

0142 16a Gordon House

Design & Access Statement

Project	16a Gordon House Road, NW5 1LN
Job no.	0142
Client	Mike Andriamampandry & Eurydice Halle
Issue	P1
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1. Introduction

1.1. Executive Summary

- 1.1.1. This design and access statement has been prepared by House of Design Architects on behalf of Mike Andriamampandry and Eurydice Halle as part of a planning application for alterations to an existing dwelling at 16a Gordon House Road NW5 1LN, London.
- 1.1.2. The document should be read in conjunction with all drawings and associated documentation included in this submission.
- 1.1.3. The proposals have been carefully considered in relation to the local characteristics of the site and its surroundings, as well as relevant national and local planning policies.

1.2. Applicant

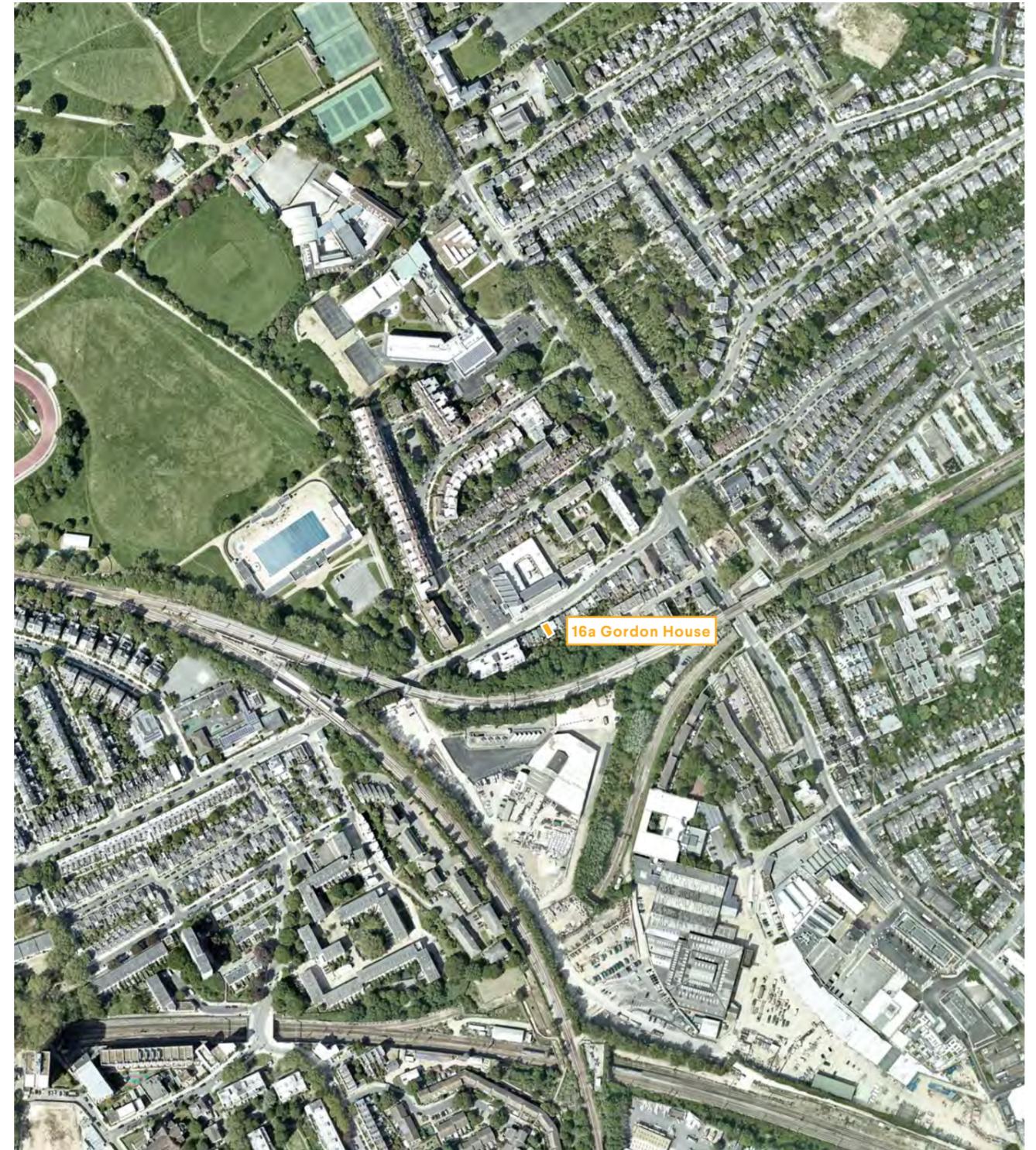
- 1.2.1. The Applicants are Mike Andriamampandry and Eurydice Halle, who are the occupiers and owners of the Freehold.



Existing rear elevation

1.3. Scope

- 1.3.1. The works to which this application relates include the following proposals:
- Reconfigure the bathroom and hallway on the lower ground floor to provide a cloak space and shower.
 - Add a new window at the lower ground level to the bathroom in the location of the existing access stair.
 - To reconfigure the existing WC at the upper ground level to provide a shower room. Including providing a window where the garden access door is located.
 - To create a roof terrace at the ground floor level accessed from the kitchen. New access to the garden will be provided by a metal stair from the roof terrace.



1:7500 Satellite location map

2. Site Information

2.1. Location

- 2.1.1. 16a Gordon House Road is a two story maisonette consisting of the lower ground and upper ground floors. The house is located within the Dartmouth Park conservation area.
- 2.1.2. The full address is 16a Gordon House Road, NW5 1LN, London
- 2.1.3. The local planning authority is Camden Council.

2.2. Access

- 2.2.1. The property is accessed from Gordon House Road, which is a residential street. Gordon House Road connects Highgate Road and Mansfield Road two busy thoroughfares in the Borough of Camden.

2.3. Heritage and conservation

- 2.3.1. The property is not listed. However, it lies within the Dartmouth Park conservation area.

2.4. Planning policy

- 2.4.1. The proposals comply with the NPPF 2023 and the London Plan 2021.
- In addition to national and London wide policies, the proposal has been carefully considered in relation to the following planning guidance issued by Camden Council:

- A1 Managing the impact of development
- D1 Design
- D2 Conservation
- 2.4.2. Camden Planning Guidance (2021)
 - CPG Design
 - CPG Home Improvements
 - CPG Amenity
- 2.4.3. Camden Square Conservation Area Appraisal and Management Strategy (2011)
- 2.5. Planning history**
 - 2.5.1. The following planning history from 16a Gordon House Road is relevant to this application:
 - 2010/0983/P- Erection of rear extension at lower ground floor, creation of roof terrace at ground floor level, to residential flat (Class C3). Granted 18-05-2010.
- 2.6. Flood risk**
 - 2.6.1. The proposals do not affect the drainage of the property and are considered not of a scale to warrant a Flood Risk Assessment. Please consider this our Statement of Reasonable Exception. The property is in Flood Zone 1 and therefore does not require an flood risk assessment.



Location Plan



Conservation map scale 1:7500

- Key**
- Site
 - Conservation areas
 - ▨ Listed Parks and Gardens
 - Tree Protection Order
 - Grade I listed building
 - Grade II* listed building
 - Grade II listed building
 - ▨ Flood Zone 3

3. Heritage & Conservation

3.1. Conservation Area

3.1.1. 16a Gordon House Road lies within the Dartmouth Park Conservation Area, which was designated in 2009. The property is considered to have a positive contribution to the area.

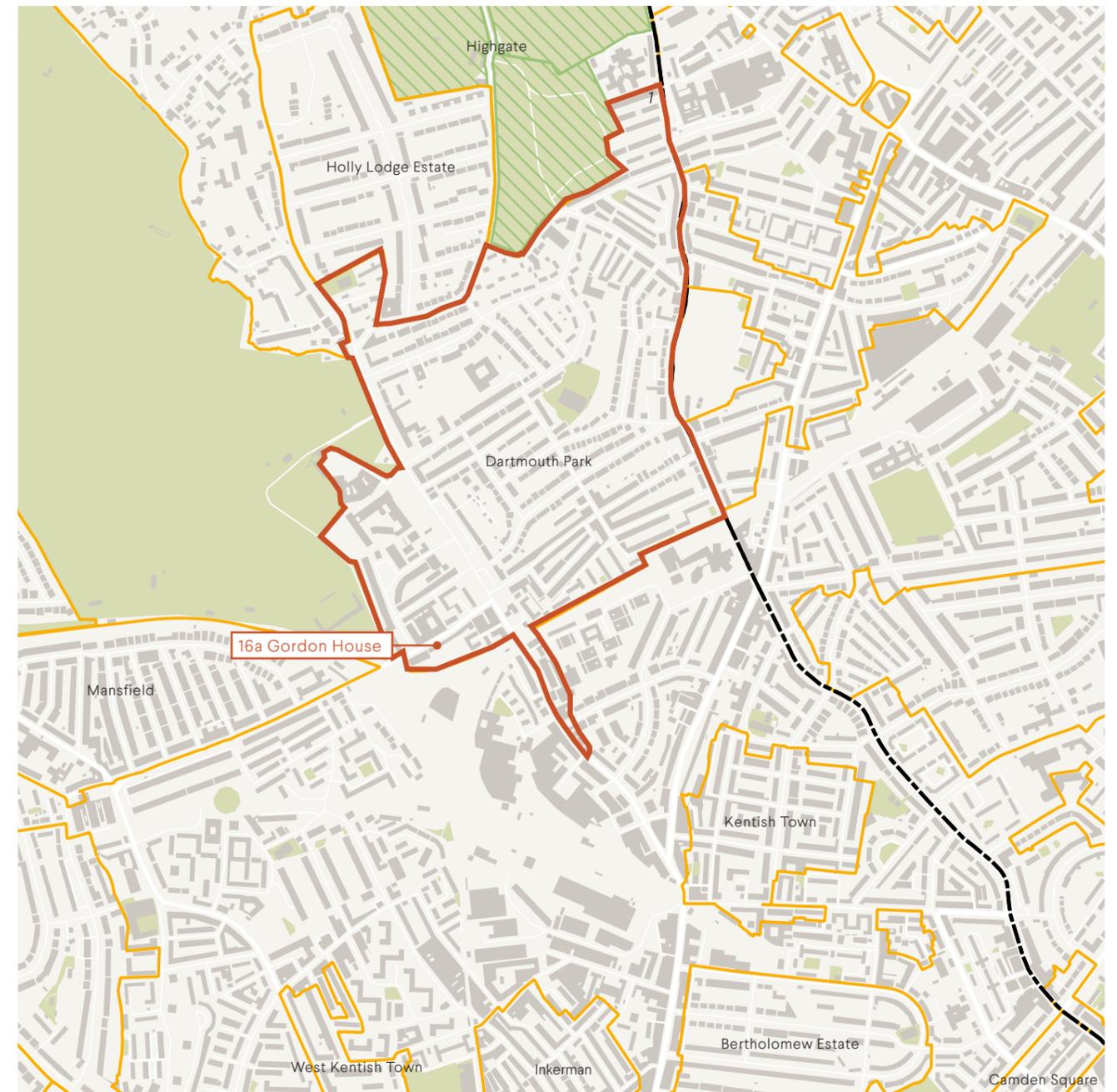
3.2. Local Character

3.2.1. The conservation area has a variety and complexity that charts the history of domestic architecture from the late 18th century to the present day. The area is deemed to have a semi-rural character in which the open boundary to Parliament Hill Fields plays a significant role.

3.2.2. Another essential component of the area is the contribution of social housing that includes the Brookfield Estate from the 1920's, the York Rise Estate (1930's), the Highgate Road flats (1950's and 60's) and the Whittington Estate of the 1970s.

3.3. Amenity

3.3.1. The conservation area is a mainly residential area, but integral to its character are the interspersed uses scattered throughout it. There are small groups of workshops and offices in the southern tip, four large schools, several nurseries, small institutional buildings, four churches, four local shopping centres, a library, seven public houses, a community centre, a health centre and a recreational centre. Part of the sense of character is derived from social cohesion.



Conservation area boundary map

4. Existing Building

4.1. Architectural Period

4.1.1. The existing building at 16a Gordon House Road is a Victorian terrace house originally constructed around 1890.

4.2. Front Elevation and Entrance

4.2.1. The dwelling is accessed via the lower ground floor entrance to the front.

4.2.2. Both the lower and upper ground floors have white painted timber sash windows on the front facade.

4.2.3. The building is constructed from yellow London stock brick. The front elevation is also characterised by red brick detailing in the window lintels and on the parapet banding.



View of rear lower ground extension



View of kitchen out to rear garden



View of hallway and rear garden access door



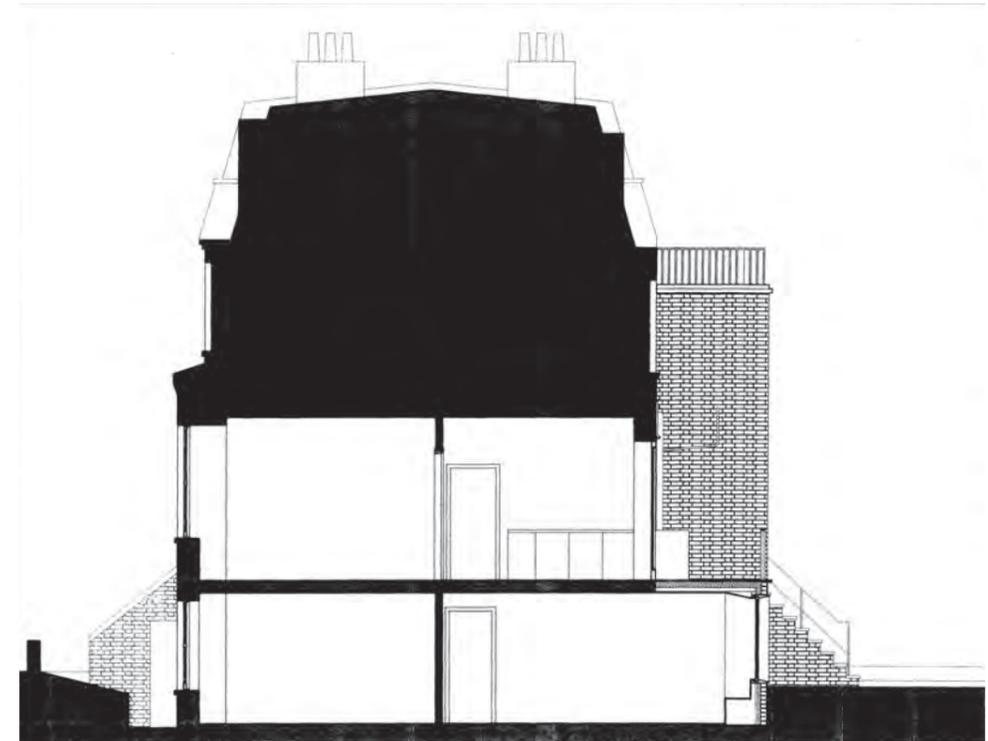
View of lower ground floor wc

4.3. Rear Facade

4.3.1. The rear of the property features a modern lower ground floor rear extension.

4.3.2. The existing rear garden access steps are of concrete and brick construction and are in poor condition.

Planning History



Proposed section from 2010 planning application



Proposed rear elevation from 2010 planning application

The relevant planning history includes an accepted application from 2010 that proposed the erection of a rear extension at the lower ground floor and the creation of a roof terrace at the ground floor level.

5. Proposed Works

5.1. Summary

- 5.1.1. It is proposed to undertake a series of minor alterations aimed at enhancing the functionality and usability of the existing layout. The changes are confined to the rear of the flat, ensuring no visible impact from the street.
- 5.1.2. The key proposals include the creation of a new roof terrace, the installation of painted timber sash windows and painted timber French doors for terrace access, as well as the internal reconfiguration of toilets on both levels. Additionally, storage space will be incorporated beneath the staircase.
- 5.1.3. The new windows and doors will be in keeping with the original design. Garden access has been reconfigured to be provided via the terrace, improving circulation and usability.
- 5.1.4. The proposed terrace will feature a privacy screen, metal railings, and a metal stair, all designed to be sympathetic to the character of the house and the broader Camden context. Crucially the screen and stair have been carefully positioned to prevent overlooking into the neighbouring garden.

5.2. Use

- 5.2.1. This application does not consider a change of use. The property will remain a self contained residential dwelling with an entrance on the street.

5.3. Layout

- 5.3.1. The proposed works seek to rationalise the spaces to meet modern living requirements and enhance the house's connection to the rear garden.
- 5.3.2. The addition of a roof terrace enhances the residential amenity of the dwelling by making it a more efficient use of outdoor space and providing a better connection to the garden.
- 5.3.3. The provision of an additional shower upstairs improves the functionality of the dwelling helping it meet modern living requirements.

5.4. Fire Risk

- 5.4.1. The proposal involves repositioning the rear escape stair 1200mm closer to the centre of the facade.
- 5.4.2. The stairs will be accessed from the proposed terrace, which connects directly to the kitchen. Rear garden access is maintained, ensuring a clear and unobstructed means of escape.
- 5.4.3. The proposals have been designed with reference

to Approved Document B Section 2: Means of escape-dwellings and Section 3: Means of escape- flats.

- 5.4.4. Generally the escape strategy from the building remains unaffected by these minor proposals.

6. Heritage Statement

6.1. Summary

- 6.1.1. The internal modifications will enhance the house's character, provide ancillary functions, and rationalise the spaces for modern living requirements.
- 6.1.2. The provision of a roof terrace will enhance outdoor amenity space while having no visual impact from the public realm. This will not harm to the special character of the area. The privacy screen will be of high quality and use lightweight material sympathetic to the building and context.

6.2. Policy Considerations

- 6.2.1. The proposals are sensitive to the historic interest and contextual heritage of the site and comply fully with the policies outlined in the Camden Local Plan 2017. The relevant points from the policy are addressed below.
- **Policy D1 a:** Respect local context and character: The proposals are limited to the rear of the dwelling minimising impact on the character and context, the proposed windows, stairs, railing and screen will be sympathetic to the character of the building and terrace.
 - **Policy D1 e:** Comprises details and materials of high quality that complement the local character: High

quality materials will be used on the rear terrace such as metal for the railings and stairs referencing Camden's industrial heritage. The proposed windows will be timber sash sensitively responding to the windows in the context of the terrace row.

- **Policy D1 f:** Integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage: The reorganisation of the rear access stair provides a more clear and direct route through the flat to the rear garden improving the movement through the site.
- **Policy D1 L:** Incorporates outdoor amenity space: The provision of a terrace will create additional outdoor space while having minimal impact on the facade.
- **Policy D2 f:** Resist that development within conservation areas preserves or, where possible, enhances the character or appearance of the area: The proposed works resist substantial demolition retaining much of the existing buildings fabric. While some of the rear openings require demolition the new design will make a positive contribution to the area's special character.

