

0110: 7 Dartmouth Park Road

Design & Access Statement

JANUARY 2021

Prepared by: **The DHaus Company** LTD

DHaus



Contents

- 1 Introduction
- 2 Context and History
- 3 The Site
- 4 The Proposal
- 5 Nearby Examples
- 6 Existing Drawings
- 7 Proposed Drawings
- 8 Further Considerations
- 9 Conclusion



1. Introduction

1.1 Introduction

This Design & Access Statement has been prepared by The D*Haus Company Ltd, in support of a planning application at No 7 Dartmouth Park Road, Camden.

This application is for a side entrance storm porch similar to those found adjacent to the property and along the street.





2. Context and History

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

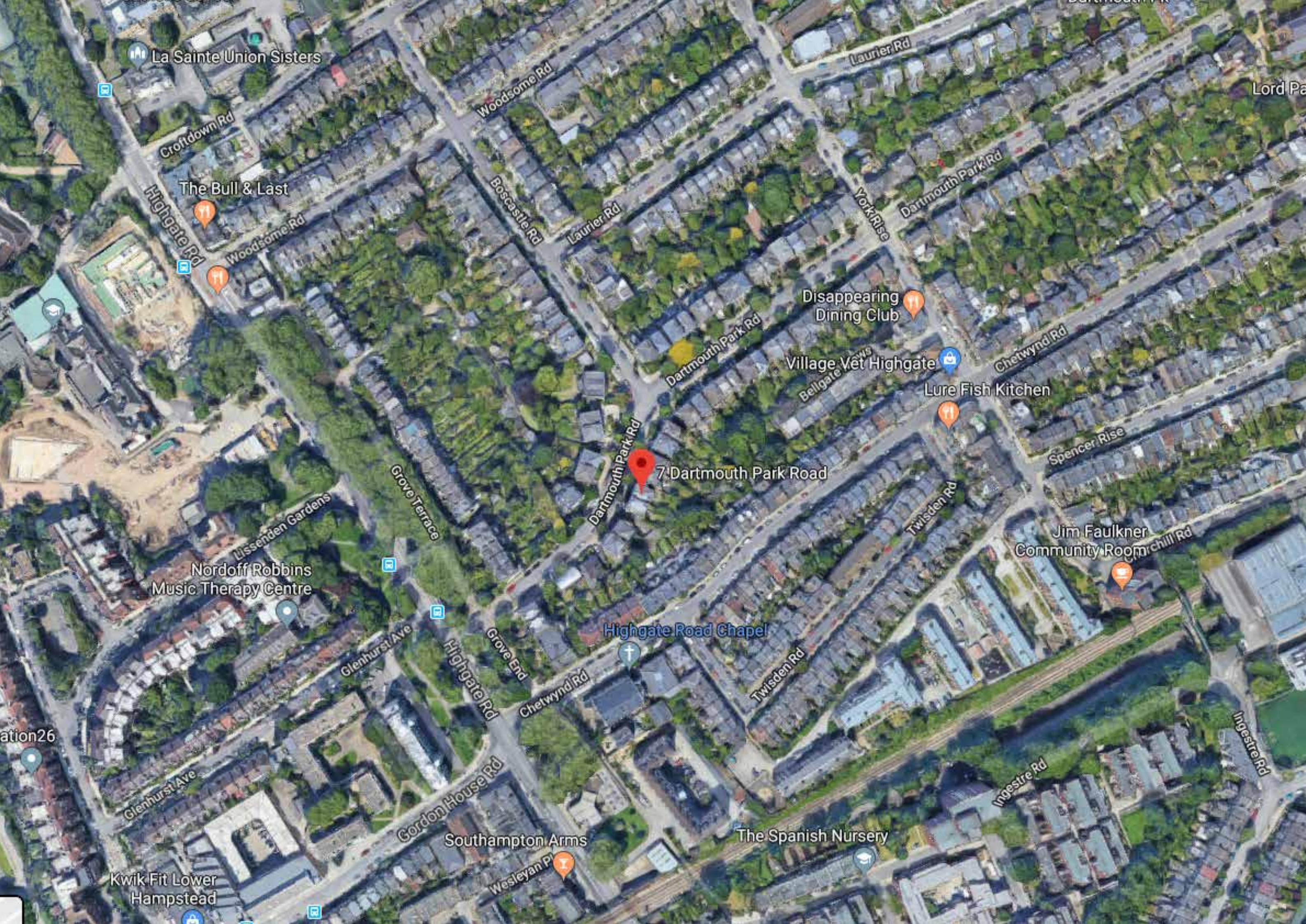
Dartmouth Park is named after the Earl of Dartmouth who bought the land in St Pancras parish in the middle of the 18th century. The 5th Earl of Dartmouth instigated some major house building in the late 19th century, and the area has continued to undergo development since that time.

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.



La Sainte Union Sisters

Lord Pa

The Bull & Last

Disappearing Dining Club

Village Vet Highgate

Lure Fish Kitchen

7 Dartmouth Park Road

Nordoff Robbins Music Therapy Centre

Highgate Road Chapel

Jim Faulkner Community Room

The Spanish Nursery

Southampton Arms

Kwik Fit Lower Hampstead

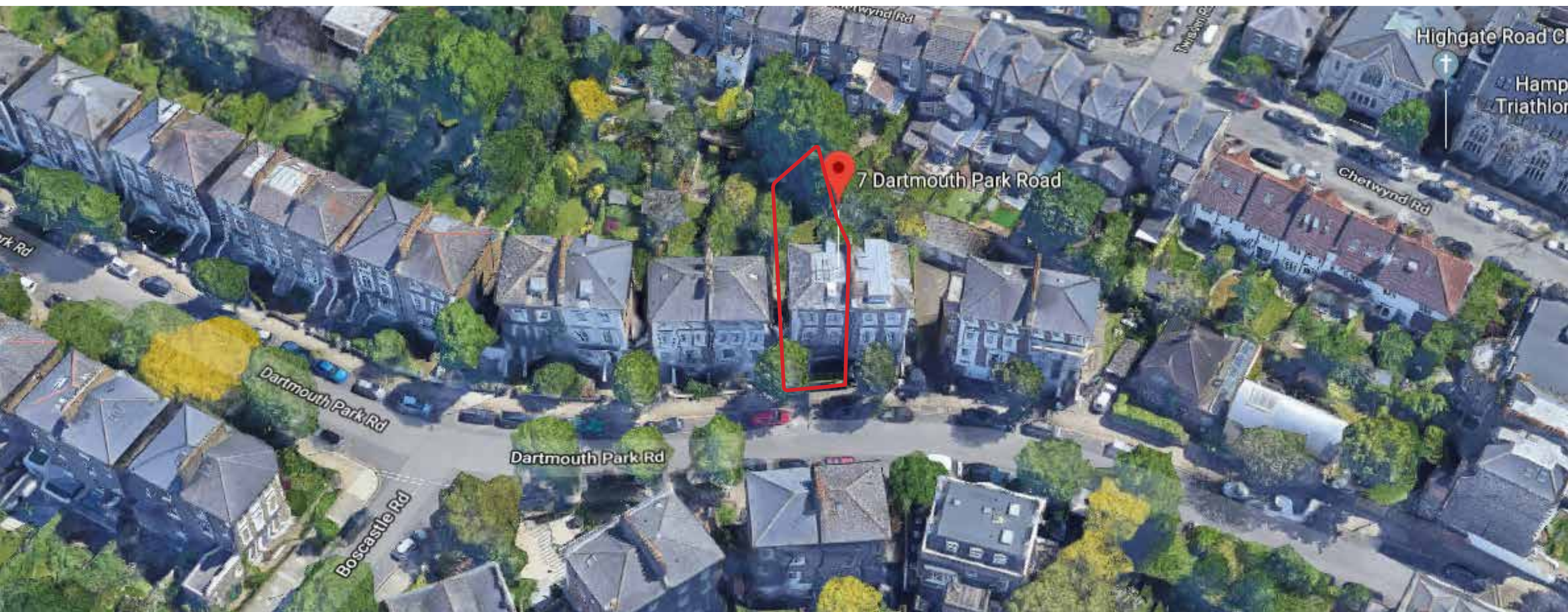


3. The Site

- 2 bedroom flat
- Set in a quiet, wide tree lined road
- Reception and dining rooms boast original features
- Kitchen in need of updating
- Internal Layout in need of updating
- Very close to Hampstead Heath
- Parks and a wealth of amenities close by

3. The Site

- Residential site
- Terraced property
- Victorian Facade forming the wider street frontage
- Varied pitch roofs



4. Proposal

4.1 Proposed Use

The proposal consists of creating a covered side entrance storm-porch to create a covered area along the side alleyway into the lower apartment and for access to the rear garden. Both the upper and lower apartments shall have access to the covered entrance for access to the rear garden.

Side porches are typical of the area with side porches found on both properties adjacent to the development site and along the street.

5. Nearby Examples

9 Dartmouth Park, Side Storm Porch,
approved by the Council: 2016/0385/P



5 Dartmouth Park, Side Storm Porch



6. Existing Drawings

01
BLOCK PLAN - Scale 1:1250



02
BLOCK PLAN - Scale 1:500



DO NOT SCALE FROM THIS DRAWING.
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

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 deductions to be made on the basis of these predictions whether as to project viability, pre-tender, 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 build 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.

REVISION	DATE	COMMENT

PROJECT:
7 DARTMOUTH PARK ROAD
LONDON NW5 1SU

CLIENT:
SPACEFREE LTD

DRAWING:
EXISTING PLANS
BLOCK PLAN

SCALE BAR:
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0.25m 0.25m 0.5m

DATE: 23.09.2019	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
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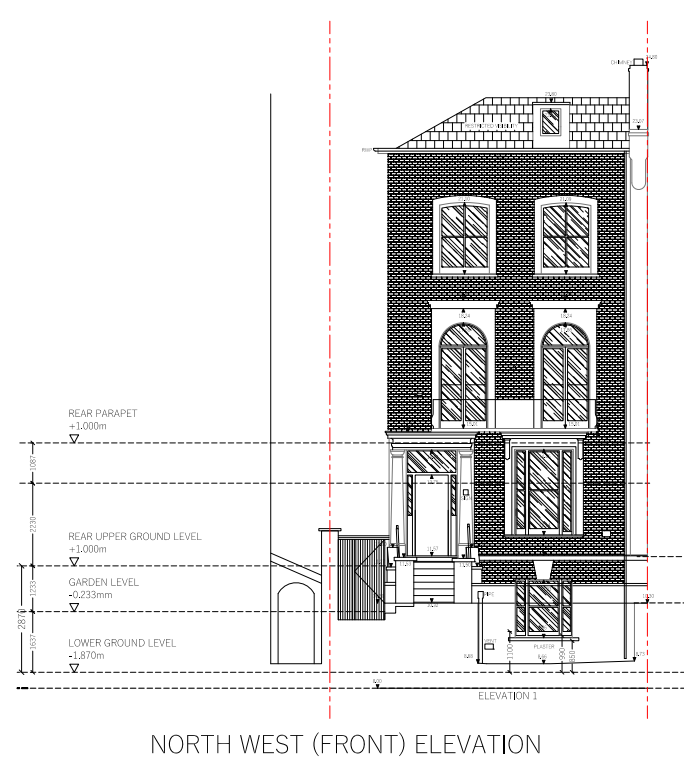
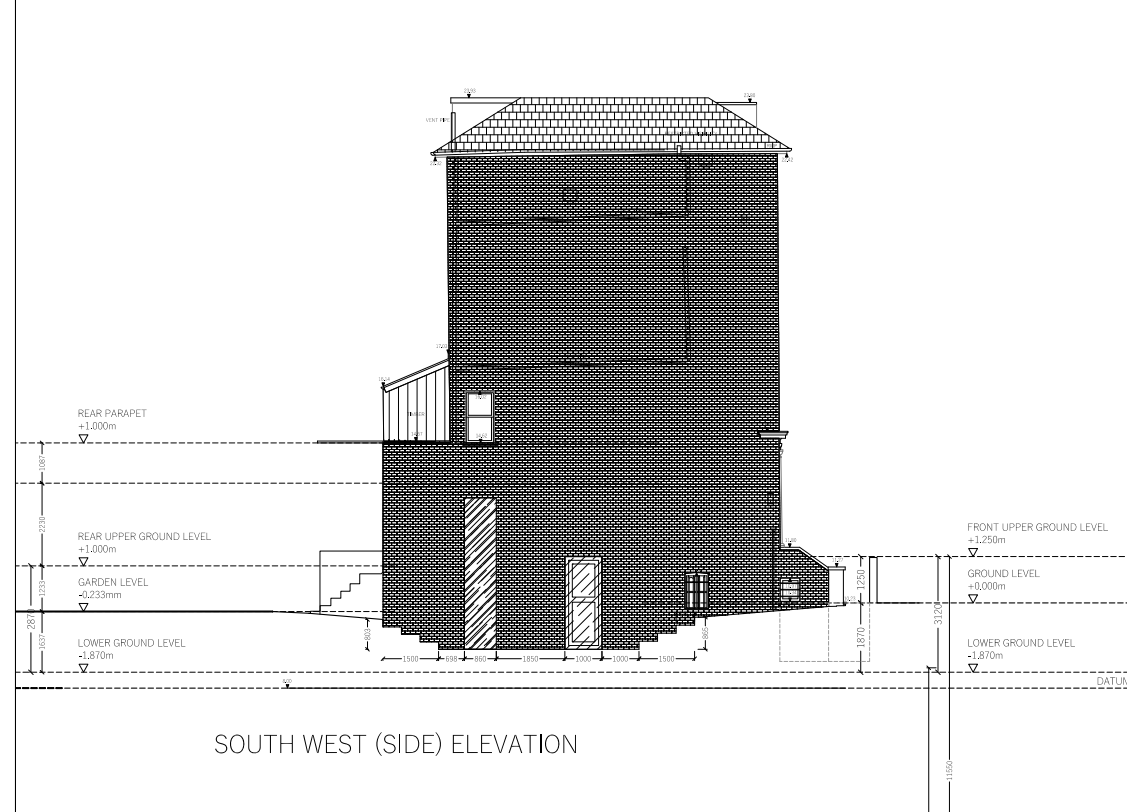
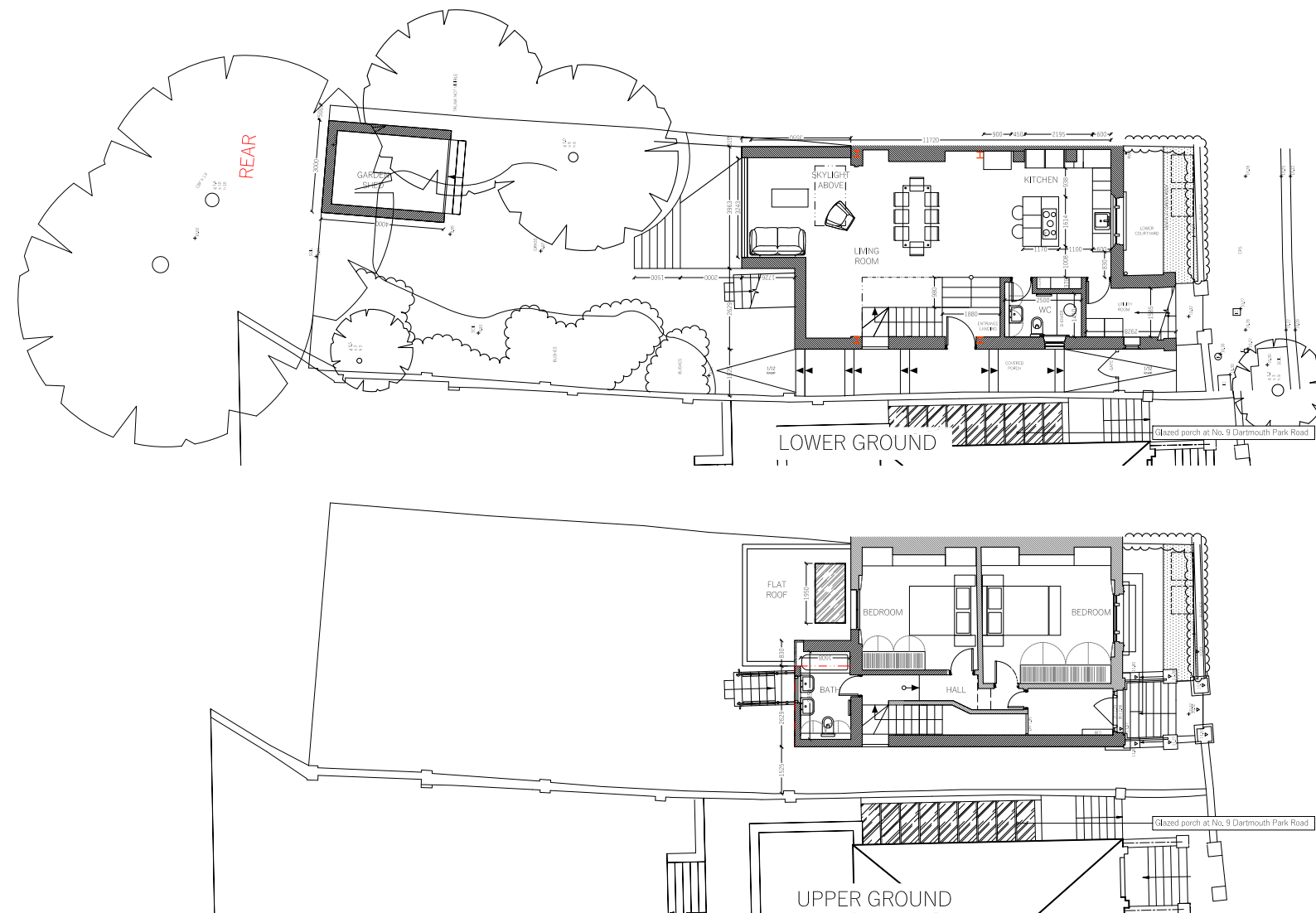
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NORTH:
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REV:
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THE D*HAUS COMPANY LIMITED
UNIT 13, OLD DAIRY COURT
17 CROUCH HILL
LONDON N4 4AP
thedhaus.com



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REVISION	DATE	COMMENT
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PROJECT:
7 DARTMOUTH PARK ROAD
LONDON NW5 1SU

CLIENT:
SPACEFREE LTD

DRAWING:

EXISTING PLANS

SCALE BAR:

A horizontal scale bar with tick marks. The first major tick is labeled '1m', the second is '5m', and the third is '10m'. There are four equal segments between the first and second ticks, and four equal segments between the second and third ticks.

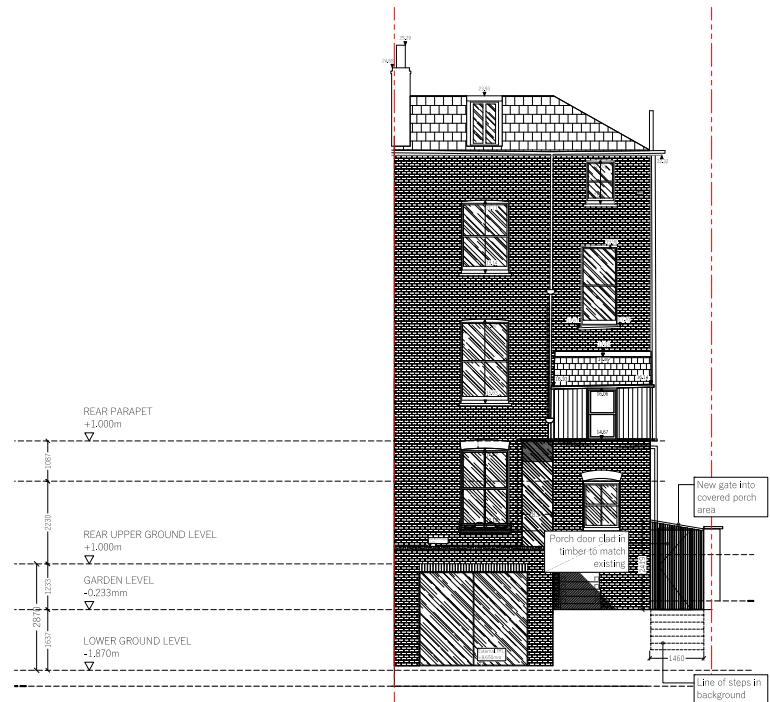
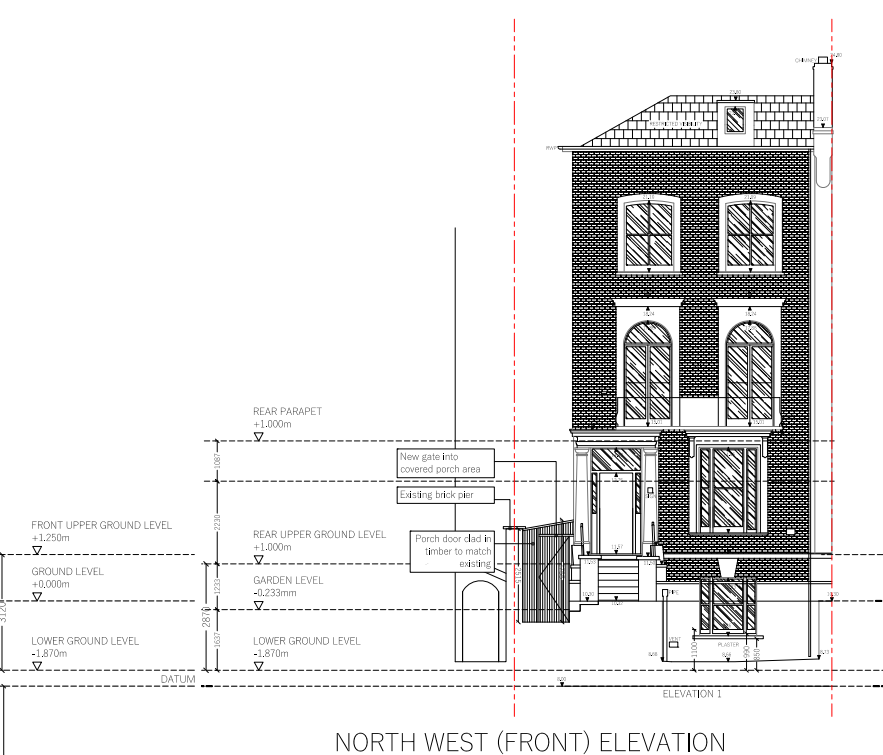
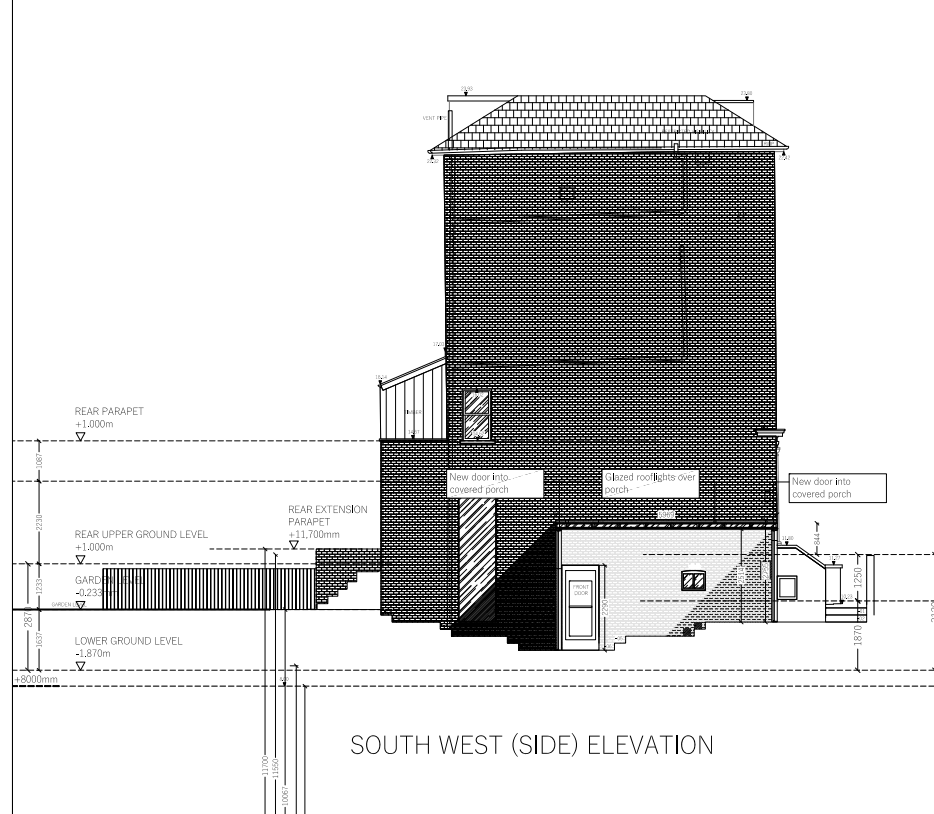
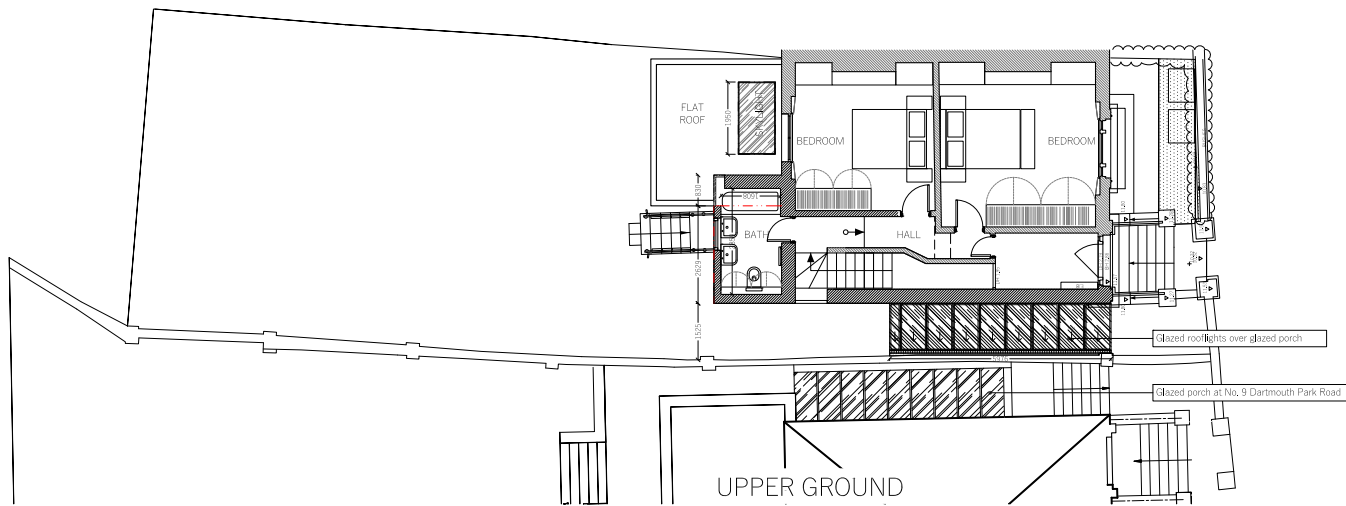
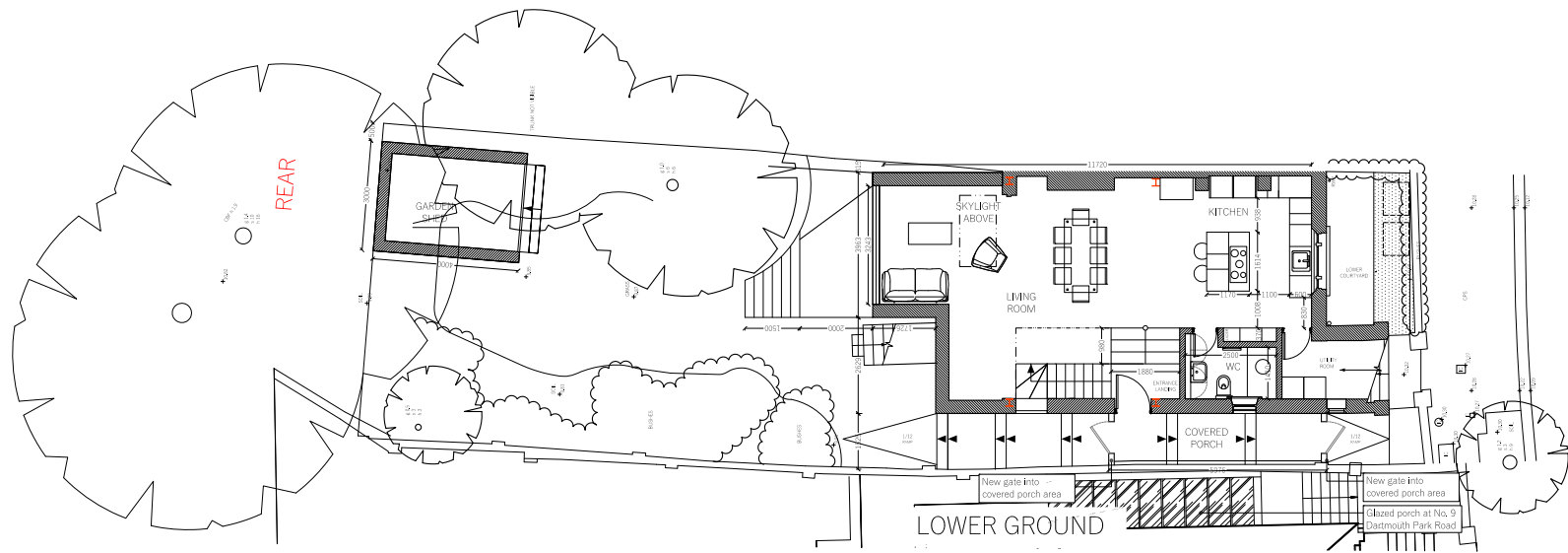
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7. Proposed Drawings



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REVISION	DATE	COMMENT
PROJECT:		
7 DARTMOUTH PARK ROAD LONDON NW5 1SU		
CLIENT:		
SPACEFREE LTD		
DRAWING:		
PROPOSED PLANS		
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REASON FOR ISSUE: PLANNING		
DRAWING NO: 0110_PL_002		
THE D*HAUS COMPANY LIMITED UNIT 13, OLD DAIRY COURT 17 CROUCH HILL LONDON N4 4AP thedhaus.com		

8. Further Considerations

8.1 Access

Main pedestrian access to the building will be directly from Dartmouth park Road. The covered porch will allow access to the rear garden and to the lower apartment

8.2 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.

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 access to the flat.

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 negatives.

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 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.

Thank you for your time.

The **D***Haus Company LTD
Unit 13 Old Dairy Court, 17 Crouch Hill, London N4 4AP
mail@thedhaus.com | www.thedhaus.com

