

Design & Access Statement

33 Dartmouth Park Avenue

DATE: September 2026

The property is an end of terrace, Edwardian house in the Dartmouth Park conservation area.

This proposal is to adapt and enlarge two existing dormer windows.

The side elevation facing up Dartmouth Park Avenue towards Chester Road. The existing dormer has a pitched roof and casement style timber frame window. There is an existing roof light which provides light and ventilation to a small shower room built within the eaves.



Image: Front view of property



Image: Side view of property (as seen from 33b)

The proposal is to enlarge this dormer, with a new longer form with a series of timber casement windows and a sloped tiled roof, with lead cladding on the sides. This will match the aesthetic of the dormer at no25, which is the same end of terrace house on the next block along.

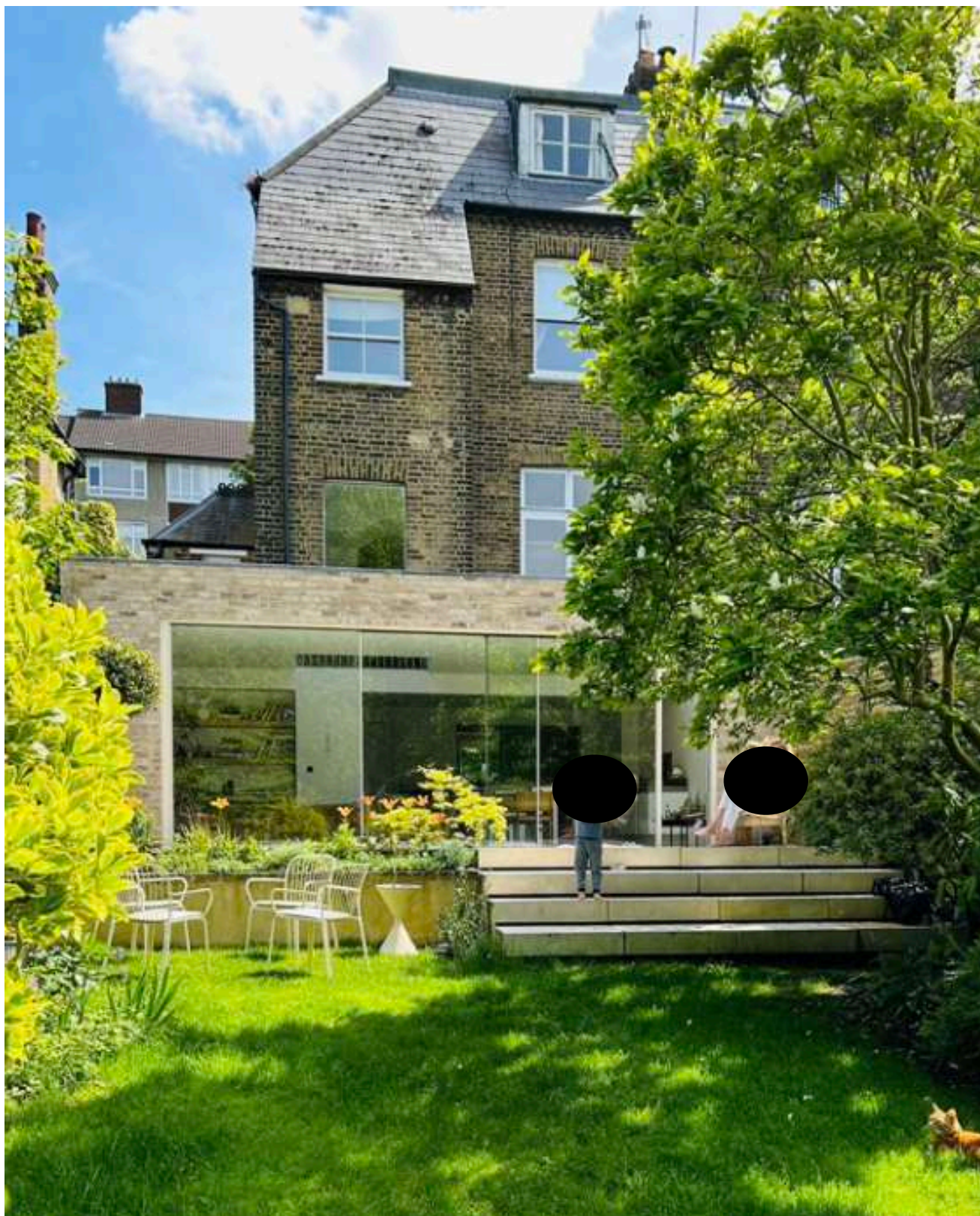


Image: Rear view of property

The rear elevation is facing the rear gardens of Dartmouth Park Avenue and Croftdown Road. The existing dormer has a sloped tiled roof.

The proposal is to enlarge this dormer with a contemporary frameless “picture” window and lead cladding to the surround. The height will match the dormer window on number 31 next door. The new dormer will create extra space internally for a bedroom.

PRECEDENT

Dormer examples on Dartmouth Park Avenue (left to right: no 25, no 25, no 27, no 16)

