



35a Chetwynd Road

Design & Access and Heritage Statement

October 2022

Project Details



Client property address:

35a Chetwynd Road
Camden
London
NW5 1BX

Resi address:

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Introduction & context

Description of proposed works

Proposed first floor rear roof terrace, main dormer, floor plan redesign and all associated works at 35a Chetwynd Road.

Introduction

Resi has prepared this Design, Access and Heritage Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development at 35a Chetwynd Road.

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

Character of the area

The building is located within the Dartmouth Park Conservation Area.

The conservation area has a variety and complexity that charts the history of domestic architecture from the late 18th century to the present day. Late 18th century terraces contrast with contemporary housing estates; tiny cottages, large mansion blocks and Victorian villas, all exist together in Dartmouth Park. Larger detached houses with gardens are concentrated in the heart of the estate and closer developments with smaller houses and terraces are further south and north clearly shown on the OS. map of 1894.

35a Chetwynd Road is not a listed building.

Site analysis

2.1 Conservation area map

Dartmouth Park Conservation Area



Site Analysis

2.1 Site Location Plan



created on **edozo**

Plotted Scale - 1:1,250

Site Analysis

2.2 Existing Photographs



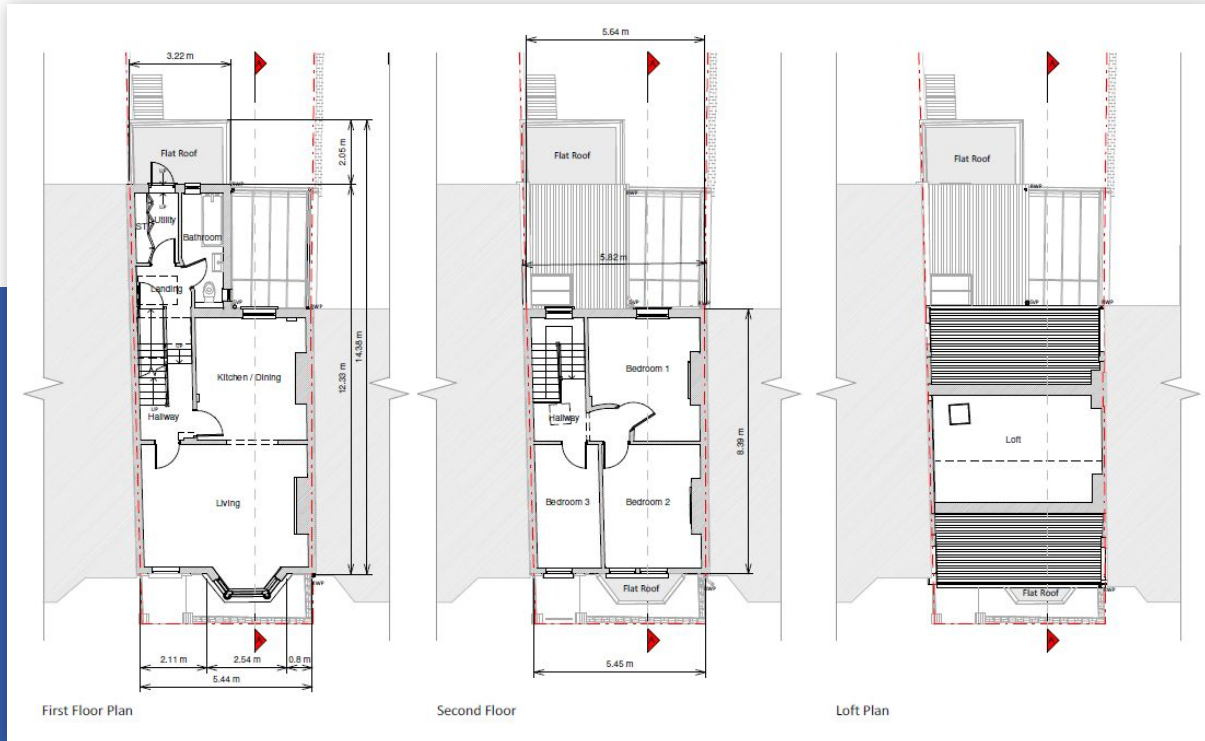
Front Elevation



Rear Elevation

Site Analysis

2.3 Existing Plans



Existing Plans

Site Analysis

2.3 Proposed Plans

- There is several examples of precedence in the street for main rear dormers.
- These works will not create a negative impact on the streetscape due to the small scale of the addition.
- The creation of a flat roof terrace over the existing first floor outrigger is a common feature of other properties on the street.



Proposed Plans

General Arrangement Drawings

3.1 Existing Materials

Brickwork / Walls - London stock brick

Pitched roof - Slate tiles

Flat roof - N/A

Windows - White painted timber casement and grey uPVC windows

Doors - Painted timber doors with glazed panels

RWP's / Gutter's / Fascia's - Black uPVC gutterings, black and grey uPVC downpipes



General Arrangement Drawings

3.2 Proposed Materials

Brickwork / Walls - London stock brick to match existing and opaque glazed panels

Pitched roof - N/A

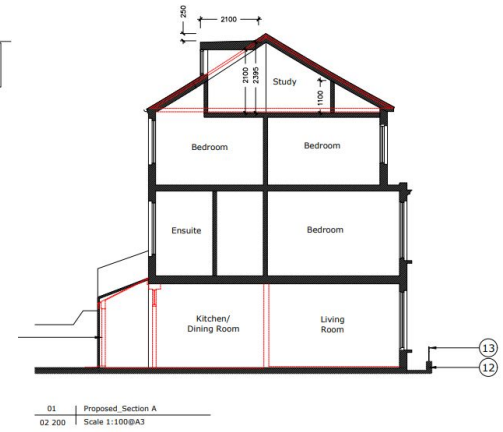
Flat roof - Flooring to terrace and Fiberglass or similar

Windows - Aluminium framed casement windows and Velux Rooflights

Doors - Aluminium framed glazed door

RWP's / Gutter's / Fascia's - Black uPVC gutterings to match existing





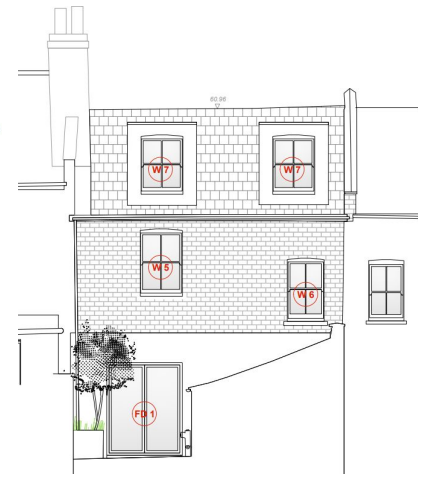
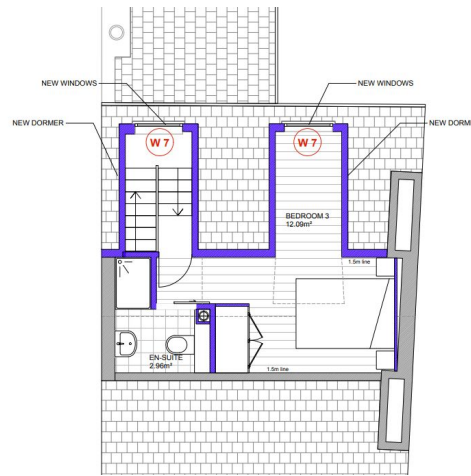
Site analysis

Local precedents

2019/1930/P - Granted - 2019

Erection of dormer window roof extensions to rear roof slope; replacement of front and rear fenestrations to match existing; installation of rear facing patio doors following removal of existing patio doors.

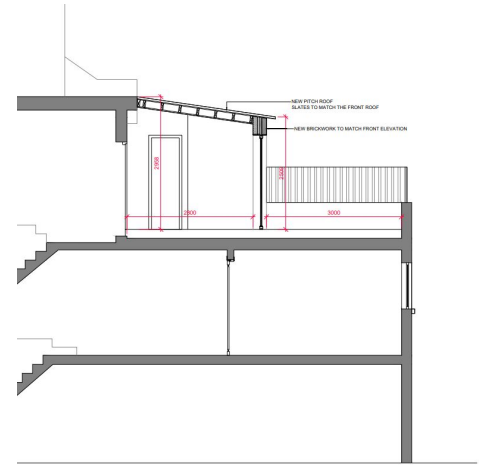
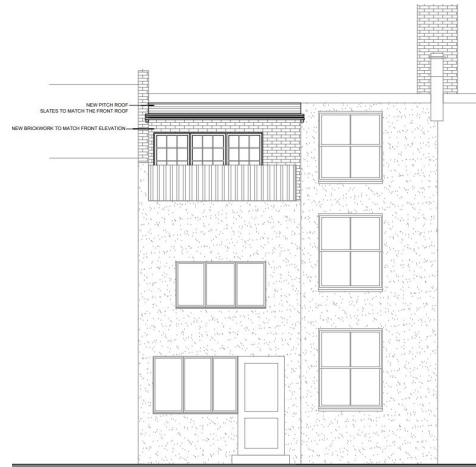
Flat 1st and 2nd Floor 65 Chetwynd Road



2015/2434/P - Granted - 2015

Erection of single storey second floor rear extension

75 Chetwynd Road



Site analysis

Local precedents



Client's property

Roof terrace in
the streetscape

Roof terrace in
the streetscape

Site analysis

Local precedents

Client's property



Roof terrace in
the streetscape

Heritage statement

Although the dwelling is located in the Dartmouth Park Conservation Area the proposed alterations remain in-keeping with the residential typology and are not visible from the streetscape. It is also in-keeping with other extensions and alterations in the street.

The proposal will be not be visible from the public realm, and will not have a detrimental effect on the conservation area or impact on the significance of it.

Our Conclusion

We believe the proposal fits in with the local context and causes no impact on the streetscape. The proposal utilises the existing property curtilage to its full potential without adverse effects to the neighbours or the area.