



image showing 14 Dartmouth park road in context with neighbour

ACCESS AND DESIGN STATEMENT
14 DARTMOUTH PARK ROAD
NW5 1SX
date 27.10.2022

general notes		notes		project name		drawing title			<div><div>CLIFTON INTERIORS LTD</div><div>168 Regents Park Road Primrose Hill, London NW1 8XN t : 020 7586 5533 f : 020 7586 1987 e : info@cliftoninteriors.com www.cliftoninteriors.com</div></div>		
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purpose of issue								drawing no.		revision	
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aerial view 1



aerial view 2

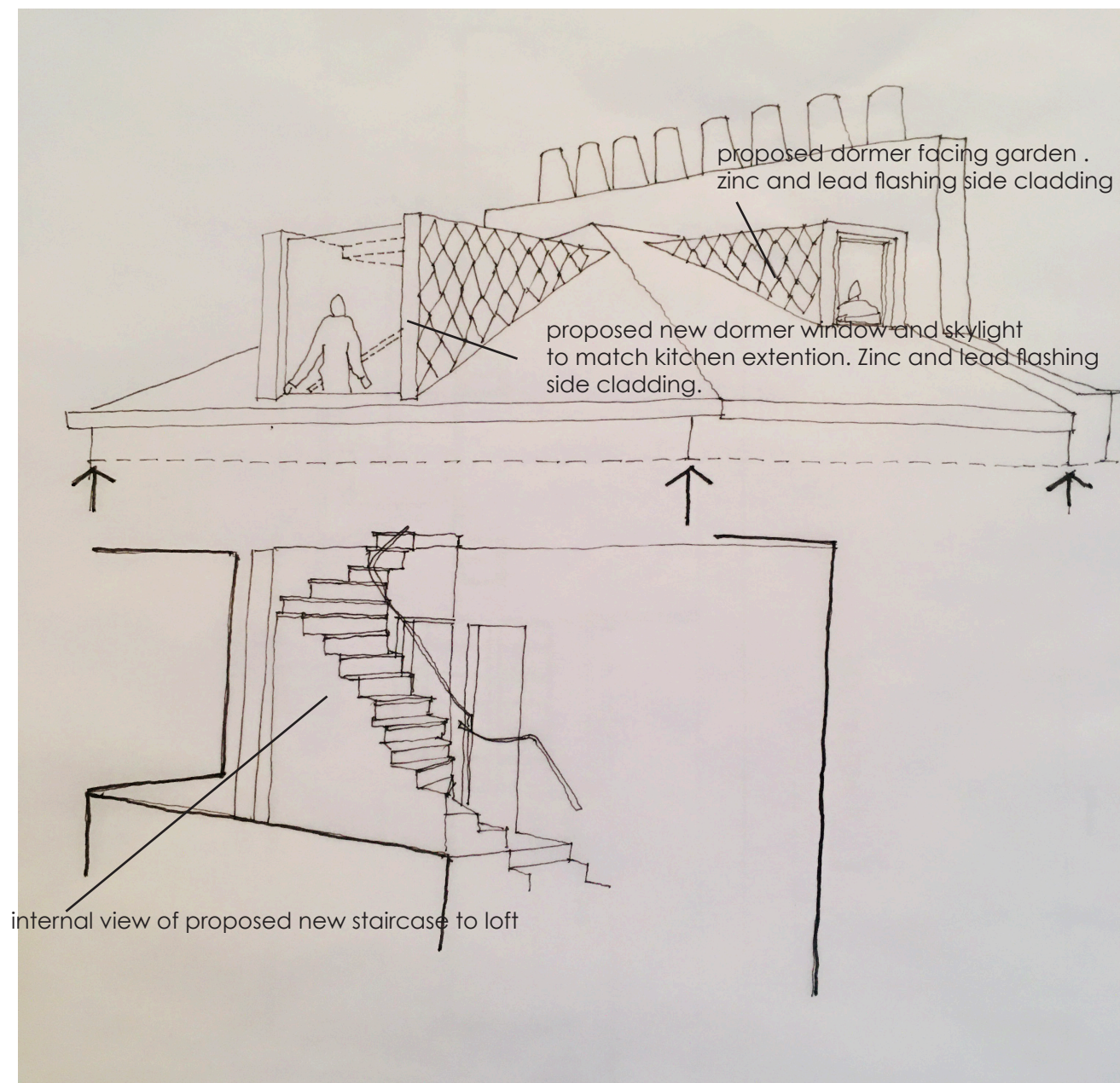


aerial view 3



aerial plan view of existing roof scape.

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sketch 1 indicating design intent for two dormer extensions including internal staircase configuration

ACCESS AND DESIGN STATEMENT

PROPOSAL

The property at 14 Dartmouth Park Road is a four-storey semi detached building. It has a basement and storage loft. The building dates from the mid 19th century and forms one half of a semi with 12. The property is located within the Dartmouth Park Conservation Area.

Access to the property is via a generous staircase from street level to the upper ground level. There is separate access to the lower ground floor level where the existing kitchen and family zone is located. There is a large rear garden as part of this property. An existing rear extension-provides access to the garden. The extension has been approached in a considered, contemporary way with part skylight and vertical glazing merged into one component. This theme will be addressed later in our statement.

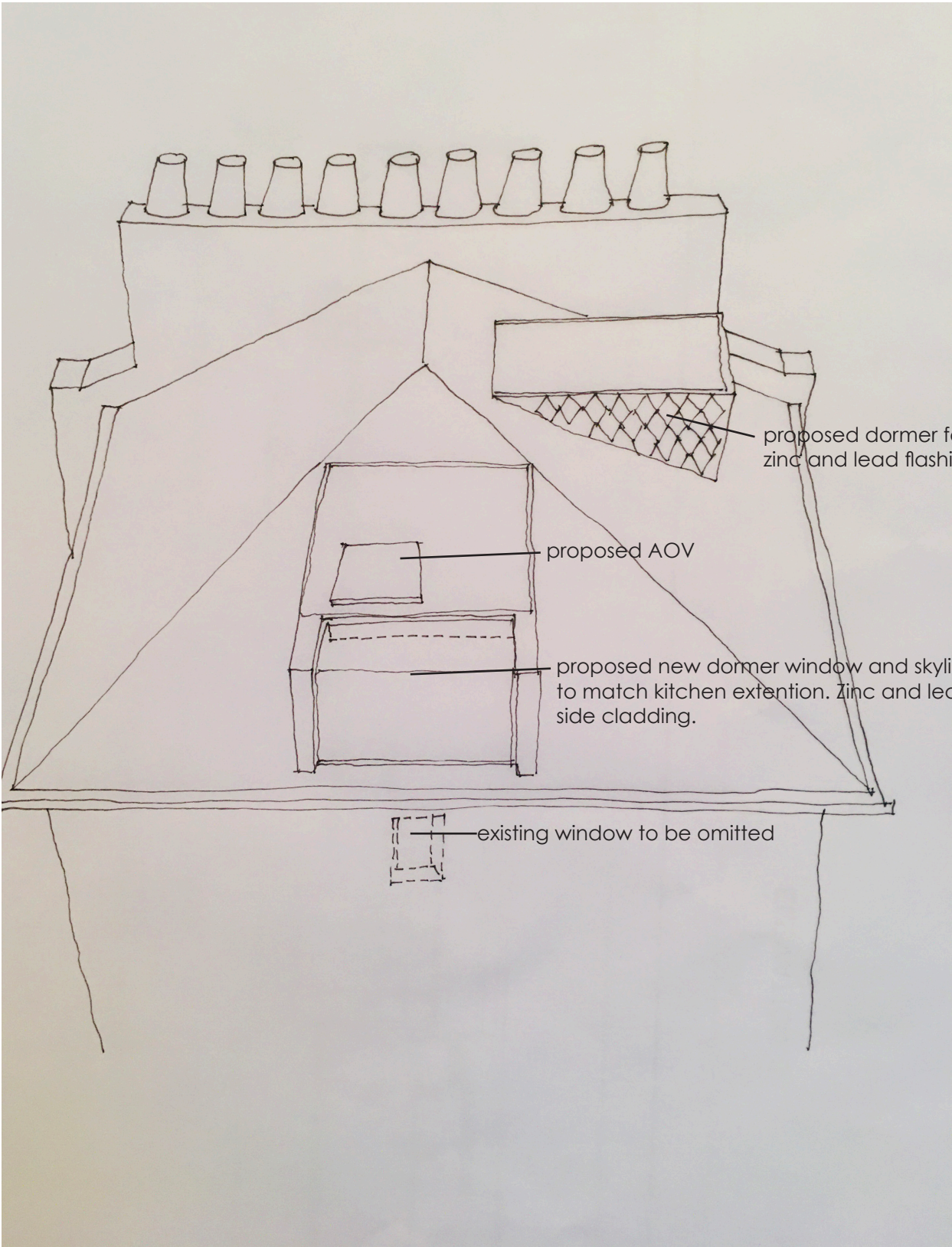
This proposal is for the construction of two dormers. The one to the rear of the property would be similar to that approved for the neighbour at 16 (2021/5189/P)and number 29 Dartmouth Park Road(2016/2354/P). This type of intervention is already typical of that carried out in the area.

The rear dormer replaces an existing rooflight in the roof slope and will contain one window in line with "CPG1 advice. The window is of a subordinate size to the existing windows below It is proposed to match the style of the windows on the existing lower floors. The design of the dormer is also such that it is obscured by the existing prominent chimney stacks.

The new proposed dormer to the side elevation facing 16 Dartmouth Park would allow for formalisation of the existing loft space into a usable work space and home office. The current loft is only used for storage, the boiler and associated services. The new dormer would allow for a new compliant internal staircase providing access to the new usable loft. Similar examples of side dormers are noted in aerial photographs in the area. The "window and part skylight " in the dormer would reflect the treatment adopted at lower ground level for the kitchen extension. The cheeks of the dormer would be treated traditionally and clad in zinc and lead flashing. Both dormers proposed will be set back from the profile of the roof ridge and eave lines.

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sketch 2 indicating design intent for two dormer extensions

ACCESS AND DESIGN STATEMENT

SUMMARY

The proposed dormers, we believe, will be subordinate additions and still preserve the character and appearance of the host building, street scene and conservation area. There is precedent for the rear dormer. The side dormer would be considered in design and blend both a traditional and contemporary solution into one element.

We believe the proposed addition of two dormers is in general in accordance with policies A1, D1 and D2 of Camden Local Plan 2017. The proposal would also respect the National Planning Policy Framework 2021 and the London Plan 2021.

Note separate fire statement, which will be expanded upon when developed further for Building Control. All aspects associated with the new internal staircase including fire and emergency escape will be addressed in detail.

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