

7.0 DESIGN PRINCIPALS - MASSING

The application site is located approximately mid terrace on the south side of Twisden Road, which rises gently from east to west. The terrace is considered as making a positive contribution to the Dartmouth Park CA, rising in a series of stepped pairs with the historic stepped ridgeline intact.

The proposed dormer windows will be set below this ridgeline and as such cannot be seen from the street. The proposal will therefore have no impact on the historic form of the terrace when viewed from Twisden Road.

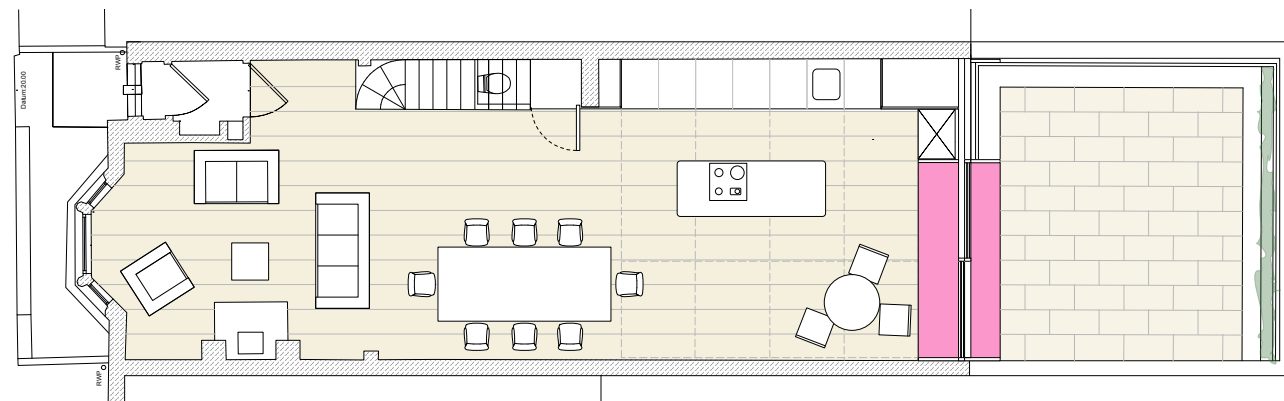
The rear of the Twisden Road terrace can be glimpsed in an oblique view from York Rise and from the internal communal spaces within the York Rise Estate.

The proposed alterations to the rear roof plane comprise two small dormer windows, one to provide clearance for the access stair and the other to provide light to the loft room.

The dormers have been designed to be:

- below the ridge line
- subordinate/subservient to the form of the roof
- compliment the character of the roof in terms of design, detailing, proportions and detailing
- in not harmful to the amenity of neighbouring properties.

The second aspect of the application is the ground floor infill extension. This extension seeks to utilise the residual space enclosed by the rear closet wing and the boundary wall. As such it will NOT reduce the rear garden amenity space and, due to the storey high rear wall separating the site from the York Rise Estate will not be visible from the public realm. As such this aspect of the application has been designed in accordance with the guidance set out in the Dartmouth Park Neighbourhood Plan relating to Small Residential Extensions, Policy DC4, Parts (d) and (g).



GROUND FLOOR PLAN, SECTION & REAR ELEVATION



ARIAL VIEW OF TWISDEN ROAD TERRACE LOOKING FROM SOUTHEAST



ARIAL VIEW OF TWISDEN ROAD TERRACE LOOKING FROM NORTHWEST

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JULY 2022



EXAMPLES OF ROOF INSULATION, WATER HARVESTING AND BIODIVERSITY SYSTEMS PROPOSED FOR THE DEVELOPMENT

8.0 DESIGN PRINCIPALS - SUSTAINABILITY

A guiding principal of sustainability design is to build well designed, good quality, energy efficient homes in sustainable locations, seeking water and energy efficiency where possible whilst minimising the generation of carbon and use of materials and resources in construction.

This development seeks to achieve this by targetting a series of realistic initiatives:

- Adaptive Reuse

it is now recognised that in order to minimise the waste of resources and the generation of carbon we should seek to imaginatively remodel and adapt existing buildings.

- Design Quality

There are a series of key issues associated with design quality which often clash with the desire to reuse existing structures. In this instance the existing building structure allows us to provide a range of spacious, well lit spaces which benefit from high ceilings and natural ventilation.

- Energy Conservation

Energy will be conserved by incorporating high levels of thermal insulation into the elements of new construction, upgrading the performance of the existing sash windows with seals and brushes, upgrading the roof insulation, and the incorporation of a high efficiency boiler.

- Energy Harvesting

Unfortunately, due to the conservation concerns it does not appear feasible to integrate photovoltaic panels within the new roof design.

- Biodiversity

The new courtyard garden, although modest will be designed to promote biodiversity by incorporating an enhanced environment for a range of plants and insects.

- Rainwater

Rainwater storage, in the form of a Storage Butt, will be incorporated into the design thus reducing the impact of the existing building on the local drainage infrastructure,

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Jaspreet Chana <Jaspreet.Chana@camden.gov.uk>

To: Stephen

Cc: Kim Driscoll



Fri 22/07/2022 17:21

Dear Stephen,

I apologise for the delay in coming back to you. I have now spoken to my manager about the proposal and the following points were made in regards to the amended scheme:

- The infill detail that you have shown on the plan is considered to be acceptable
- The rear elevation of the infill extension and the two storey outrigger with the timber detail is welcomed and is considered to be acceptable in design and appearance
- We appreciate the design change of the rear dormer windows however the window hierarchy should be getting smaller as you go up a building, therefore we would suggest to make the dormer windows slightly smaller in size so that the window is slightly reduced and that the dormer window is less wide. Once this is done the proposal can be considered acceptable and so would be ready to be submitted as part of a formal householder application.

I hope the above update and advice was sufficient. Please let me know if you require any further information.

Kind regards,

Jaspreet Chana

Senior Planner

Pronouns: She/Her/Hers

Telephone: 0207 974 1544



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

9.0 PRE-APPLICATION RESPONSE

The applicant made a pre-application submission in October 2021 and in the ensuing period has entered into a process of clarification and refinement resulting in the council response seen adjacent.

The size and shape of the dormer windows have been further reduced in accordance with officers suggestions

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