

DESIGN, ACCESS & HERITAGE STATEMENT
14 Dartmouth park Avenue
London
NW5 1JN

18th February 2022

1. Overview

Our client is seeking Householder Planning permission for some minor garden landscaping works to the front and rear of the house and the installation of street parking for an electric car to the right-hand side of the front garden requiring the incorporation of a drop kerb. This statement outlines how the proposal will be carefully integrated into the conservation area context.

2. Context

The property is located at 14 Dartmouth Park Avenue, NW5 1JN which is part of the Dartmouth Park Conservation Area and situated in the Sub Area 3 Dartmouth East. Dartmouth Park Hill, Waterlow Park and Hampstead Heath are within walking distance of the property. The main public transportation links are the Northern Line stations Archway and Tufnell Park.

3. Heritage

The Dartmouth Park Conservation Area Appraisal and Management Statement describe Dartmouth Park Avenue as following:

The road sweeps down from Dartmouth Park Hill to Laurier Road, high on the flank of the ridge..."With a mix of late 19th century large red and grey stock brick villas, all with slate roofs, this road is one of the grandest in the conservation area. Trees on the street and in the front gardens provide a verdant quality. There is a range of building heights from two storeys to three (most with basements, the slope being such that the basement is more of a 'garden floor'). The topology results in the properties on the east side being raised above street level. On the east side at the northern end there are three blocks of flats from the 1950s replacing earlier houses, Nos.28-42, 44-58 Nos.60-80 (Reema Construction Ltd, R. H. Bailey, architect, 1959); they have a simple design with pitched roof and are set slightly back from the road, one block lying at right angles behind Nos 28-42, and having access from Dartmouth Park Hill...On the east side there are large properties, some detached, with lush front gardens. Most of these date from the late 19th century and there are variations in their design, however these all share common features such as canted bays to the front and hipped roofs which provide a degree of uniformity" (Council, 2009)



4. The Proposed Works

Rear Garden

The proposal includes the rebuilding of the current party walls in the rear of the house, between No14 & No10 and No14 & No16 to 2000mm out of local stock brick which matches the current materiality. The configuration of steps up to the tiered levels and surrounding the existing rear extension are to be simplified and altered to take the proposed new garden studio which is proposed under a separate permitted development application ref: 2021/5352/P. New low level planters, benches and storage is proposed as well as a change in surface from timber decking to brick paving.

Front Garden

Similar to the walls on neighbouring properties we are planning on rebuilding the wall between No14 & No10, wrapping around the bin and bicycle store to conceal its front. These new brick walls will be similar in height to the existing fence in the front garden. We propose two low-level planters alongside the flanges of the stepping garden path which allows us to retain a section of the brick wall on the lefthand side framing the staircase.

For the front pavement we propose to drop the existing kerb and lose one on street parking space but gain one off-street space by demolishing the low level brick wall and installing a permeable grass reinforcement grid on the front right hand side of the garden which allows grass to grow through it making it similar in appearance to the existing. The side gate to the rear garden gate will be rebuilt in timber similar to the existing. The existing paving will be changed to brick paving to match the rear.

5. Summary

We feel that the proposed modest alterations to the front and the rear of the house will sensitively integrate within the conservation area both through their discrete placement, design and contextual use of materials.

Bibliography

Council, C., 2009. [ebook] London: Camden Council, p.25. Available at:
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Appendix - Example electric car charging point

