

Heritage Statement on Roof Terrace Planning Application

Relevant Guidelines/Rules

- The Dartmouth Park Conservation Area statement states the following:
Development proposals will be expected to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area. Roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions, or where architectural style would be undermined by any addition. Issues which affect large areas of the conservation area include:
 - *Unsympathetic rear and side extensions (including inappropriate roof terraces) sometimes these can alter the harmony and balance of a property or group of buildings*
 - *Inappropriate roof terraces and fencing*
- The CPG (Home Improvements) states that a new roof terrace should:
 - *Be subordinate to the roof slope being altered, and roof form overall*
 - *Preserve the roof form and complement the elevation upon which they are to be located*
 - *In the case of pitched roofs, be set in within the roof slope, when possible*
 - *For traditional buildings, metal railings are preferred.*

Proposed Roof terrace

- Proposed roof terrace design is:
 - Subordinate to the roof slope being altered. The proposed roof terrace is small in size and sits on top of only a portion of the rear roof terrace so is clearly subordinate to the slope
 - Preserves the roof form and complements the elevation on which they are to be located through being a small structure built on top of part of the roof
 - The terrace is not inset as this is not possible as the roof slope is a gentle angle and the base of the rear extension roof is significantly below the floor which would lead out on to the terrace. Thus, an inset terrace would require a platform and staircase from the access floor to the terrace base and this would be a highly incongruous design
 - It has black metal railings in line with existing structures and the preference included in CPG (Home Improvements) for traditional buildings
- Proposed roof terrace is a small area and the design is sensitive to the architectural style of the building

- 7 Dartmouth Park Avenue does not form part of a terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extension

South-West view from 7 Dartmouth Park Avenue Rear

- From 7 Dartmouth Park Avenue three first and second level terraces are visible highlighting that 7 Dartmouth Park Avenue is part of a group of properties that has an impaired roofline



North-East view from 7 Dartmouth Park Avenue Rear

- Rear view of the property demonstrates that there are already changes to the roofline and symmetry of the group of properties that 7 Dartmouth Park Avenue forms a part of. For instance, 9 – 11 Dartmouth Park Avenue have two large rear extensions, a first floor terrace and multiple floor to ceiling windows that are not consistent across the adjoining properties. All of these are adjustments to the original property



- Rear view of the property including the adjoining property also demonstrates that the properties are not entirely symmetrical. For instance 7 Dartmouth Park Avenue Avenue has a balcony on the second floor and rendering while 5 Dartmouth Park avenue does not. Furthermore the proposed roof terrace is unlikely to materially undermine the architectural style or disrupt the symmetry of the properties as it preserve the rear roof slope and is subordinate to it



Ariel view of Dartmouth Park Avenue

- Ariel view of Dartmouth Park Avenue demonstrates that there are many properties with dormer windows and roof terraces highlighting the roofline of which 7 Dartmouth Park Avenue forms a part of is not unimpaired



Compliance with the Guidelines/Rules

- Roof terrace is subordinate to the roof slope, preserves the roof form and has metal railings so is in accordance with the CPG (Home Improvements) requirements outlined above
- The roof terrace does not impair an uninterrupted roofline in accordance with the Dartmouth Park Conservation Area guidelines
- The roof terrace does not form part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions as outlined above
- The symmetry with adjoining number 5 Dartmouth Park Avenue is not lost as the properties are already not fully symmetrical in design and the neighbouring terrace (9 – 13 Dartmouth Park Avenue) also lacks symmetry across the adjoining properties following alterations made
- The roof terrace would be on the third floor and there are examples of other roof terraces in line of sight of the property that are second and first floors and many examples of roof adjustments at higher levels which are visible from surrounding properties