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DESIGN AND ACCESS STATEMENT

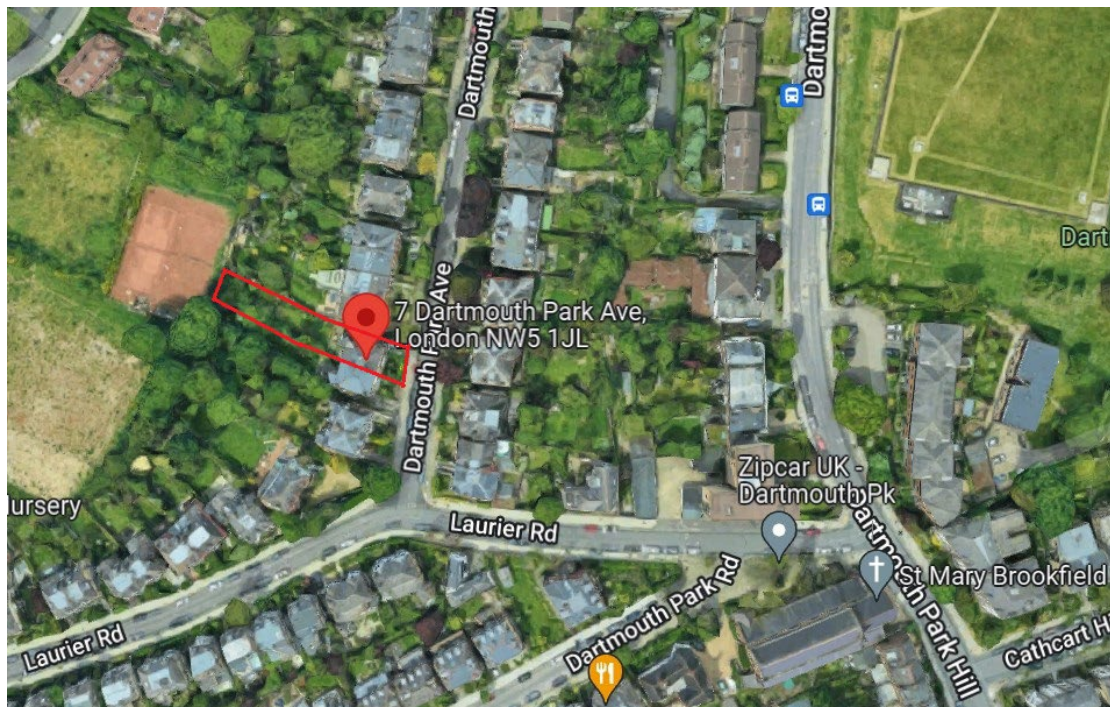
PROPOSED SINGLE STOREY REAR AND SIDE INFILL EXTENSION AT BASEMENT AND GROUND FLOOR FLAT, 7 DARTMOUTH PARK AVENUE, LONDON NW5 1JL

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared by Archiserve Developments Ltd and accompanies an application for planning permission for proposed single storey rear and side infill extensions.

2.0 Site Context

- 2.1 The site is located on the western side of Dartmouth Park Avenue in the Dartmouth Park Conservation Area.



Aerial view of site and surrounding area

- 2.2 The character of the local area is predominantly residential.

3.0 Existing Building

- 3.1 The property is a four storey (including lower ground) semi detached property which dates from late 19th Century. It is subdivided into two flats – upper flat at first and second floor and lower flat at basement and ground floor levels. This application involves the lower flat.

4.0 Planning History and precedents

- 4.1 27/07/2017 - Full Planning Permission was granted for the erection of a single storey rear infill extension and side infill extension (2017/2815/P)
- 4.2 02/07/2018 - Approval was granted for alterations to flank wall of approved single storey rear extension and fenestration of side infill extension as non-material amendments to planning permission 2017/2815/P dated 27/07/2017 (Erection of single storey rear infill extension and side infill extension at lower ground floor level).
- 4.3 Planning permission was granted at 11 Dartmouth Park Avenue in January 2016 for erection of a single storey rear extension with raised patio at lower ground floor level and enlargement of front rooflight (2015/5432/P). This extension has been built and includes large, glazed doors. A Certificate of Lawfulness was also granted for replacement and alteration to rear windows and rooflights (2015/6628/P).
- 4.4 Planning permission was granted at 9 Dartmouth Park Avenue in January 2028 for conversion of two flats at lower ground and ground, first floor levels to one maisonette (Class C3), single storey rear extension at lower ground floor level with terrace and steps to garden, bricking up of two windows on side elevation, alterations to rear ground floor fenestrations and replacement of ground floor balcony, installation of new safety railings to pathway entrance.

5.0 Details of the Development

5.1 Proposed Use

The proposal is for a single storey rear extensions with raised timber deck patio and side infill extension.

5.2 Amount

The existing gross internal floor area of the flat is approx. 159 sqm. The gross internal floor area to be added by the extensions is approx. 19.7 sqm.

5.3 Layout

The layout of the extensions will consist of an enlarged open plan kitchen dining area, enlarged study room, entrance lobby and cloakroom. Additionally, there will be a raised timber deck patio with steps to garden.

5.4 Scale, appearance and design

The proposed extensions will be subservient to the existing building. The rear extension to the dining area will feature a fully glazed contemporary design with brick faced flank wall which is appropriate given its position at lower ground floor level. The depth of the rear extensions from the existing rear walls will be 2.4 metres. All new windows will be framed in white painted timber to match the existing

5.5 Amenity

There will be no adverse impact on the amenity of neighbouring properties. The proposed lower ground floor rear extensions will be 2.4 metres deep. The rear extension and raised timber deck adjoining the boundary with no 5 Dartmouth Park Avenue will be appropriately screened to prevent overlooking and loss of privacy.

5.6 Access

There will be no changes to the existing access arrangements to the property apart from the addition of the new entrance hallway.

6.0 Conclusion

The proposed height, bulk and massing of the extensions is appropriate and will be subordinate to the original property whilst making efficient use of space. The design and detailing of the external alterations will complement the character of the conservation area, including retaining the rhythm of the rear fenestration. The proposals will have an acceptable impact on the residential amenity of neighbouring properties.

In light of the above, we consider the application proposal to be acceptable in all respects, and we therefore respectfully request that consent is granted.

LIST OF DRAWINGS

This Design and Access statement relates to the following submitted drawings:

- P001 Location Plan (1:1250@A4)
- P002 Existing and Proposed Site Plans (1:200@A3)
- P100 Existing Floor Plan (1:100@A3)
- P101 Proposed Floor and Roof Plans (1:100@A3)
- P200 Existing Elevations (1:100@A3)
- P201 Existing Elevation (1:100@A3)
- P202 Proposed Elevations (1:100@A3)
- P203 Proposed Elevation (1:100@A3)
- P300 Sections (1:100@A3)

APPENDIX 1

SITE PHOTOS



Views of rear



View of side showing recess for new infill extension



View of side



Rear view showing existing raised patio



Rear views of 9 and 11 Dartmouth Park Avenue showing approved extensions and raised patios