will be replaced with trees making a greater contribution to the natural habitat.

Energy and Sustainability Aims
The energy targets for the rebuilt extension are in accordance with Part L of the Building Regulations 2013 though working towards industry-wide net zero targets, this retrofit and remodel project includes the following measures to reduce its carbon load in both construction and use:

- Re-use of existing footings and concrete slab where possible (to be determined at construction phase)
- Re-use of other materials on the site including lead, existing kitchen worktop, existing paving to front elevation and soil from landscaping works
- Refurbishment of existing timber floors in Office and Bedroom
- Materials proposed are good quality, robust and durable
- Upgrade of thermal performance of walls, roof and floor improving on minimum requirements where feasible
- Underfloor heating to extension for future connection to fossil fuel alternative heat source
- Solar heating contribution to domestic hot water
- Upgrade of glazed units with contemporary double glazing
- Rainwater harvesting
- Increased planting area and biodiversity of planting
- Decreased carbon load in garden maintenance (no lawn)
- Passive charging point (7Kw) for future electrical car charging

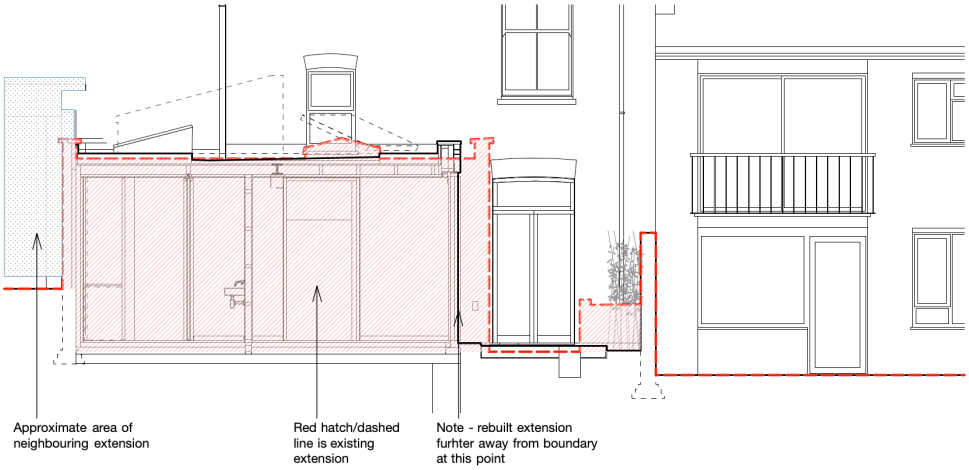
- Efficient electrical and mechanical layout with LED/low energy lighting throughout

Use and Layout
The use of the remodelled extension will remain, i.e. an essential part of a domestic residence / home. As is currently provided, the extension will provide a Kitchen, Sitting/Dining Room, Bathroom and Utility Area. There will also be a WC and dedicated Mechanical and Electrical Services area. The layout of the accommodation will be rearranged to provide more fluid circulation, more efficient use of space, improved visual and physical connections to the garden and better performing building fabric, which is now in need of refurbishment.

Amount
The current gross internal floor area (GIFA) of the extension is 60.2M2. It is proposed to rebuild the new extension on the same building lines at the front (street/principal elevation – retained as existing) and rear (garden). The side, or flank, elevation of the remodelled extension diverts from the existing layout both stepping away from and moving closer to the boundary with the neighbour at 21. This results in an increased floor area overall of 7.2M, resulting in a proposed GIFA of 67.4M2.

The closest the extension would be to the garden boundary wall is approximately .65M, increasing to .74M at the rear of the extension.

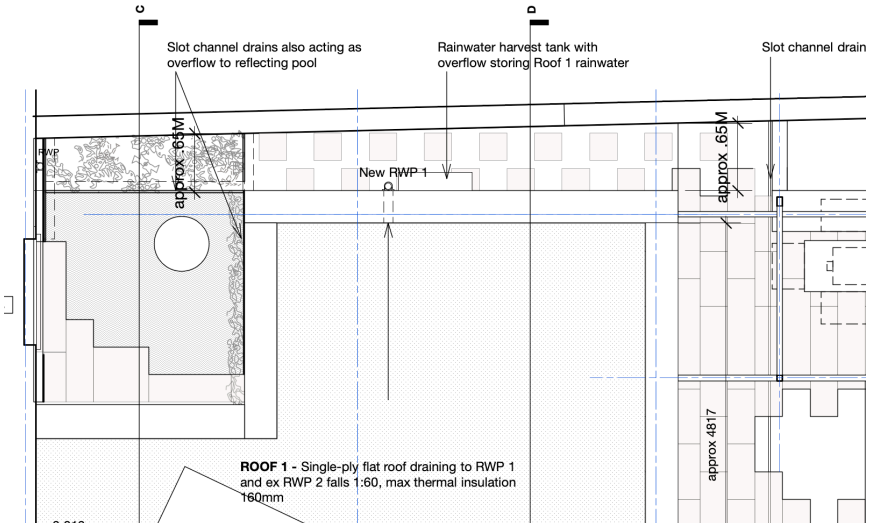
Scale and Massing
The height and massing of the extension remains subordinate to the existing house and also neighbouring properties. The extension remains single-storey while the 23 Dartmouth Park Hill building is 3-stories plus pitched loft/roof. The extension arrangement where it meets the main building is a lighter touch than the existing extension, with more space around the double doors into the ground floor accommodation. This arrangement also benefits 21 Dartmouth Park Hill and there is an increased open area here with the extension set back further than currently is the case.



Proposed Section of Proposed at stepped back location with red hatching delineating existing extension extent – note stepped further back from boundary at this point

Although the extension floor plate is extended closer to the boundary with 21 Dartmouth Park Hill along the sitting room wall, a clear distance for planting, access and amenity remains between the extension wall and the boundary wall. As noted this is approximately

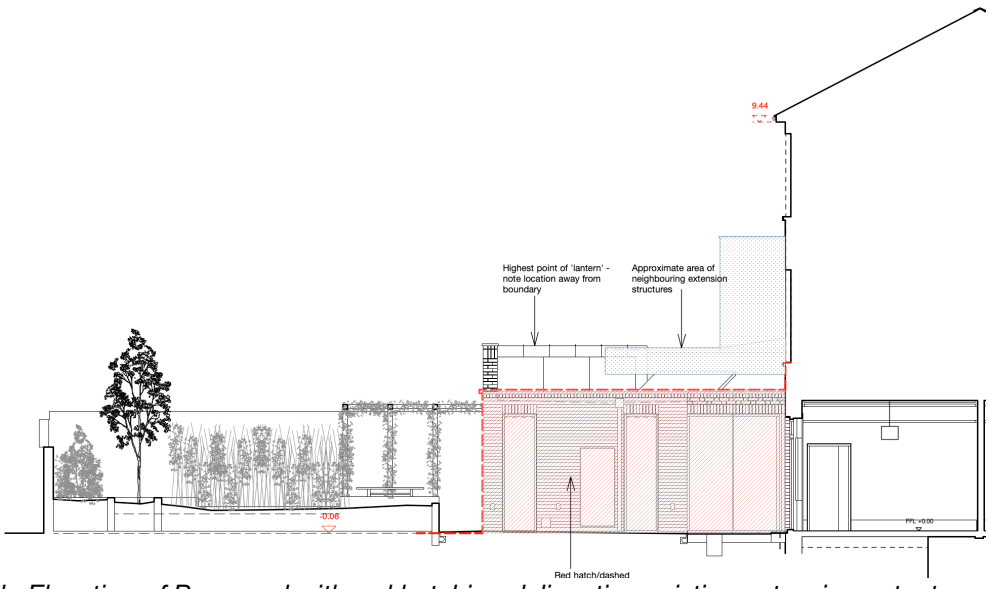
.65M at it most narrow, increasing to approximately .74M at its widest. Located north-westerly of the neighbouring property and no higher than currently, this will not materially change light levels afforded to the garden of 21 Dartmouth Park Hill, which is in a south-easterly location.



Plan Extract of Proposed Ground Floor with passage approx. dimensions

Please note that the proposed design has learnt from a previous application for the same site, namely 2020/0785/P, that the general footprint of the extension at ground level, i.e. extending towards the boundary but maintaining a useful separation, can be acceptable (see email of July 4, 2020 between Planning Officer Mark Chan and Becky Wootton of Architecture for London). This current application, though, does not propose sunken light wells or basement extensions and is otherwise completely separate and distinct.

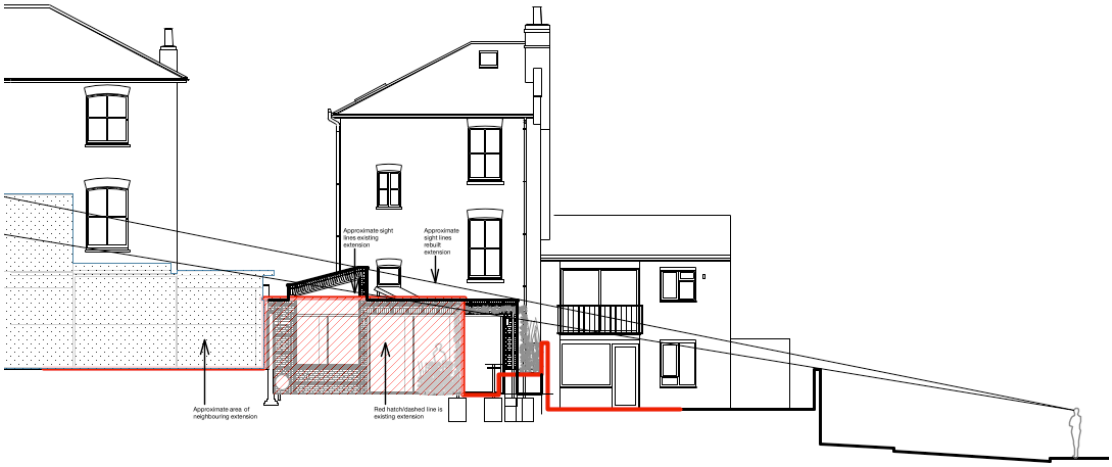
Similar to maintaining scale and mass, the two existing window openings in the existing extension will be re-provided in the new wall at the existing width of approximately .8M as existing windows. The head of proposed windows are higher to allow more natural light into the new extension. A view through the head of the window may be possible from 21 Dartmouth Park Hill; however, it would be of the ceiling/head of the window given the change in level between the properties.



Side Elevation of Proposed with red hatching delineating existing extension extent – note lantern and also sliding doors set far back from this elevation

Sensitivity to impact on neighbouring context has also been considered in the design of the 'lantern' over the part of the extension. The highest level of the lantern is located furthest away from neighbouring buildings. The rear extension to the adjacent neighbouring property, 25 Dartmouth Park, is formed of a series of different masses, which are higher than the existing and proposed extension of 23 Dartmouth Park Hill. They are also higher than the highest point of the 'lantern'.

The window of 23 Dartmouth Park Hill that is mid 1st floor level is to a small utility room on the communal stair landing and has obscured glazing. The lantern, and this location the solar hot water panel, is obscured from this non-habitable room.



The roof line of the new extension on the street side is remains unchanged and the rooflights and lantern are set far back from the street, not be visible from the pavement.

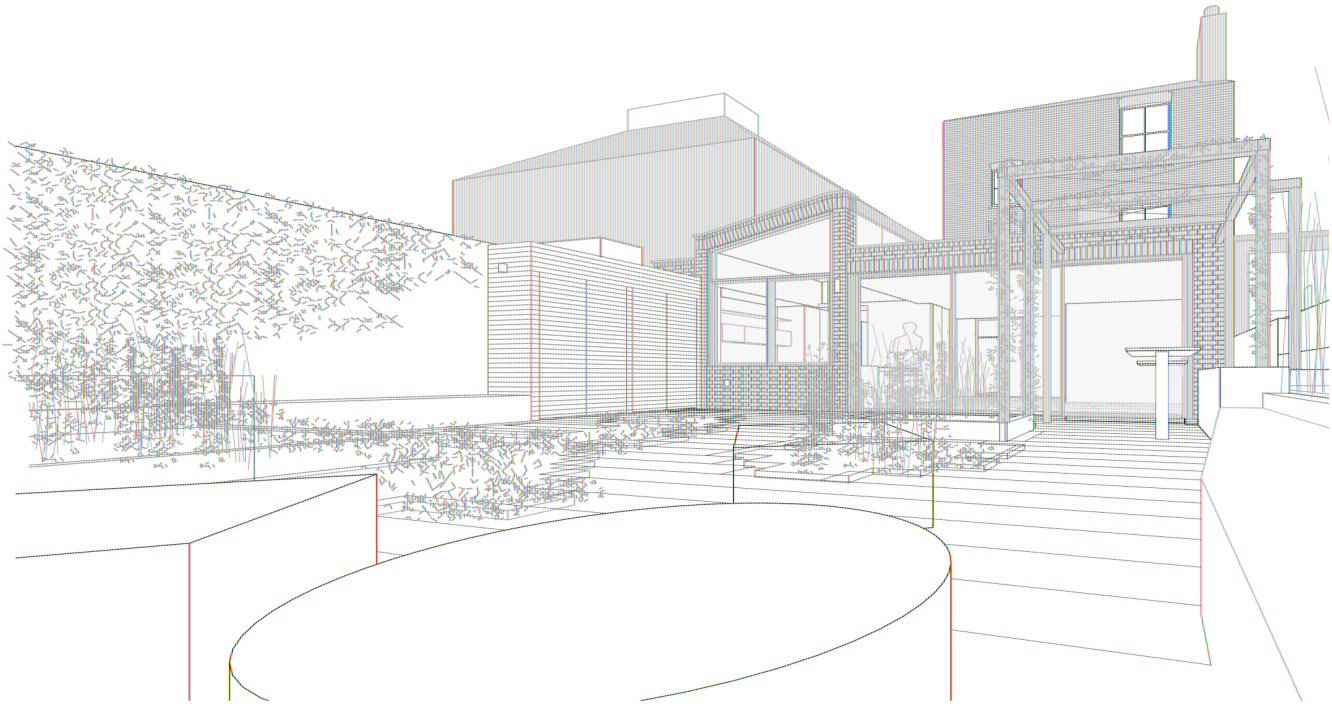
The location of the proposed solar hot water panel is also considered from this perspective, as it can be located on the roof facing a Southerly direction below sight lines from outside the curtilage of the site.

Appearance and Materials
The appearance of the extension is guided by the design objective to connect the interior of the dwelling better to its garden setting. The use of high quality thermally broken aluminium framed sliding doors and fixed glazing contemporary in design visually blends well with the large Victorian sash window of the host building, which have very fine detailing in both hidden frame, slender mullions and transom elements. Furthermore, this is suitable in context of both 25 and 21 Dartmouth Park Hill which have similar contemporary fenestration elements.

With a long rear garden, the shape of the lantern does not increase overlooking to neighbours, but does enable striking views to the garden from deep within the extension. It also lets in joyous southerly light and sky views deeper into the plan, without overlooking or breaching light levels to outside the site's curtilage.

The materials of the extension are chosen for their appropriateness given the Conservation Areas setting, and also their robustness and sustainability. It is proposed to build the replacement extension with cavity wall construction with a facing brick to match existing, i.e. a London yellow stock brick. A natural mortar colour would be used and the pointing would be struck, which is both traditional and robust while also providing a visually engaging texture to the brickwork in this sunny south /south-westerly setting.

Traditional brick ‘soldier’ coursing above openings and ‘brick on edge’ at coping locations mimic the traditional Victorian architecture of the host building and Conservation Area more generally. The shape of the lantern blends well with the traditional garden walls levels construction in the area and specifically at the application site. Refer to the Existing Site Photographs for the example on the boundary walls to neighbours at the rear of the site and with the neighbour at 25 Dartmouth Park Hill at the front.

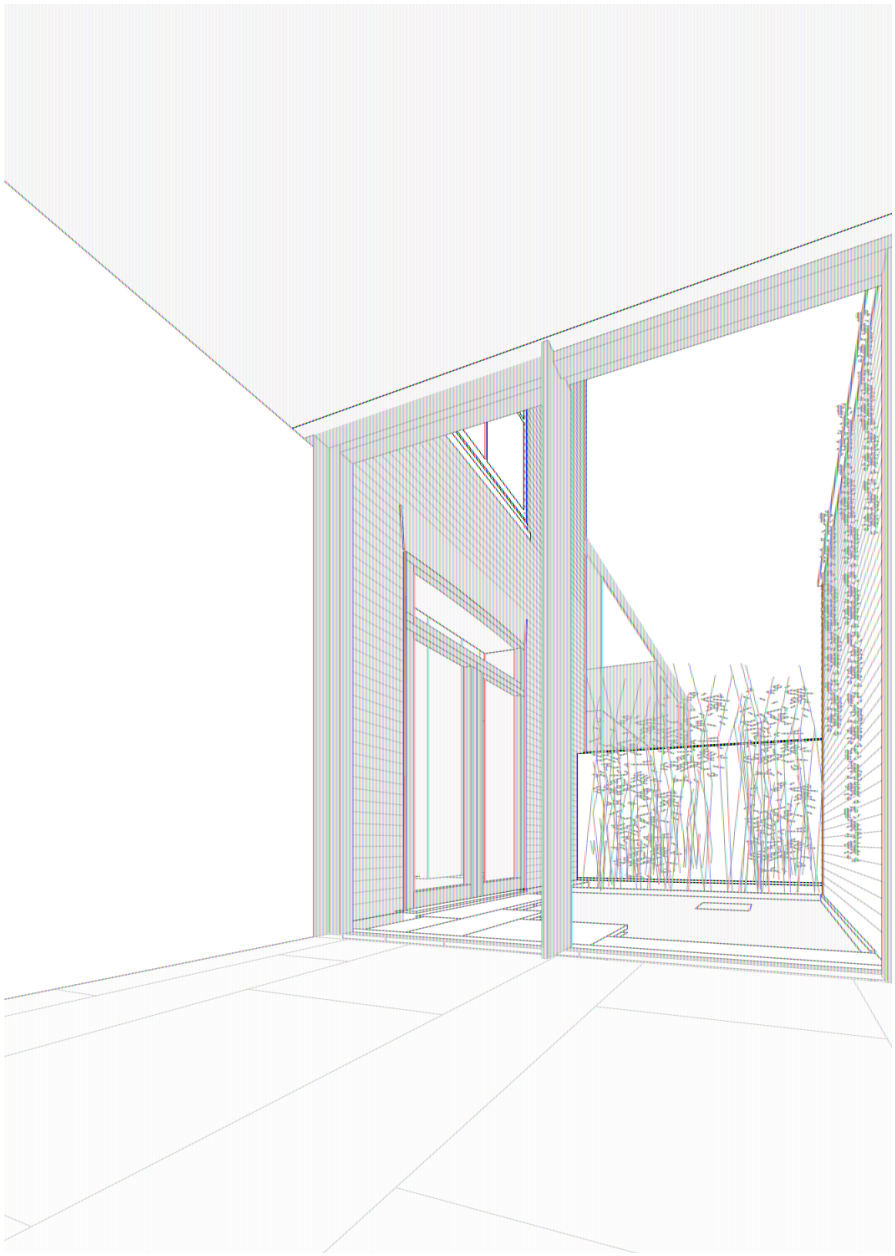


Perspective View of Extension from Garden

The flat roof covering is proposed to be a single-ply roofing system in mid-grey to match the tones of lead flashing and slate found generally in the area, with a mid-grey pressed aluminium coping to parapets. This tone of colour resonates with other grey roofing tones in the area.

The proposed pitched roof of the lantern is to be clad in standing seam zinc cladding, a high quality and enduring material that is a good visual companion to lead/slate type settings. The material blends in well with these traditional and typical materials and it can also be carefully detailed to be neat and visually unobtrusive.

The rainwater drainage is managed as existing, via existing RWPs, yet one area of roofing drains to a rainwater harvest tank that can be used for irrigation in the garden.



Perspective View of New Garden from Sitting Room

Along with the lantern, two other rooflights provide the natural light into the side extension area of the extension. There are low enough not to be visibly obtrusive from the street and replace now dilapidated existing rooflights serving a similar purpose.

Note the windows from the host building looking out onto the roof at roof level are obscured glazing windows either on a communal stair or in a utility room off a communal stair, i.e. they are not habitable rooms and have obscured glazing so no view to the roof (see existing photographs).

Perspective View of Garden from Kitchen

External Landscaping
As noted, a design driver is to improve the relationships between the interior and external environments of the project. Part of how that is achieved is to make the external environment more useful and habitable. Existing garden structures are remodelled to provide more strategic resting places. This includes installation of a light weight painted steel pergola, to support climbing plants for shade in summer. The pergola is partly supported from the face of the extension elevation.

As the pergola bridges from the building into the garden, the planting of the garden also come closer to the building, with ground level planting beds coming close to the threshold of the sitting room and all the way to the threshold of the side passage windows.

The existing area of planting in the rear garden is approximately 39M2 with an additional 14M2 of lawn. In the proposal the lawn is removed and the planting area is increased to approximately 53M2, 3M2 more than the total green planting area despite the extension having a 7M2 larger footprint. This is achieved by a reduction in hard landscaping, which has an added benefit to sustainable drainage.

In addition to an improved storage area in the rear garden, simple refuse bin storage is proposed for the front garden area. Currently bins are left on a raised area of paving which is unsightly and also requires moving the bins from the higher level down the steep entrance slope for kerbside collection. The proposed arrangement locates the household rubbish bins permanently closer to the kerb side in a housing with planting to the roof. Food waste bin storage is for part of the same arrangement with only recycling retained in the current location. A tree in a pot is proposed that, along with the planted bin store roofs, improves the biodiversity of this area. It also improves the outlook from the flat, which is otherwise onto a busy road including a double decker bus route.

Steps taken to improve the external environment, therefore, include:

- Improving amenity in the garden
- improving the site's biodiversity
- increasing the area of planting overall
- reducing the fossil fuel load in maintenance with the removal of lawn
- improving waste store and collection (household rubbish, food waste and recycling)

As part of the re-ordering of waste collection at the front, the steep slope to the entrance door would be made into steps, re-using the existing York stone and forming risers with brickwork to match the front elevation.

Structural and Civil Engineering
Drawings describing the structural design and civil engineering of the project form part of this application.

Note that greater areas of planting are a benefit for sustainable drainage with rainwater soaking away. Otherwise, external rainwater drainage is achieved by rearrangement of the current yard gullies via slot drains. As noted elsewhere, rainwater is collected in a rainwater harvesting tank, providing a form of attenuation.

Security
The height of the extension is a full single-storey and no more or less climbable that the existing extension.

Conclusion

Rebuilding the existing extension at Flat 1 23 Dartmouth Park Hill will give the extension and its garden a new lease of life. The layout will be more useful to the owner occupant who will get improved amenity of their property with better links from the flat's internal accommodation to its environmental setting. This includes the rear garden with its greater biodiversity and increased areas of planting, the new garden area with its shallow water feature and wetland planting and, in the front garden, improved landscaping to the waste collection area.

The design of the extension with improve the natural light quality and natural light distribution inside the extension without having a detrimental impact on neighbouring structures or the Conservation Area as a whole.

The materials and building language will be using the best of contemporary fittings, for high thermal performance and material enjoyment, along with century's old construction techniques.