



Design and Access Statement

*17 Doynton Street
N19 5BX*

BRIAN
O'REILLY
ARCHITECTS
The Studio, 31 Oval Road
London NW1 7EA
T 02072670300 E [mail@brianoreillyarchitects.com](mailto:brianoreillyarchitects.com)

INTRODUCTION

No.17 Doynton Street, is a terraced property located within Dartmouth Park conservation area.

Originally built c.1865 the exterior of the building remains almost completely intact. The internal layout has altered greatly due to the separation of the original single dwelling into two flats during the C20th.

The alterations we propose combine and reconfigure the internal layout to create a single dwelling. Alterations to the rear fenestrations will improve both natural daylight levels within the property and access to the garden. Through the alterations we aim to increase the liveability of the building and provide additional space for a growing family.

It is both our intention and the client's desire to maximise the potential of the existing building, without impacting or distracting from the historic fabric of the building.

LOCATION

17 Doynton Street
London
N19 5BX



fig 1. Location plan (not to scale, see 327-100-E)

DARTMOUTH PARK CONSERVATION AREA

17 Doynton Street falls within Dartmouth Park conservation area, an area of land sloping towards the River Thames below Hampstead, Highgate and Parliament Hill.

The conservation area was designated on 4 February 1992.

The conservation area is mainly residential; containing a rich mix of domestic architecture from late C18th terraces, cottages, mansion blocks and contemporary housing estates. There is also a diverse range of other buildings dispersed throughout the area that are integral to its character, these include: nurseries, churches, schools, a library, shopping centres, public houses and a community centre.

Dartmouth Park conservation area has a strong semi-rural feel, acquired through the open green areas located at its boundary, the leafy streets and abundance of trees and hedges throughout the area.

Doynton Street is part of the sub-area known as Highgate New Town.

*"This sub area is an interesting mix of terraced housing from the 19th and 20th centuries. Highgate New Town was the name given to the area in the 19th century, providing working-class housing largely multi occupied from the start, and was re-used when redeveloped in the 1970s by Camden Council."*¹

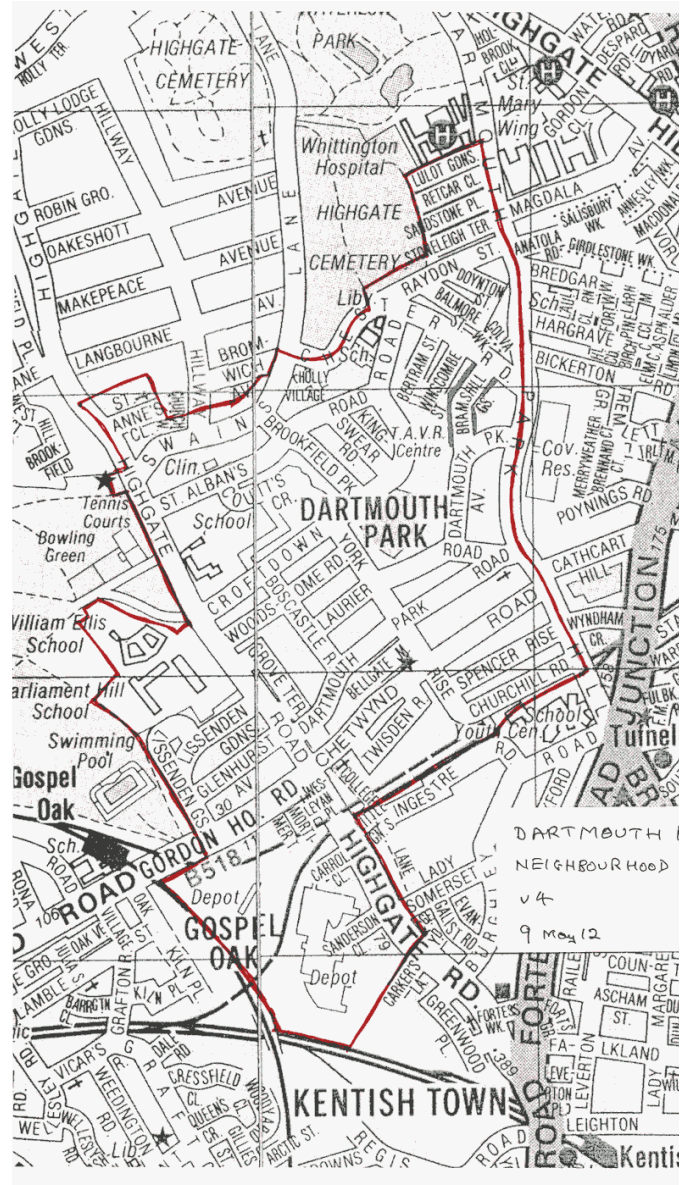


fig 2. Map of Dartmouth Park Conservation Area

¹ Dartmouth Park Conservation Area
Appraisal and Management Statement: p. 29-30

SITE



fig 3. Aerial view

No.17 is a mid-terrace property, situated between No.19 and No.15.

Originally built in the late 1860's, the terrace is typical of the Victorian era, constructed in London stock yellow brick with white stucco to the front ground level and grey slate tiled pitched roofs.

The garden to the rear of the site is sheltered by surrounding houses to the south, east and west, see figs 1 and 3.



fig 4. Street View



fig 5. Existing rear elevation (not to scale, See 327-200-E)

DESIGN

The proposal is to combine 17A and 17B flats to create one family dwelling; restoring the building to its original function.

Lower ground: Remove existing partition wall to create open living area.

Ground: Remove stairway partition walls. Introduce glazed strip into hallway to create views into the main living space. Introduce glazed patio doors to lead onto proposed external terrace and staircase to the garden.

First: Remove stairway partition walls. Reconfigure layout to include open living and study area with central void to ground floor. Increase size of rear window.

Second: N/A



fig 6. Proposed rear elevation (not to scale see 327-200-P)

Overall the internal reconfiguration and proposed interventions aim to create a more open and coherent family living space from the series of existing smaller rooms. The proposal aims to create a better visual connection and access between the interior and garden.

The rear external terrace and staircase will connect the ground floor living spaces to the garden. The proposed glazed patio doors, enlarged first floor window, internal void and removal of internal partitions will bring natural daylight deeper into the living spaces, reducing the energy requirements associated with artificial lighting solutions.

AMENITY

Combining the existing flats will provide increased living space for property owner's growing family who currently live in the lower ground flat.

The proposed rear patio doors and terrace will act as an extension of the ground floor living space, with the staircase improving access to the garden.

There will be a minimal loss of garden space as a result of the proposed staircase; this will be compensated for by the space gained from the terrace.

The proposal will not cause any additional overlooking to neighbouring properties.

The proposed terrace and staircase will not look out of place as many of the neighbouring properties have similar additions, see fig 7.



fig 7. Surrounding properites with similar staircase additions

MATERIALS

The proposed window and glazed patio doors will have white painted hardwood frames to match existing.

New guttering will be in line with a traditional approach and to match the existing.

The proposed external terrace will be part timber decking, part galvanized elephant grating to minimise its impact on light levels at lower ground. The terrace will be made safe with a glazed screen and galvanised mild steel handrail painted black. The staircase will be constructed in galvanized elephant grating with galvanised mild steel handrail and balustrade painted black.

SUSTAINABILITY

It is our aim to use the renovation and reconfiguration of the building as an opportunity to minimise the energy requirements of the house. We aim to employ the following sustainable elements:

- Use glazing with high thermal performance whilst maximising daylight within the ground floor and first floors.
- Use low energy lighting solutions
- Use energy efficient appliances and replace the existing boiler with a more energy efficient boiler

ACCESSIBILITY

Access to the renovated home is unchanged from the existing.

The addition of the patio doors and staircase will provide direct access from the main ground floor living spaces to garden.

The proposed design achieves greater daylight factors within the plan, providing a more even distribution of natural light throughout the property.

HERITAGE STATEMENT

“Doynton Street south side dates from the late 1860s and are flat fronted three storey terraces with basements. They have stuccoed ground floors and pitched roofs. The north side is part of the final stage of Highgate New Town designed by Bill Forrest and Oscar Palacio 1978-81. There are small open spaces as in neighbouring Balmore Street.”¹

Doynton Street was built to provide housing for the railway and industrial workers in the late C19th, it is typical of the suburban brick and white stucco terraces that were part of the 19th Century expansion of Greater London.

“There are surviving stretches of an ancient footpath that ran from Croftdown Road to Bertram Street, Chester Road, and on to Balmore and Doynton Streets.”²

¹ Dartmouth Park Conservation Area Appraisal and Management Statement: p.31

² Dartmouth Park Conservation Area Appraisal and Management Statement: p.30