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Design & Access Statement 59 Dartmouth Park Road

Contents

1.0 Introduction

2.0 Context

3.0 Conservation Area Description

4.0 Proposal

1.0 Introduction

This planning statement has been prepared by Bradley Van Der Straeten Architects to accompany our application for householder planning permission for 59 Dartmouth Park Road, London NW5 1SL.

The proposal is to add a small extension at lower ground floor level. The proposed extension will provide a much improved family living space.

Similar proposals in the immediate surrounding area have been granted permission in recent years. This document seeks to demonstrate that the proposed works will maintain the character of the existing building and respect the neighbouring context.

The design submitted aims to demonstrate that we have taken a considered approach to the proposed ground floor and loft extension, through an extensive study of the context including neighbouring developments.

Bradley Van Der Straeten Architects is an award-winning RIBA Chartered Practice with extensive experience of residential projects in and around London.

Guidance

The development plan comprises:

- The London Plan (2021)
- Camden Local Plan (2017)

The London Plan

The London Plan sets out the following policies that are relevant to this proposal:

- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D6 Housing quality and standards

Camden Local Plan

Relevant policies are set out below:

- Policy D1 Design
- Policy D2 Heritage
- Policy A2 Open space
- Policy A3 Biodiversity

Supplementary Planning Guidance

The following supplementary guidance is relevant:

Home Improvements Camden Planning Document (SPD) (2021)

- Home,
- Neighbours
- Home improvements- ground extensions, roof extensions, and gardens

2.0 Context

The site

Dartmouth Park Road is predominantly lined with 2-4 storey detached or semi-detached houses with rear gardens. These houses were all originally built as single family residences. It is within the Dartmouth Park Conservation Area. The property is not listed and, while in a decent state of repair, it has not been updated since the 1970's when the top floor was converted into a glazed studio space. There is a garden studio which also dates from the 1970's. Many of the properties along Dartmouth Park Road have had lower ground floor rear extensions either constructed or approved. (Refer to Page 4)

Massing

The existing building is a three storey semi-detached house with a hipped roof and short outrigger which forms part of a series of similar semi-detached houses along this side of the street.

Materials

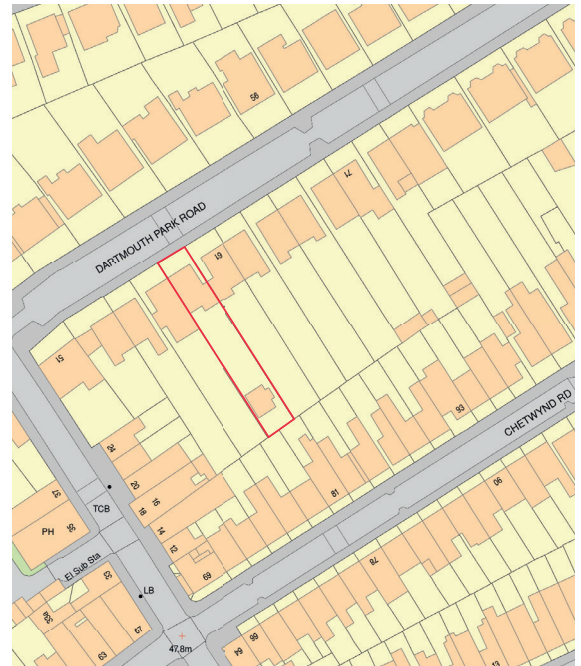
Walls: London stock brick to main building with no cavity or insulation. Slate tiles to existing pitched roofs.

Windows: Single glazed white painted timber sash windows

Lintels and ornaments: White painted columns and details to the front with and an ornamental porch and bay window over upper and lower ground floors.

Use

The property was recently acquired by the applicants. The previous owners had owned it for about 50 years and used it throughout that time as a family home with artist's studios on the top floor and in the garden.



Location Plan



Rear View

2.0 Context



2016/2354/P
Lower ground floor rear extension with
associated balcony at upper ground floor level

2021/0944/P
Single storey rear extension and a replacement
two storey closet wing with balcony

2019/6242/P
Modern Glazed Lower Ground Floor Extension

59 Dartmouth Park Road
(the subject property)

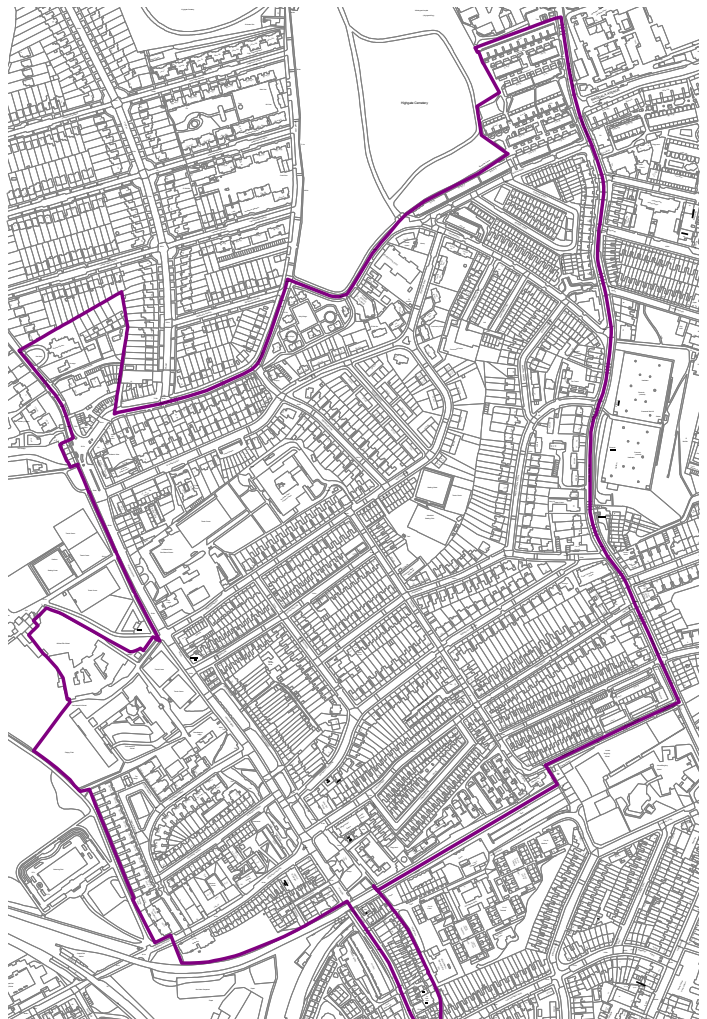
2005/4726/P
LGF Extension and Glazed UGF Outrigger

Planning permission has been granted for multiple similar extensions on the same street in the past few years. These applications were generally for full width lower ground floor rear extensions some with terraces/balconies at upper ground floor level.

3.0 Conservation Area Description

Text from Dartmouth Park Area Appraisal and Management Statement

7.57 Dartmouth Park Road (East), called Dartmouth Road until 1878: East of York Rise the road rises in a straight line to meet Laurier Road and curves into Dartmouth Park Hill. The two houses on the corners of York Rise are three-storeyed, double-fronted, with ground-floor bays. The later north side has double-fronted two-storey detached houses and the earlier south side has three-storey semi-detached with semi-basements (Nos.53-75, Smerdon, 1884-9) and detached double-fronted houses (Nos.77-83, Smerdon, 1883). No.55 was Smerdon's own house. The properties share similar features such as gault brick, Gothic porch, stucco window and porch surrounds. The semi-detached properties have prominent steps and raised front doors. Nos.77-83 have double height bays with slate roofs that dominate the elevations. The gaps on both sides of the road provide views to the back gardens, and the street is enhanced by hedges to the front gardens. The road curves around to St. Mary Brookfield church and its Vicarage, that lies behind a long, low hedge. The Vicarage (designed by Temple Moore, 1912) sits behind a long low hedge and is a handsome, broad rendered two-storey house. No.62 backs onto Laurier Road, and has modern dormers to the east elevation. At the junction with Laurier Road there is an expanse of York stone paving with street tree planting alongside the church, incorporating a width restriction to Laurier Road.



Partial Map of Dartmouth Park Conservation Area

4.0 Proposal

The proposal is for a rear stepped extension at lower ground floor level to provide an improved kitchen and dining room at that level along with a slightly larger terrace at upper ground floor level.

In approving recent developments on Dartmouth Park Road officers have set clear precedents for this proposal both in terms of modern design (see for instance application 2019/6242/P, 2021/0944/P & 2016/2354/P). Officers have also allowed balconies and or terraces at upper ground floor level (see again applications 2021/0944/P & 2016/2354/P). This proposal follows those precedents.

Amount

The new lower ground floor rear extension proposes an additional 21 m2. (Area is Gross Internal Areas measured in accordance with RICS guidelines.) There is no additional internal area proposed on any other floor.

Layout

The main change in layout is to move the kitchen from the upper ground floor to the lower ground floor. The proposal does not adjust the front entry to the property but opens the ground floor internally to the rear garden with better access from the existing upper ground floor hall and direct access, via steps, from the proposed kitchen-dining area to the garden.

Scale

The scale of the proposed lower ground floor extension is designed to sit sympathetically between the neighbouring properties. The party wall height is similar to the neighbouring property at 57 Dartmouth Park Road and would have minimal impact on that neighbour. The depth of the proposed extension is informed by the immediate context and recent planning approvals on Dartmouth Park Road. The square forms are designed to fit quietly in harmony with the existing building.

Landscaping

There are no proposed changes to the landscaping on the subject site apart from the provision of a slightly larger patio at lower ground floor level and safer steps from there and the side passage to the garden.

Appearance

The extension is contemporary in appearance while using materials that fit with the existing. By presenting a new aesthetic that does not mimic the existing, it seeks to not detract from the existing but, instead to clearly delineate between old and new.

The proposal also removes the unsightly and out-of-character wooden railings etc. to the existing raised terrace and replaces them with more appropriate brick and metal railings.

Accessibility

The property has direct access from Dartmouth Park Road and there is no proposed alteration to the existing access to the dwelling.

There is currently no on-site parking available, and the proposals do not make any provision for new parking arrangements. Street level parking is available.

Privacy

We do not believe the proposed modest extension to the raised terrace will increase overlooking of the neighbours or reduce privacy in general. This has been generally recognized in recent planning approvals for similar proposals along Dartmouth Park Road.

Summary

It is our opinion that the proposed designs submitted for 59 Dartmouth Park Road should be awarded planning permission as they are compliant with local planning requirements for residential dwellings and are in line with similar approved developments in the area.