



Rear Extension

18A Croftdown Road
London NW5 1EH

DESIGN AND ACCESS STATEMENT

April 2022

arb
Architects Registration Board

DHaus

RIBA 
Chartered Practice

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D|Haus



1. Introduction

This Design & Access Statement has been prepared by The DHaus Company Ltd, in support of a Planning application at 18A 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 and improve their overall living space as a growing family.

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.

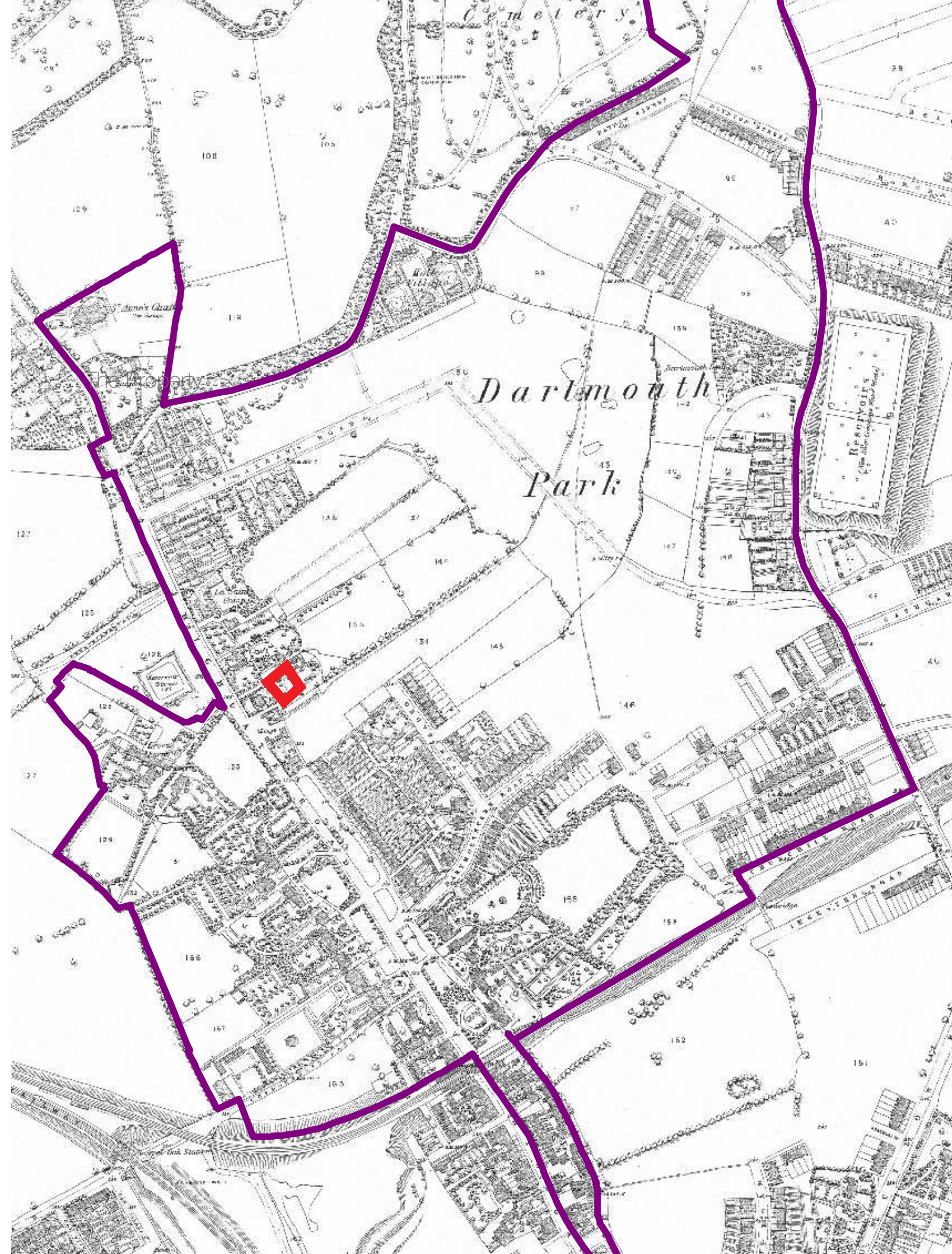
Dartmouth Park is named after the Earl of Dartmouth who bought the land in St Pancras parish in the middle of the 18th century. The 5th Earl of Dartmouth instigated some major house building in the late 19th century, and the area has continued to undergo development since that time.

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 2018 to celebrate Queen Elizabeth II's ninetieth birthday.



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

3. *The Site*



- 3 bedroom duplex flat over upper and lower ground floors
- Large Terrace Property split into flats
- Set in a quiet, wide, tree lined street
- Bedrooms on upper ground
- Living space and kitchen on lower ground

3. The Site



The existing rear garden with stepped terracing



The existing rear garden studio



The existing rear facade



The existing dining area of the rear garden

4. *Proposal*

Proposed Use

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

Changes to the front elevation

No changes are proposed to the front elevation.

Changes to the rear elevation

To the rear we propose a lower ground floor rear extension to enlarge the usable living space within the flat

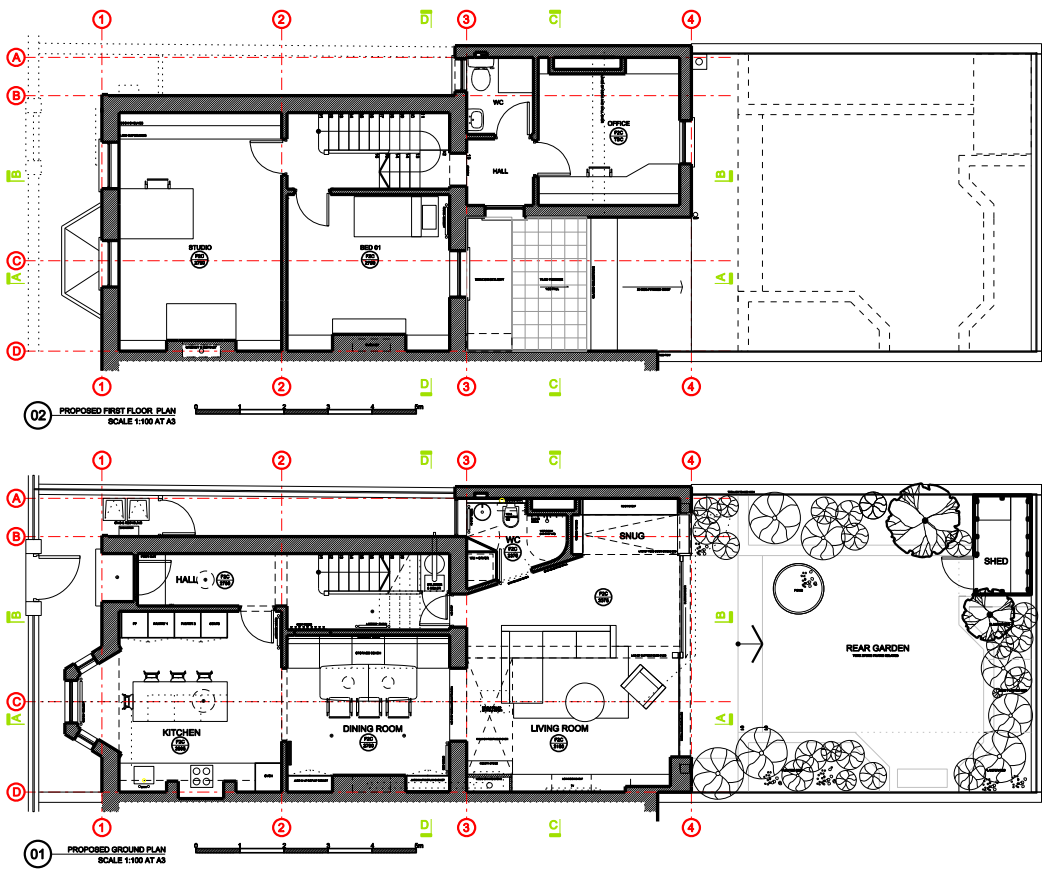
Lower Ground floor

Our Client would like to extend to the rear at lower ground floor by 2.6m from the existing rear building line. This type of extension mimics those of other properties along Croftdown Road, with a recently approved rear extension at 16 Croftdown Road mimicking the depth of this extension. Extending at ground floor level shall allow new larger openings to be formed to bring light and air deeper into the dark lower ground floor

Upper Ground floor

At upper ground level no additions are proposed with the only alteration being to enlarge the existing and poorly fitted rear window to the small second bedroom. We propose to replace this with a larger glazed Juliet window to better match the existing sash windows of the rear elevations.

4. Proposal



Extract from scheme at 14 Woodsome Road for a rear extension with roof terrace above



Extract from scheme at 52 Croftdown Road for an infill rear extension with roof terrace above

Approved extensions in the area

The Council has recently approved a number of rear extensions and roof terraces nearby to the application site, a list of recent applications approved by the Council is shown below with extracts from some of these applications shown on this page.

REFERENCE No	ADDRESS	DESCRIPTION	STATUS
2020/4428/P	16A Croftdown Road	Erection of rear lower ground floor extension with rear landscaping alterations, alterations to front stairs and erection of front bin store	Granted
2020/1475/P	52 Croftdown Road London NW5 1EN	Erection of a single storey rear extension at lower ground floor level and roof terrace above with associated privacy screen and new staircase to garden level, following removal of ground floor rear conservatory and spiral stair; replacement of all single glazed windows with double glazed windows.	Granted
2015/7102/P	14 Woodsome Road London NW5 1RY	Erection of single storey rear extension at ground floor level with terrace above and associated alterations.	Approved with conditions
2013/7957/P	2 Woodsome Road London NW5 1RY	Replacement of 2 storey rear wing and conservatory with part 1, part 2 storey rear extension including roof terrace and 2 rooflights.	Granted

List of recently approved terraces / extensions

5. Design

Approach to Changes

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

Rear Extensions along Croftdown Road

There are currently many new rear extensions along Croftdown Road. These are highlighted in yellow below and we therefore feel they are a common feature within the area.



Aerial view of the site showing nearby rear extensions along Croftdown Road

5. Design

Rear Extensions close to the application site

To the rear of the site along Woodsome Road there are a greater number of new rear extensions. Examples are highlighted below in yellow.



Aerial view of the site showing nearby rear extensions along Woodsome Road

5. Design

Rear Terraces and Balconies close to the application site

Roof terraces and balconies also face onto the rear gardens as can be seen from the aerial photograph below. High level balconies are highlighted in red, with low level balconies in yellow



Aerial view of the site showing nearby roof terraces

5. *Design*

New Rear Extension Next door with simple uncomplicated design using historic materials.

This image is next door to the property at 16A Croftdown Road. It shows the look and feel of the architecture that we would like to aspire to replicate.





Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
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www.camden.gov.uk/planning

Date: 07/04/2022

Our ref: 2021/6260/PRE

Contact: Enya Fogarty

Direct line: 020 7974 8964

Email: Enya.Fogarty@camden.gov.uk

Dear Daniel Woolfson,

Re: 18A Croftdown Road London NW5 1EH

Thank you for submitting a pre-planning application enquiry for the above property which was received on 23/12/2021 together with the payment of £460.00 which was received on 23/12/2021. I write following a site visit which took place on the 16th of March. The advice is based on the information provided by the applicant which included plans and photos.

Development Description

Construction of a part ground floor, part first floor rear extension and the installation of railings and a trellis to create a first floor terrace.

Planning History

2014/4386/P-*Installation of single storey timber out building at rear garden.*
Granted 27-10-2014

52 Croftdown Road

2020/1475/P- *Erection of a single storey rear extension at lower ground floor level and roof terrace above with associated privacy screen and new staircase to garden level, following removal of ground floor rear conservatory and spiral stair; replacement of all single glazed windows with double glazed windows.* Granted 27-05-2020

Site description

The application site is a four storey terraced property which has been subdivided into 2 self-contained flats. This application relates to the lower and upper ground floor flat. The property is not listed but is located within the Dartmouth Park Conservation Area. The property is noted in the conservation area appraisal as making a positive contribution to the character and appearance of the conservation area.

Assessment

The main issues for consideration are:

6. Lessons learned from the PRE-APP

The Pre Application Process

Pre Application advice was sought for our proposal, with Enya Fogarty the case officer. Pre-Planning Reference Number: 2021/6260/PRE.

In Summary - the council were supportive of the scheme but suggested we reduce the size and scale of the scheme, removing the upper level roof terrace and extension and focusing solely on a lower ground floor extension. An extract of the pre application advice is shown on this and the following pages.

- Design and Heritage
- Amenity
- Sustainability

Design and Heritage

Camden planning guidance states that rear extensions should be subordinate to the original building; they should respect the original style and proportions of the building; respect architectural features and the historic pattern of development. An extension should not cause loss of amenity to adjacent properties and should allow for the retention of a reasonable sized garden.

The proposal involves the construction of a ground floor and first floor rear extension including a first floor terrace. The ground floor would be full width and the first floor would be half width, with a terrace.

From conducting a site visit and examining aerial imagery the majority of the properties in this terrace have maintained their rear elevations which adds to the consistent and uniform design of the terrace. Additionally there are no other extensions of a similar nature on neighbouring properties along this part of Croftdown Road.

The rear elevation at first floor level would be visible from private vantage points and from Boscastle Road and would appear at odds with the prevailing pattern of development within the terrace. It is considered the height, scale and bulk of the extension would be excessive and inappropriate harming the appearance of the building, the terrace and the conservation area. As a result the bulk and size of the proposed rear extension would be unacceptable in design terms.

From examining the design and access statement, there is a mixture of different materials proposed. As a result, the clients preferred material is examined. The preferred material is zinc at both ground and first floor level. The proposed material is considered inappropriate and out of character with the host property and the conservation area. The preferred material would be brick to match the existing.

The terrace would be enclosed with a wooden trellis and iron railings and would occupy part of the first floor. The creation of the terrace would result in a dominant and prominent feature which would be visible from surrounding buildings and from Boscastle Road harming the character and appearance of the host property and the conservation area.

If the applicant were to be revise the scheme, the Council would recommend removing the first floor part of the extension including the terrace. It is considered a ground floor extension may be more acceptable in design terms.

Amenity

Local Plan Policy A1 and CPG Amenity seek to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

The rear extension may give rise to potential loss of daylight/sunlight to no.20 Croftdown Road at ground floor level and in particular to No. 16 Croftdown Road. It is unclear at this stage if this concern would warrant reason for a refusal. As a result a daylight/sunlight report should be submitted with any future planning application so the impact of the proposal on the residential amenity of neighbouring properties can be accurately assessed. For further detail please see CPG Amenity.

Additionally, the proposed terrace would include a wooden trellis which would be 1.8m in height. Due to the height of the proposed trellis, this may prevent any loss of overlooking to neighbouring properties. However as discussed above this would add a dominant addition and visual clutter to the building and cannot be supported in design terms.

Sustainability

The proposed extension includes significant amount of glazing which is south east facing, this may lead to overheating (unless they are effectively shaded), and heat loss in the winter (increasing heating costs). Rooms with a southerly orientation should be designed with shaded glazing or with other shading materials (blinds, shutters, trees, vegetation) and good ventilation. As stated in the council's Local Plan and CPG, air conditioning units are discouraged by the Council, in line with Policy CC2 and guidance in CPG Energy Efficiency and adaptation

If the proposal were to be revised then the applicant is advised that they should pursue a green roof as this would be welcomed. If this element of the proposal were to be pursued then the applicant is advised that they should provide green roof details which include species type, substrate depth and a maintenance plan.

In addition, the applicant is advised to increase the amount of planting, bird and bat boxes where appropriate.

Recommendations

The proposed extension is considered unacceptable in principle for design and heritage reasons. It is considered that the proposal would appear incongruous and dominant and would have a detrimental impact on the character and appearance of the host building and terrace of which it forms part of and the Darkmouth Park Conservation Area.

In addition, it is considered, that the proposal may result in an undue loss of daylight/sunlight to neighbouring properties.

Permission would likely be refused if applied for. It is recommended that permission is not pursued.

Please see Appendix 1 for supplementary information and relevant policies.
If you have any queries about the above letter or appendix 1, please do not hesitate to contact Enya Fogarty (0207 974 8964)

Please Note: This document represents an initial informal officer view of your proposal based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

Thank you for using Camden's pre-application advice service.

Yours sincerely,
Enya Fogarty
Planning Officer
Planning Solutions Team

Appendix 1:

Relevant policies and guidance:

National Planning Policy Framework (2021)

London Plan (2021)

Camden Local Plan (2017)

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy CC2 Adapting to Climate Change

Policy D1 Design

Policy D2 Heritage

Camden Supplementary Guidance

CPG – Design (2021)

CPG – Home improvements (2021)

CPG – Amenity (2021)

CPG – Energy efficiency and adaptation (2021)

CPG – Biodiversity (2018)

Dartmouth Park conservation area appraisal and management strategy (2009)

Planning application information: If you wish to submit a planning application, I would advise you to submit the following for a valid planning application:

- Completed Full planning application form
- The appropriate fee (£206)
- Location Plan (scale 1:1250)
- Floor plans (scale 1:100) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:100) labelled 'existing' and 'proposed'
- Section drawings (scale 1:50) labelled 'existing' and 'proposed'
- Design and Access and Statement

- Daylight and Sunlight Assessment
- Landscape Plan

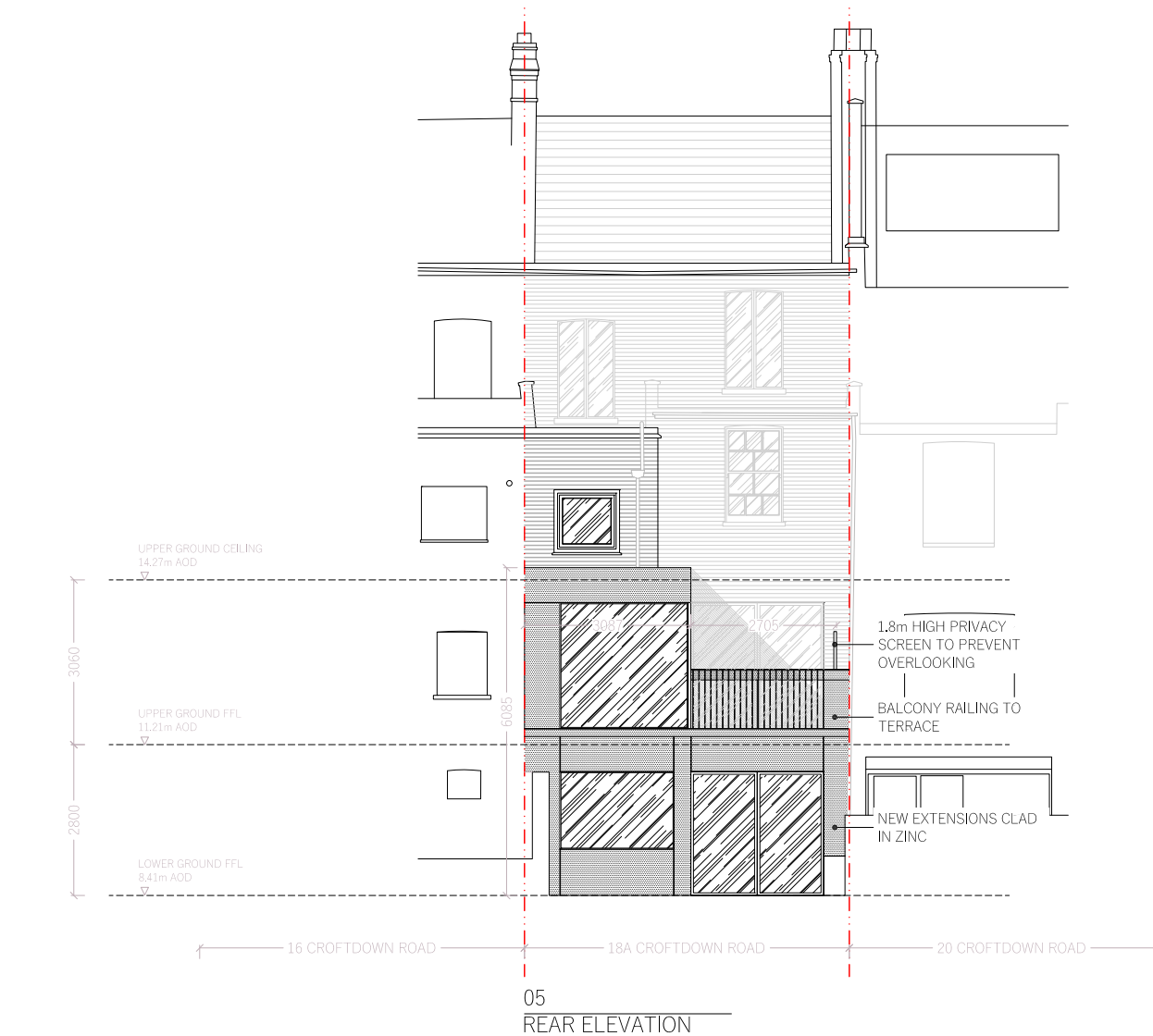
More about supporting information for planning applications [here](#).

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and placing an advert in the local press. We must allow 21 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically determined under delegated powers. However, if we receive three or more objections from neighbours, or an objection from a local amenity group, the application will be referred to the Members' Briefing Panel if officers recommend it for approval. For more details click [here](#).



New rear extension at 16a Croftdown
(NEXT DOOR)



Rear extension at PRE-APP stage

6. Lessons learned from the PRE-APP

We have listened to the PRE-APP advice and have made the clear changes below

The drawing to the bottom left of this page shows the double height rear extension at PRE-APP stage, and to the bottom right, the revised single storey extension that was clearly recommended by the Camden Planning department.

We have also changed the materiality of the scheme making the new revised rear extension much more in-keeping with the materiality of the local area, using local brick as the primary building material.

With the recent next door extension at 16a Croftdown Road building a case example for the look and feel. Simple uncomplicated architecture that enhances the local architectural grain.



New revised Rear extension at Planning Application Stage

7. Existing Drawings



01
SITE LOCATION PLAN
1:1250



02
BLOCK PLAN
1:500

NOTE

This drawing is prepared solely for design and planning submission purposes. It is not intended or suitable for either 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.

REVISION	DATE	COMMENT

PROJECT:

18a CROFTDOWN ROAD
LONDON NW5 1EH

CLIENT:

DAVID ELKINGTON
-

DRAWING:

SITE LOCATION PLAN
AND BLOCK PLAN

SCALE BAR:

DATE: 07.12.21	SCALE: Varies	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING		NORTH: 	
DRAWING NO: 0141_EX_000		REV: -	

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8. *Proposed Drawings*



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

FOR ELECTRONIC DATA USE
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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 **body** 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:
**18a CROFTDOWN ROAD
LONDON NW5 1EH**

CLIENT:
DAVID ELKINGTON

DRAWING:
PROPOSED PLANS & ELEVATIONS

SCALE BAR:
1m 5m 10m

DATE: 20.04.22	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING		NORTH 	
DRAWING NO: 0141_PL_001		REV: -	

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020 8940 9999

9. Further Considerations

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.

Access

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

Flood Risk

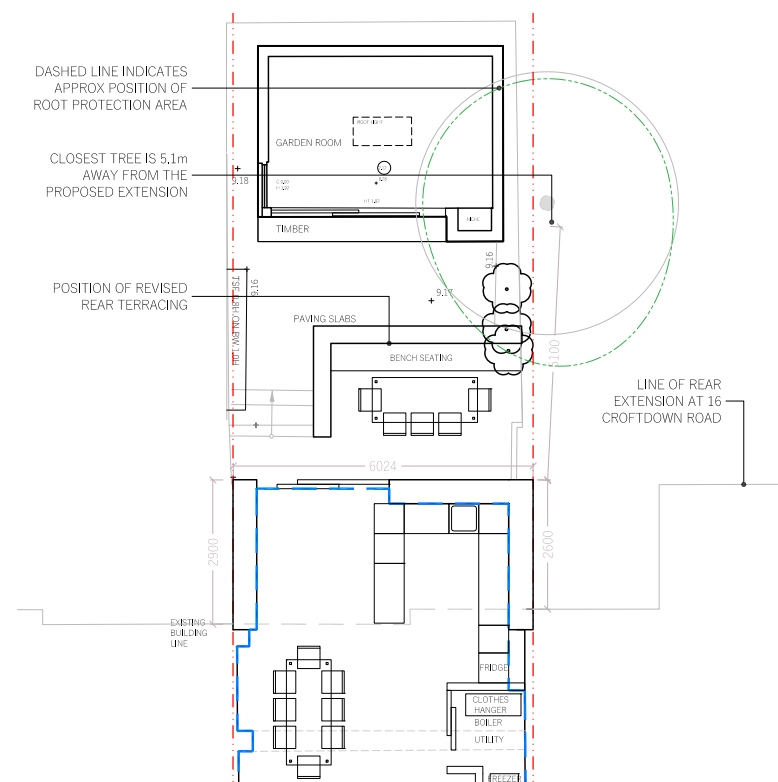
The site sits within a flood risk zone, as can be seen from the map opposite. However the site sits within an area of low risk given that it sits on a gradient which is above the main flood risk area.

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.



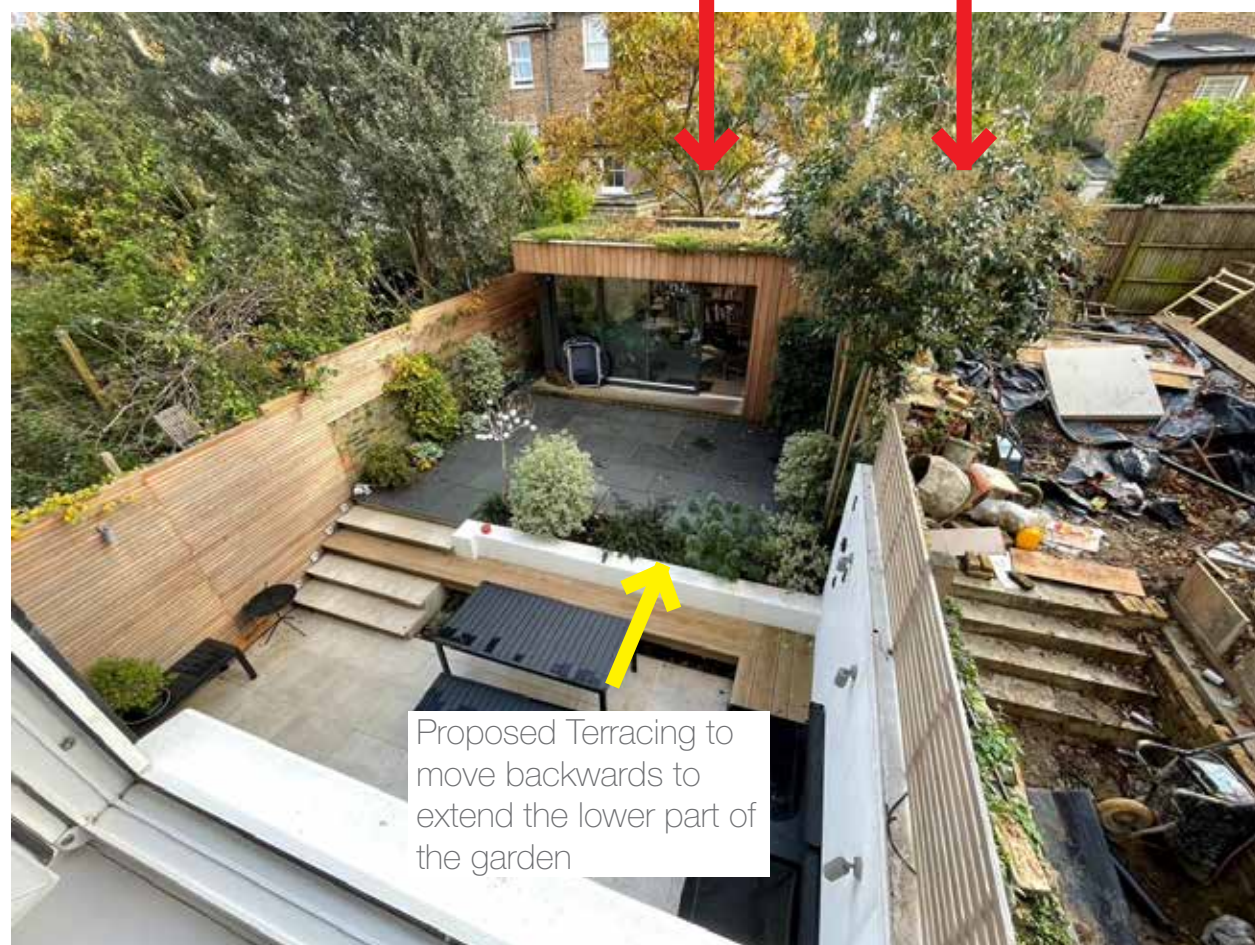
The site and nearby flood risk zones



Extract from the Lower Ground Floor Plan showing the position of the extension in relation to the nearest tree and its root protection area - This tree is planned for removal, reference 2022/1622/T.

Green roof over garden room

Eucalyptus Tree to be felled in garden of 16 Croftdown



View of the rear garden and nearby trees

9. Further Considerations

Trees

The site sits within the Dartmouth Park Conservation Area, where all trees are protected. There are no trees within close proximity to rear extension that would be affected by the works, with the closest tree more than 5m away. Some external landscaping works are planned to extend the lower level of the garden but in our view these would not affect the tree as the works are not within the root protection zone of the tree. An application to remove this tree, a Eucalyptus tree that is dangerously sloping towards the boundary wall, is currently being considered by the Council, under reference 2022/1622/T.

Towards the front of the building no works are planned and therefore no trees will be affected.

Sustainability

As part of the Pre Application, we were advised that we should:

1. Pursue a new green roof
2. Consider solar shading due to the southerly orientation of the new proposed glazing

Whilst we do wish to encourage biodiversity for the scheme it should be noted that the existing garden room already has a fully developed and functioning green roof (which can be seen in the photo opposite) and comprises an area of 20m². Our proposal does not include for a new green roof on the extension but it is therefore felt that the provision of a green roof on the existing garden room compensates for this.

In terms of the new glazing proposed, we intend to use energy efficient glazing that exceed the building regulations with internal shading to prevent overheating

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.

10. Conclusion

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.

NPPF Summary:

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

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...

The **D**Haus Company LTD
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DHaus

