



The **D***Haus Company Ltd
16A Croftdown Road
LONDON NW5 1EH
DESIGN AND ACCESS STATEMENT
September 2020

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D*Haus



RIBA 
Chartered Practice



1. Introduction

This Design & Access Statement has been prepared by The D*Haus Company Ltd, in support of a planning application at 16A Croftdown Road

This application is for a rear extension to the lower ground floor of the property. Our client would also like to open up the interior of the building in order to link it better to the garden.

This report details the proposals.

2. Context and History

Croftdown Road located in the London Borough of Camden. The postcode is within the Dartmouth Park ward/electoral division. The site sits within the Dartmouth Park Conservation Area.

The site sits within the Dartmouth Park Conservation Area, in the Highgate Road sub-zone, which was designated in 1985.

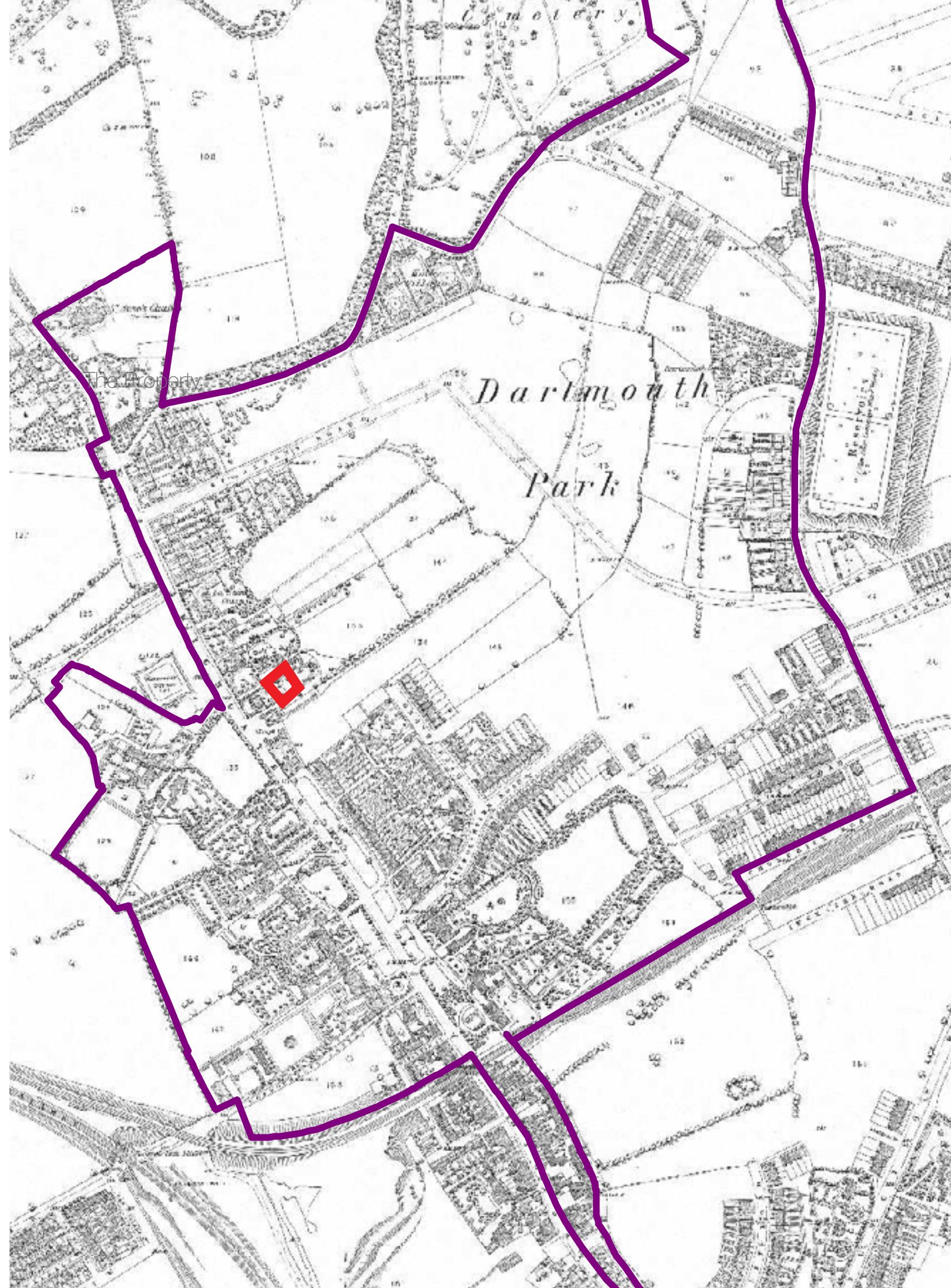
Dartmouth Park is named after the Earl of Dartmouth who bought the land in St Pancras parish in the middle of the 18th century. The 5th Earl of Dartmouth instigated some major house building in the late 19th century, and the area has continued to undergo development since that time.

By then the need to increase the supply of fresh water to serve London's expanding population meant that water companies were building new facilities. Two covered reservoirs were constructed on Dartmouth Park Hill in 1855 by the New River Company and connected to its new waterworks and pumping station by Stoke Newington reservoirs. Later owned by the Metropolitan Water Board, the reservoirs are now owned by Thames Water Utilities.

The street named York Rise, which runs through the centre of Dartmouth Park, is in a slight valley which follows the course of the River Fleet, now underground. At the foot of York Rise the river crosses the railway tracks in a large iron pipe.

Most of the area consists of late-19th century terraced and semi-detached houses, with a few more recent buildings. The local church is St Mary Brookfield, designed by William Butterfield and opened in 1875. It is red brick with contrasting yellow and blue brick patterns.

Although the name designates a district and not a park per se, there is a small but attractive park, now also named 'Dartmouth Park', to the immediate East in Islington, off Dartmouth Park Hill. It was laid out on the edge of the reservoirs and opened to the public in 1972. Even as much of it is taken up by the reservoir tank, there is also a children's playground. The land slopes steeply to the north and the east of the reservoirs, which are now covered with lush grassland. The top of the slope gives an enchanting view of south-east London. The park has an enclosed seating area surrounded by a hedge, which local children helped to plant in 1991. The park was the location for one of the beacons lit nationwide on 21 April 2016 to celebrate Queen Elizabeth II's ninetieth birthday.



The site shown on a map of the Dartmouth Park Conservation Area, 1870



3. The Site

- 2 bedroom Flat
- Large Terrace Property split into flats
- Set in a quiet, wide, tree lined street
- Reception and dining rooms boast original features
- Kitchen in need of updating
- Back garden in need of attention



The existing rear garden



The existing rear garden

3. The Site



The existing elevation viewed from the rear garden

4. Proposal

4.1 Proposed Use

The proposed development seeks to expand and improve on the quality of the residential home, whilst preserving the character of the building.

4.2 Lower Ground floor

Our Client would like to extend to the rear at ground floor level by only 3m from the existing rear building line. The type of extension mimics those of other properties along Croftdown Road.

As part of the proposals we would like to respect the existing architectural style using the same high quality materials that we feel will be sympathetic to the original design whilst enhancing it.

5. Design

5.1 Approach to Changes

The proposal aims to sympathetically respond to the existing building and its immediate context.

5.2 Rear Extensions in the Area

There are currently many rear extensions and new annexes on the street. These are highlighted in green below.

These highlighted extensions show the changes/improvements to the current housing typology - Future proofing these properties for many generations to come. Yet preserving the look and feel of the area with sympathetic design.



Aerial view of the site showing nearby rear extensions



Aerial view of the rear gardens



Photos taken from the rear garden of 16a Croftdown Road showing the adjacent balcony protruding from 14 Croftdown Road at Upper Ground level

5. Design (Neighbour's existing rear balcony)

5.3 Neighbouring Rear Extensions

The rear garden sits next to an existing balcony to the upper ground floor of No. 14 Croftdown Road. This balcony protrudes 2.5m from the rear wall of the building as can be seen from the photos on this page.

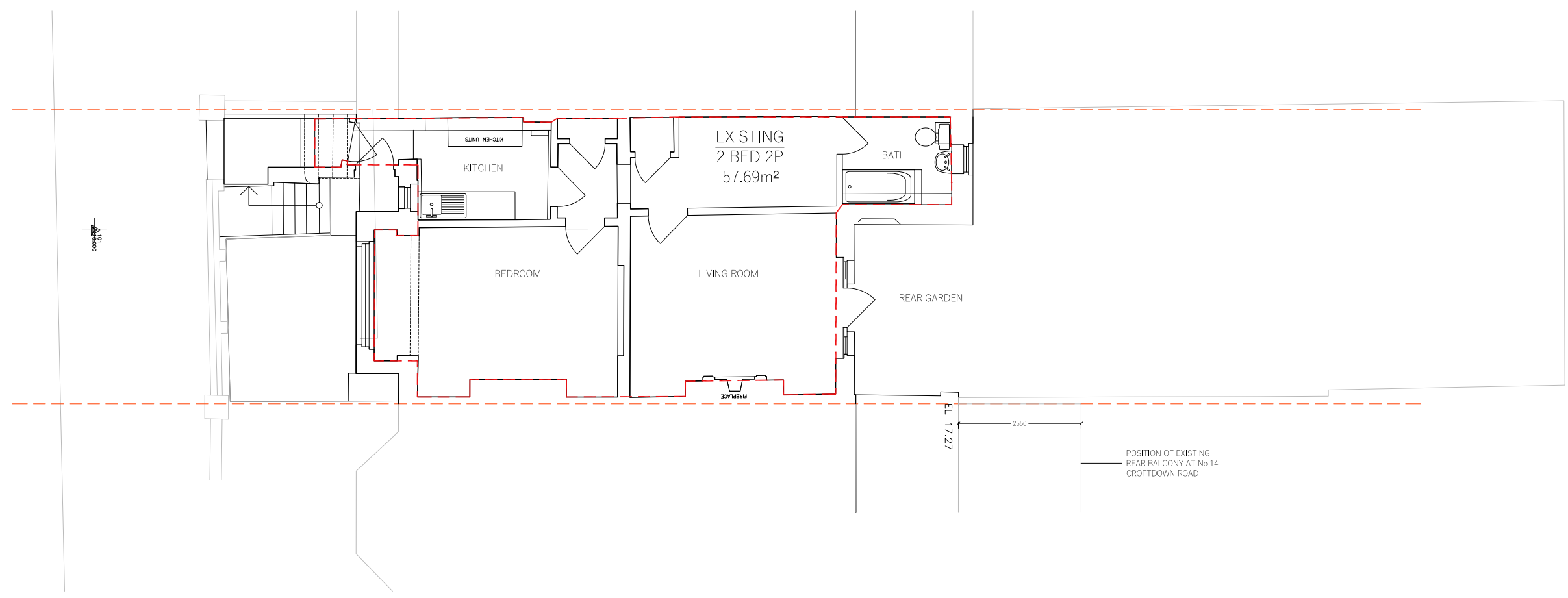
Therefore, the proposed 3m extension on the application site is likely to have no impact on the amenity of the neighbours given the existing balcony and high boundary wall that sits between the two properties.

6. Existing Drawings

NOTE
 This drawing is prepared solely for design and planning submission purposes. It is not intended or suitable for other Building Regulations or Construction purposes and should not be used for such.

FOR ELECTRONIC DATA USE
 Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
 The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the **Net** areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.



01
 LOWER GROUND FLOOR PLAN

| REVISION | DATE | COMMENT |
|----------|------|---------|
| | | |

PROJECT:
 16a CROFTDOWN ROAD
 NW5 1EH

CLIENT:
 STEFAN NEOPHYTOU
 -

DRAWING:
 EXISTING PLANS



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REASON FOR ISSUE:
 PLANNING

DRAWING NO:
 0124_PL_001

THE D*HAUS COMPANY LIMITED
 UNIT 13, OLD DAIRY COURT
 17 CROUCH HILL
 LONDON N4 4AP
 thedhaus.com

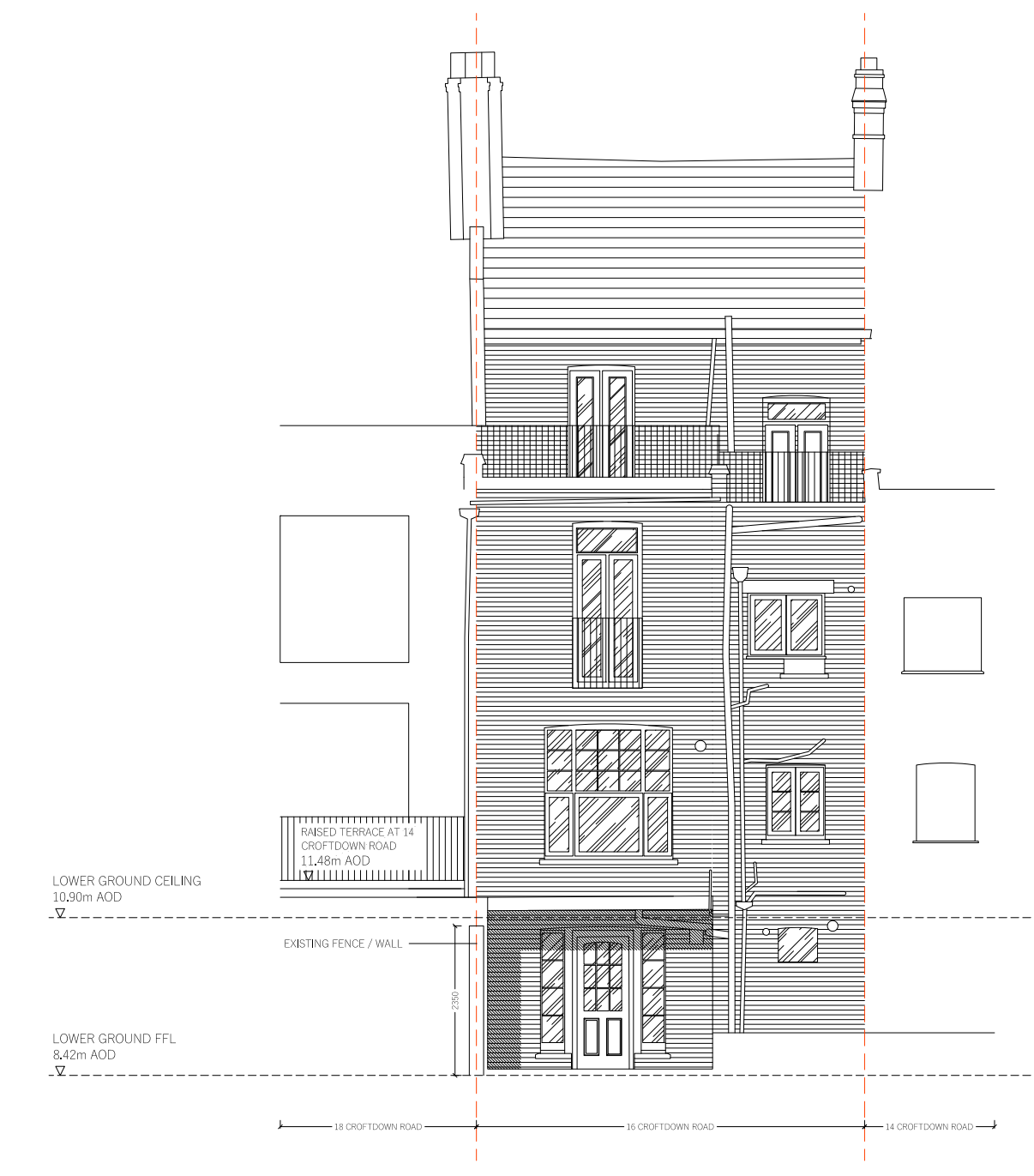
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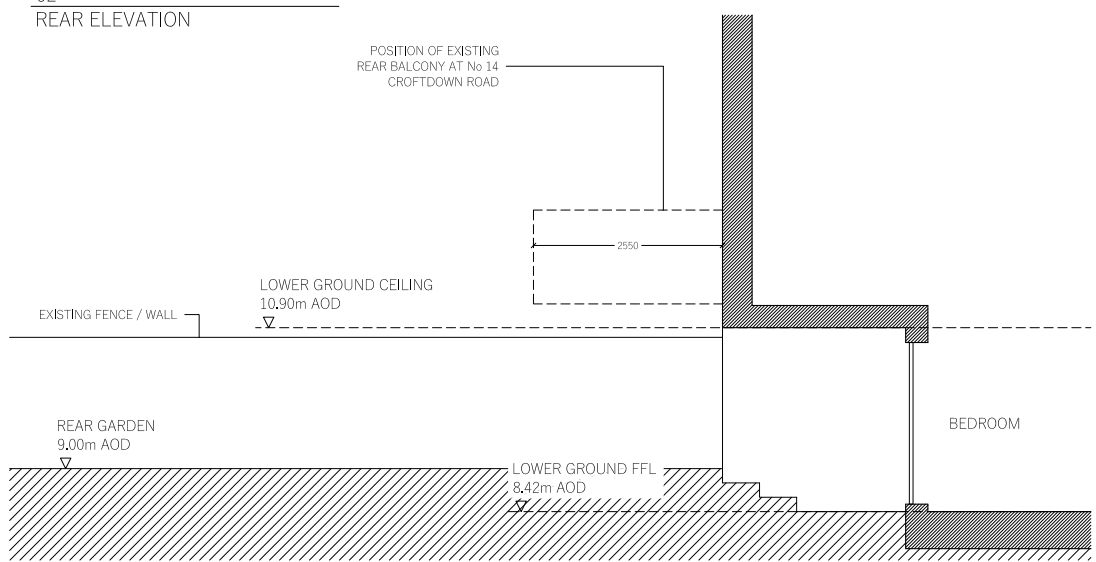
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01
 FRONT ELEVATION



02
 REAR ELEVATION



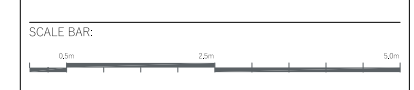
03
 PARTIAL SIDE ELEVATION

| REVISION | DATE | COMMENT |
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| | | |

PROJECT:
 16a CROFTDOWN ROAD
 NW5 1EH

CLIENT:
 STEFAN NEOPHYTOU

DRAWING:
 EXISTING ELEVATIONS



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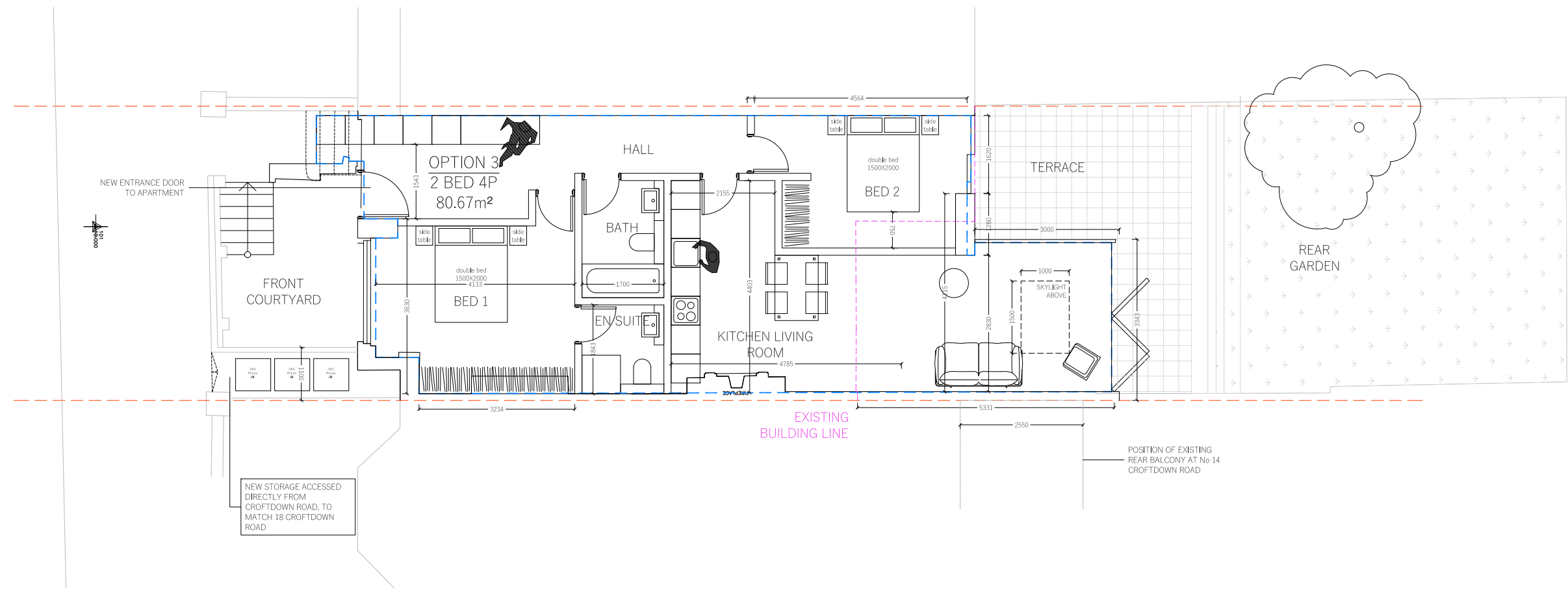
 THE D*HAUS COMPANY LIMITED
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7. Proposed Drawings

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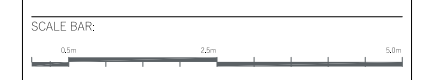
01
LOWER GROUND FLOOR PLAN

| REVISION | DATE | COMMENT |
|----------|------|---------|
| | | |

PROJECT:
16a CROFTDOWN ROAD
NW5 1EH

CLIENT:
STEFAN NEOPHYTOU

DRAWING:
PROPOSED PLANS



| | | | |
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| DRAWING NO: 0124_PL_003 | | REV: - | |

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LONDON N4 4AP
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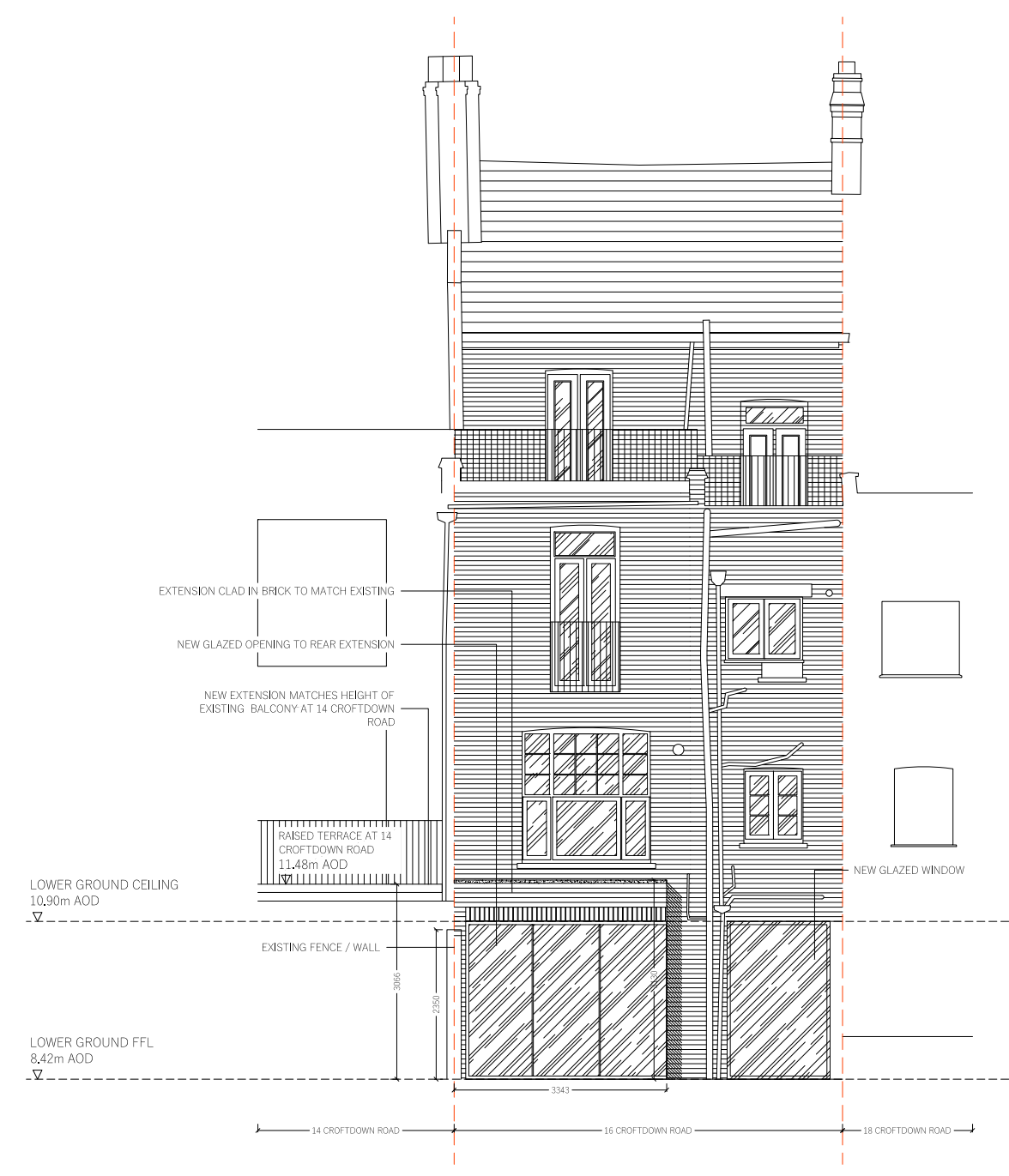
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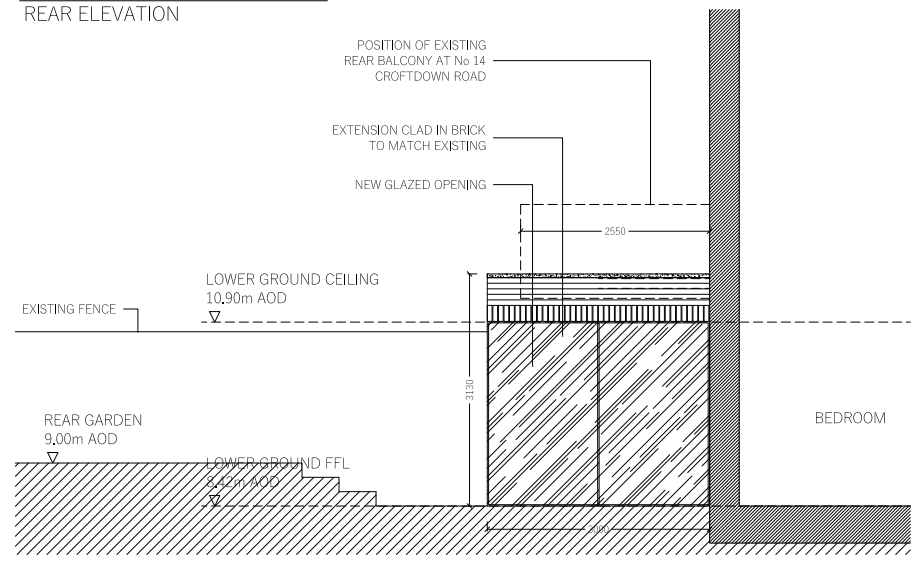
01
FRONT ELEVATION



02
REAR ELEVATION



03
PARTIAL STREET ELEVATION (WITH RAILINGS SHOWN)



04
PARTIAL SIDE ELEVATION

| REVISION | DATE | COMMENT |
|----------|------|---------|
| | | |

PROJECT:
**16a CROFTDOWN ROAD
NW5 1EH**

CLIENT:
STEFAN NEOPHYTOU

DRAWING:
PROPOSED ELEVATIONS



| | | | |
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| DATE: 21.09.20 | SCALE: 1:50 @ A1 | DRAWN: DW | CHECK: DG |
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| DRAWING NO: 0124_PL_004 | | REV: - | |

THE D+HAUS COMPANY LIMITED
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LONDON N4 4AP
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8. Further Considerations

8.1 Waste storage

A waste storage area for the house will remain in current location as it already has a bin store within the front garden of the property.

Waste will stay in this location until it is taken onto the pavement for collection by the Council.

9.2 Access

Main pedestrian access to the building will be directly from Croftdown Road. All new corridors and spaces will comply with UK building regulations.

8.3 Sustainability

This development aims to achieve high environmental performance standards. Where possible, Locally and responsibly sourced materials shall be used within the building structure and fabric. All timber shall be FSC certified.

All building fabric and glazing U values shall aim to have as high as thermal performance as possible, contributing to increase in the energy efficiency of the building.

The building will aim to maximise use of the existing materials and fabric, reusing as much waste material as possible.

8.4 Trees

The site sits within the Dartmouth Park Conservation Area, where all trees are protected. However, there are no trees adjacent to the site or the proposed rear extension that will be affected by the works, with the closest tree more than 6m away from the proposed rear extension.

Towards the front of the building no works are planning that would impact the nearby street trees, as the front courtyard will not change in shape or depth.

8.5 Flood Risk

The site sits within a flood risk zone, as can be seen from the map opposite. However the site sits within an area of low risk given that it sits on a gradient which is above the main flood risk area.

Furthermore, the rear extension is of a small scale and no basement works are planned as part of the proposal.

For these reasons it is not felt that any flood risk measures are necessary.



The site and nearby flood risk zones

9. Conclusion

9.1 Referring to the National Planning Policy Framework, March 2012:

ACHIEVING SUSTAINABLE DEVELOPMENT:

Item 9 - "Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- *Replacing poor design with better design;*
- *Improving the conditions in which people live, work, travel and take leisure; and*
- *Widening the choice of high quality homes."*

Referring to the above policy, which argues the case for achieving sustainable development, it is felt that the proposed scheme has a positive impact on both the quality of the built environment and also the quality of life of the residents by improving the living space and amenity of the property.

THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT:

Item 14 - "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *Specific policies in this Framework indicate development should be restricted."*

Referring to the above policy, which is in favour of sustainable development, we would argue that the positive benefits of the scheme outweigh any minor amenity issues neighbours may suffer, particularly as there are no direct overlooking issues on this site.

Requiring good design:

Item 61: "Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

Referring to the above policy, the design does not negatively affect the visual appearance of the area and improves the quality of the house by improving the amenity and living space of the unit and should therefore be supported.

Item 63: "In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area."

The proposal raises the standard of design in the area and should be viewed positively and supported.

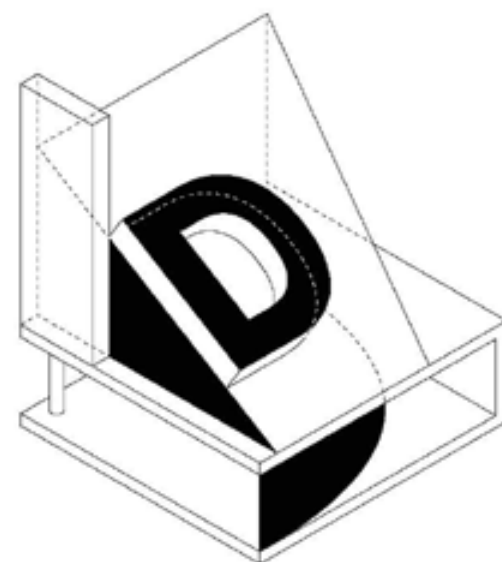
9.2 NPPF Summary:

These proposals accord with the requirements of the NPPF and we believe that as a consequence planning permission should be granted.

9.3 Conclusion

The proposals will improve the overall quality of the surrounding area by improving the aesthetic of the building.

The proposals will enhance the quality of the existing building preserving its character while updating it for the 21st Century.



D*Haus

arb
Architects Registration Board

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