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Design and Access Statement	page 6

Existing and Proposed Plans and Elevations

Existing OS Map Location Plan	EX 000	1:1250@A3
Existing Ground Floor Plan	EX 001	1:100@A3
Existing South West Elevation	EX 201	1:100@A3
Proposed Lower Ground Floor	PA 001	1:100@A3
Proposed Front Elevation	PA 201	1:100@A3

Apendix exert from Planning Application 2009/0099/P

Proposed Lower Ground Floor Plan	PA 002	1:50@A2
Proposed Rear Elevation	PA 005	1:50@A2
Proposed Side Elevation	PA 006	1:50@A2





## The Practice

National award-winning practice Robert Dye Associates is based in NW London, and has more than 20 years experience in the design and management of domestic/residential architecture. Architectural project experience ranges from new-build houses, careful restoration and conversion of existing buildings for residential and commercial use, to international museum and university buildings.

Following RIBA regional success in London, the practice received the profession's highest award for residential architecture in 2005, winning the RIBA Manser Medal for a sustainable modern house in a sensitive conservation area context in Southwark.

The practice has a burgeoning reputation for delivered projects that have sustainability at their core, and has well-established contacts with structural and environmental engineers, quantity surveyors, and landscape/arboricultural consultants who are sympathetic to the studio's particular approach within new and existing contexts.

Typically the studio manages projects from inception through all stages to completion; it has extensive experience of preparing construction documentation and administering building contracts on site, from one-off residential to large-scale public works. The practice is particularly experienced in London's complex urban and suburban context, whether building new or modernising and extending historic residential buildings.

The work of Robert Dye Associates has been televised in the UK and Japan, the subject of various exhibitions in London over the last decade, and is regularly published in the architectural press worldwide.

## Principal, Robert Dye BA Hons Dip Arch RIBA

Robert won the annual RIBA student prize before graduating with honors in 1977. He has practised architecture both in England and abroad. Working for Sir James Stirling, his major projects included the Clore Gallery at the Tate, London, and as project architect a new-build expansion of the Fogg Art Museum for Harvard, and a new Performing arts Centre for Cornell University.

Since establishing his own practice in 1989, he has continued the successful pursuit of design quality in more fine-grain, predominantly residential work. The practice's (timber-framed/recycled materials) new-build Stealth House was a finalist for a RIBA sustainability prize, then for the European Conference of Leading Architects annual Putz prize, and picked up the prestigious Manser Medal for 2005's best contemporary house at the Stirling Prize ceremony.

Robert has taught sustainability, architecture and urban design at various universities in the UK and America for more than 20 years, and is currently a lecturer on sustainable cities for the Urban Design Masters course at the Bartlett School, University College London.

He has received several awards, contributed to a BBC2 programme on the future of London's architecture, was a member of the LDDC Urban Design Advisory Group shaping the future of Docklands, and is active in judging architecture awards for the RIBA.



Stealth House, Grove Lane, SE4 - Manser Medal winning semi-detached house, adjoining Conservation Area.



Ardleigh Road N1 - Side and rear extensions to semi-detached house in a Conservation Area



Kingstown Street, NW1 - Two neighbouring projects, both including partial rebuilds, modernisation & extensions to article 4 conservation area mews houses.

Shortlisted for two 2013 Camden Design Awards 'Enhancing Context Award' and 'Don't Move, Improve Award'



Hamilton Terrace, NW8 - Extension & modernisation of grade II listed terrace house.



Existing Context

No 7 Nassington Road is a three-storey semi-detached property with a loft conversion and Lower Grd Floor rear extension leading out via a raised rear deck and steps down to the rear garden.

The existing Ground Floor rear extension was granted Planning Permission, application reference: 2009/0099/P, which included a raised rear deck / garden steps, all in timber, which was built in 2009/ 2010.

Alterations to the plan area (not the height) of the rear deck were made by our client in 2022 who was unaware that such alterations might need Planning permission. These alterations subsequently were subject to complaint followed by planning enforcement action, reference EN20/0667 dd. 04.10.22.

Following a site visit with the Agent and Camden Planning Enforcement Officer, Katrina Lamont, a proposal was issued by the Agent which the Planning team were happy with (KL email 18.01.23), subject to an Application to formalise.

The Proposal

This Application proposes to amend the south face of the deck by angling back the upstand fascia (to address south-east), thus reducing the deck area as well as avoiding the promontory that had been created by the alteration. A concern expressed by the Enforcement Officer was that the real height of the deck upstand to the garden had been increased and that lacked the stepped back nature of the consented scheme. This application mediates on this issue by stepping back at an angle that is in response to the contours of the site, and providing a half-height planter to further soften the junction between landscape and deck.

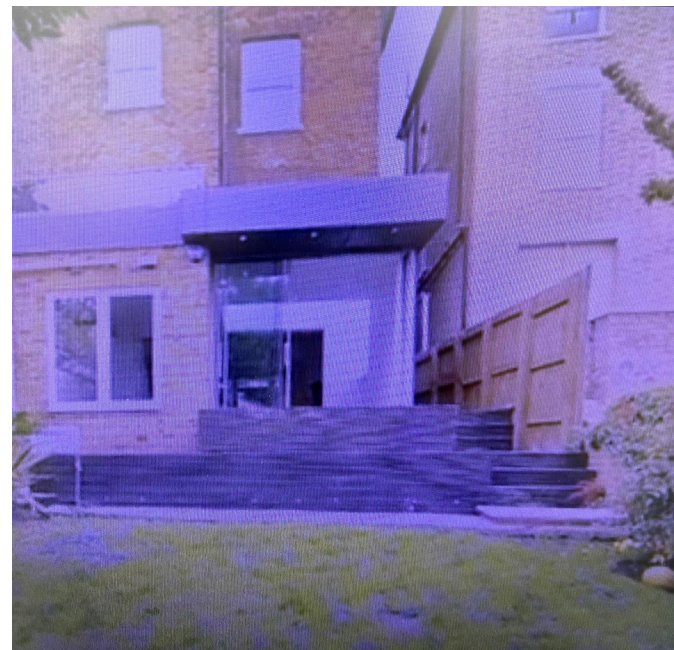
The existing materials are re-used / adapted to fit the new configuration: yorkstone paving at lawn level; larch fascia, steps and railing posts. To harmonise with the architecture of the extension (roof fascia and flank elevation) man-made slate is proposed for the planter box and drip irrigation will be installed to sustain the planting.

Although the alterations proposed are of a minor material nature, they are submitted as a Householder planning application because the 2009 consent did not contain a Condition that could be amended (via an MMA).



Sketch View of Rear Extension  
drawing no. PA008  
Not to scale

Approved design Planning Permission 2009/0099/P



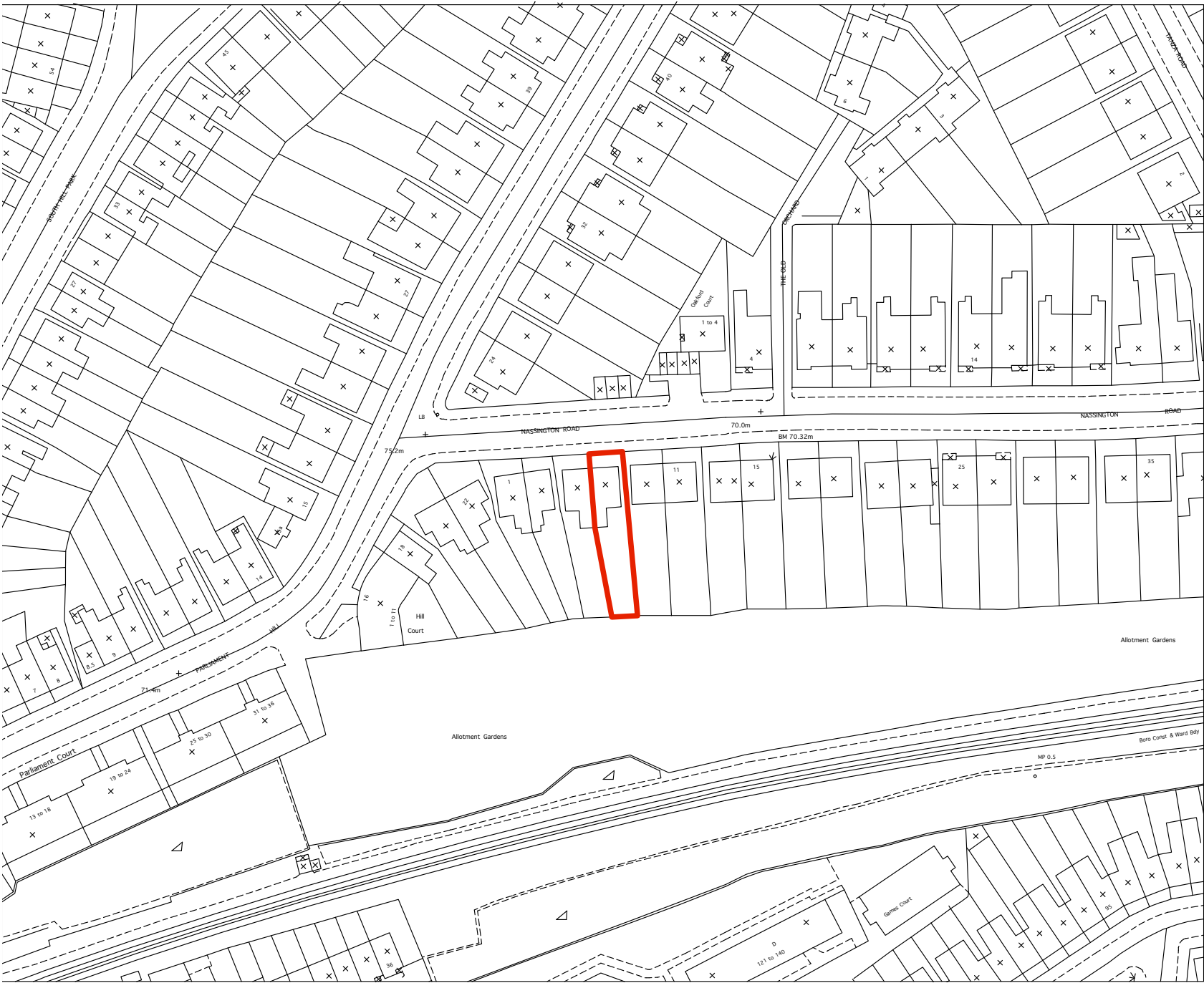
Built accordingly to the Planning Permission 2009/0099/P



Existing conditions: alterations made to existing consent







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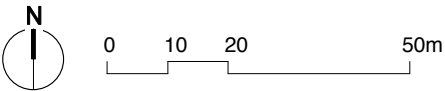
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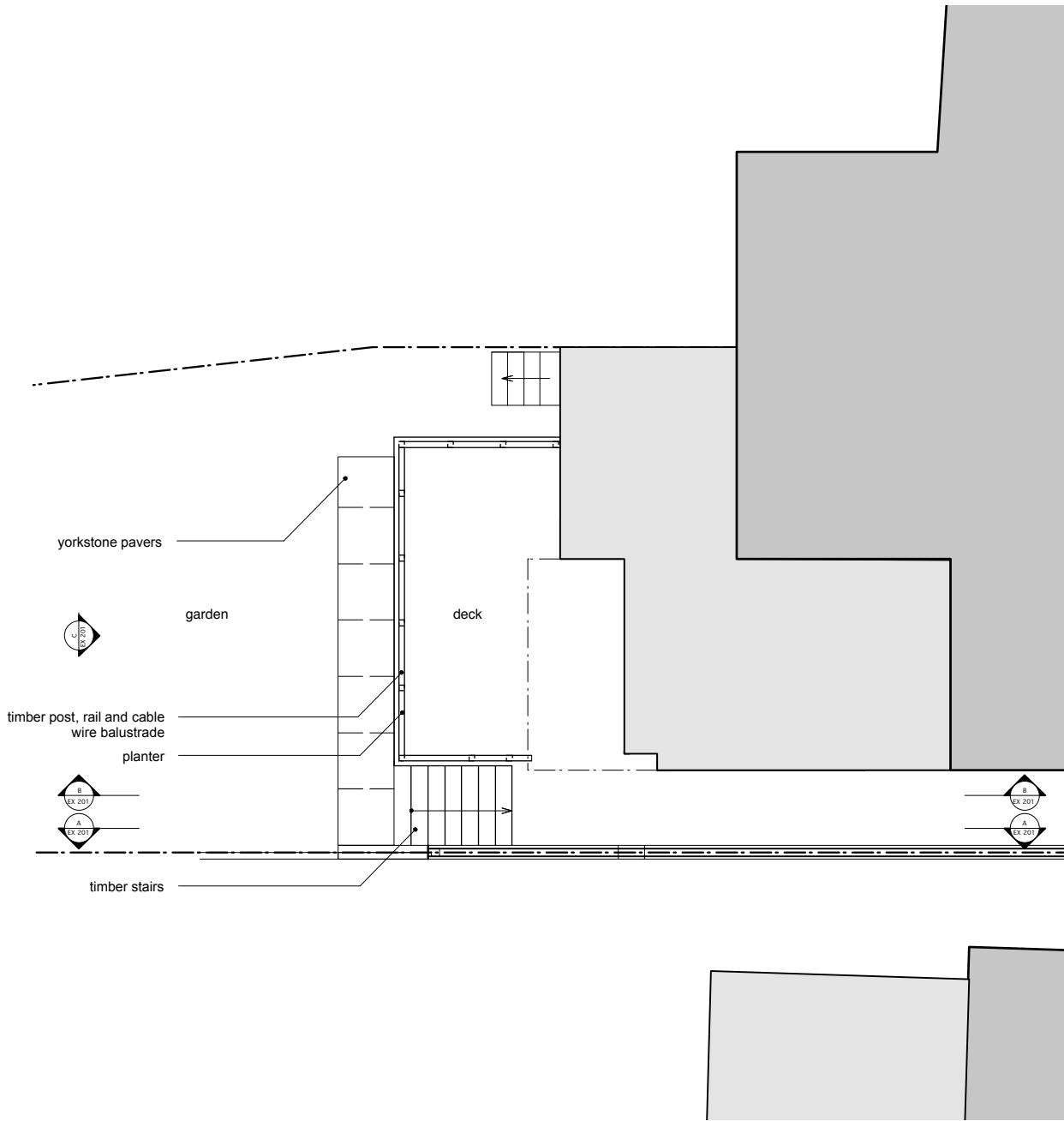
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DO NOT SCALE FROM THE DRAWING



Rev	Date	Notes	<b>robertdye</b> Robert Dye Architects LLP 4 Ella Mews, Cressy Road London NW3 2NH tel: 020 7267 9388 fax: 020 7267 9345 www.robertdye.com email: info@robertdye.com	
			project <b>7 Nassington Road</b>	project no <b>308</b>
			drawing <b>OS Map</b>	scale 1:1250 @ A3 drawn by MP
			drawing no <b>EX 000</b>	rev / date Jan 22 dwg status Planning



Notes

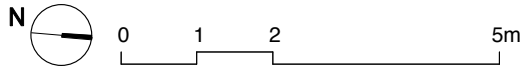
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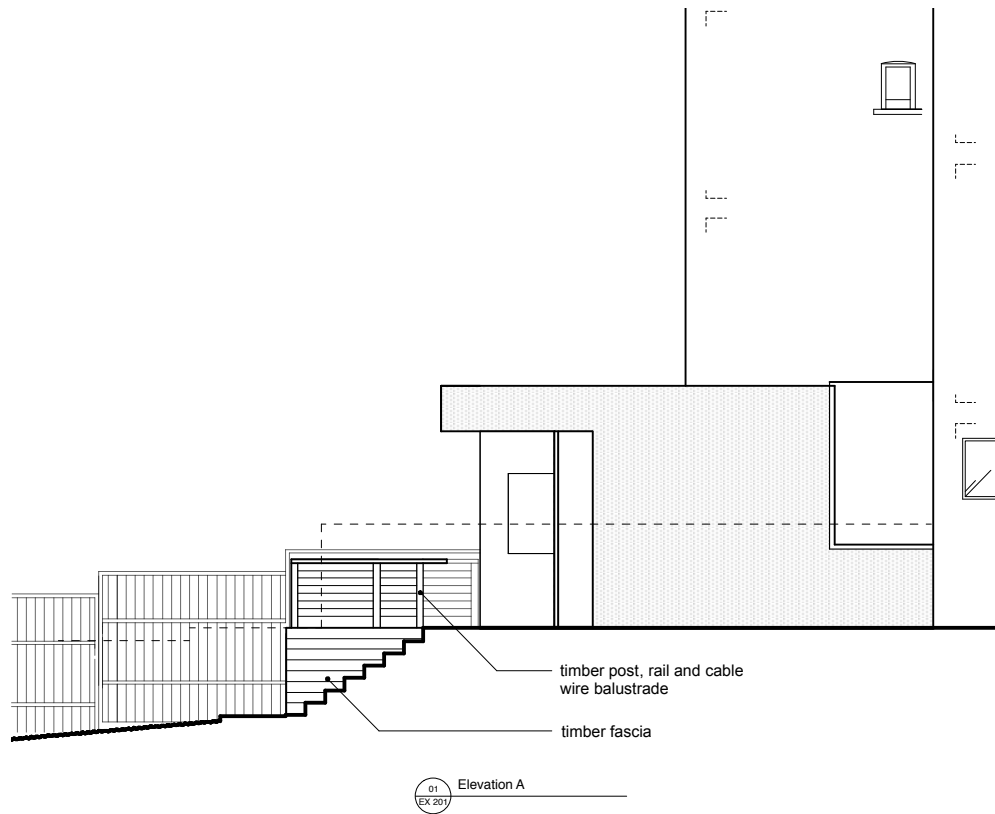
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			project	7 Nassington Road	project no <b>308</b>
			drawing	Existing Ground Floor Plan	scale 1:100 @ A3 drawn by MP
			drawing no	EX 001	rev / date Dec 22 dwg status Information



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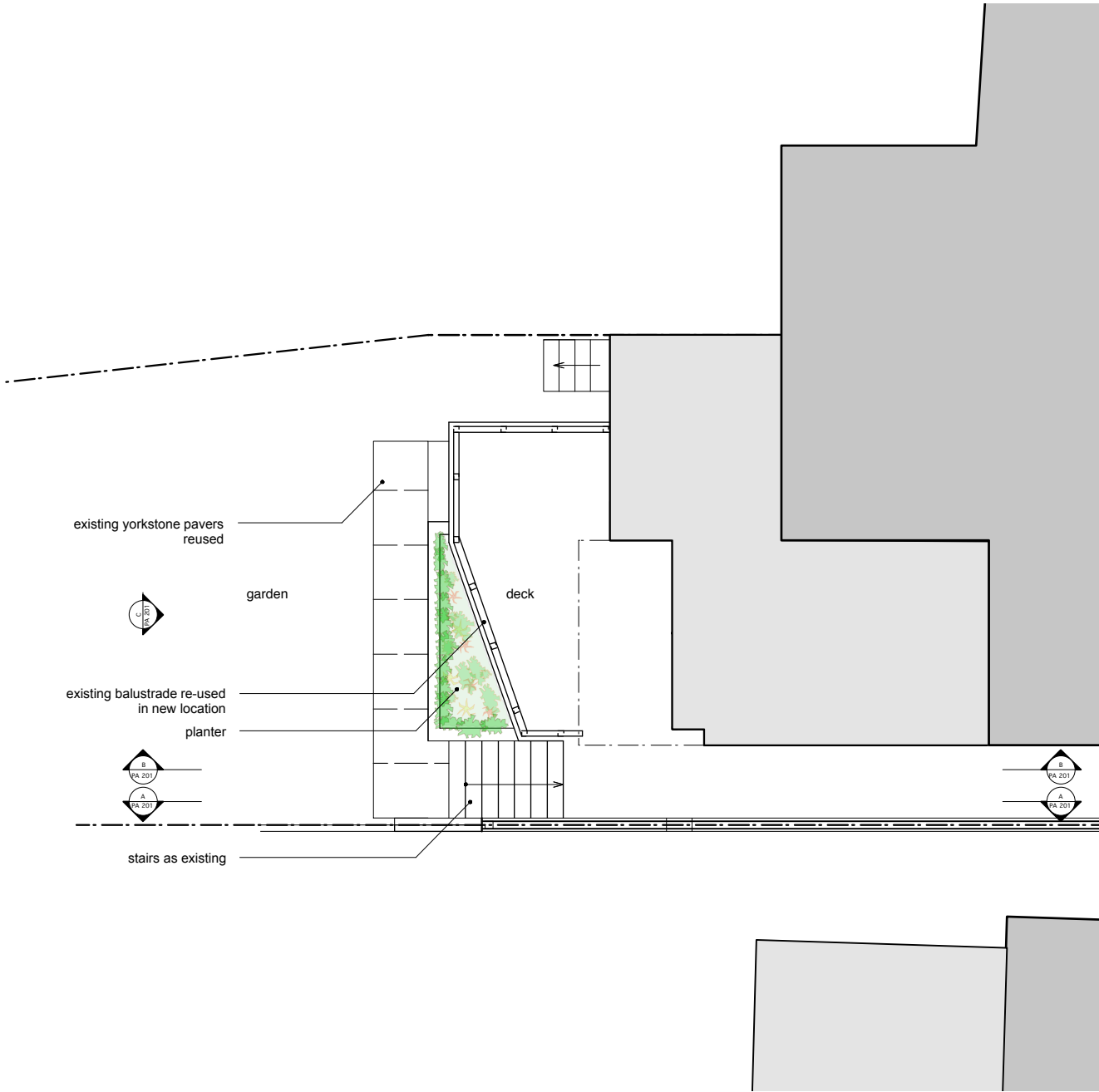
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			project	7 Nassington Road	project no <b>308</b>
			drawing	Existing Elevations	scale 1:100 @ A3 drawn by MP
			drawing no	EX 201	date Dec 22 dwg status Information
			rev	/	





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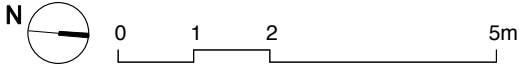
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			project	project no
			7 Nassington Road	308
			drawing	scale
			Propoosed Ground Floor Plan	1:100 @ A3
				drawn by
				MP
			drawing no	rev
			PA 001	/
				date
				Dec 22
				dwg status
				Information

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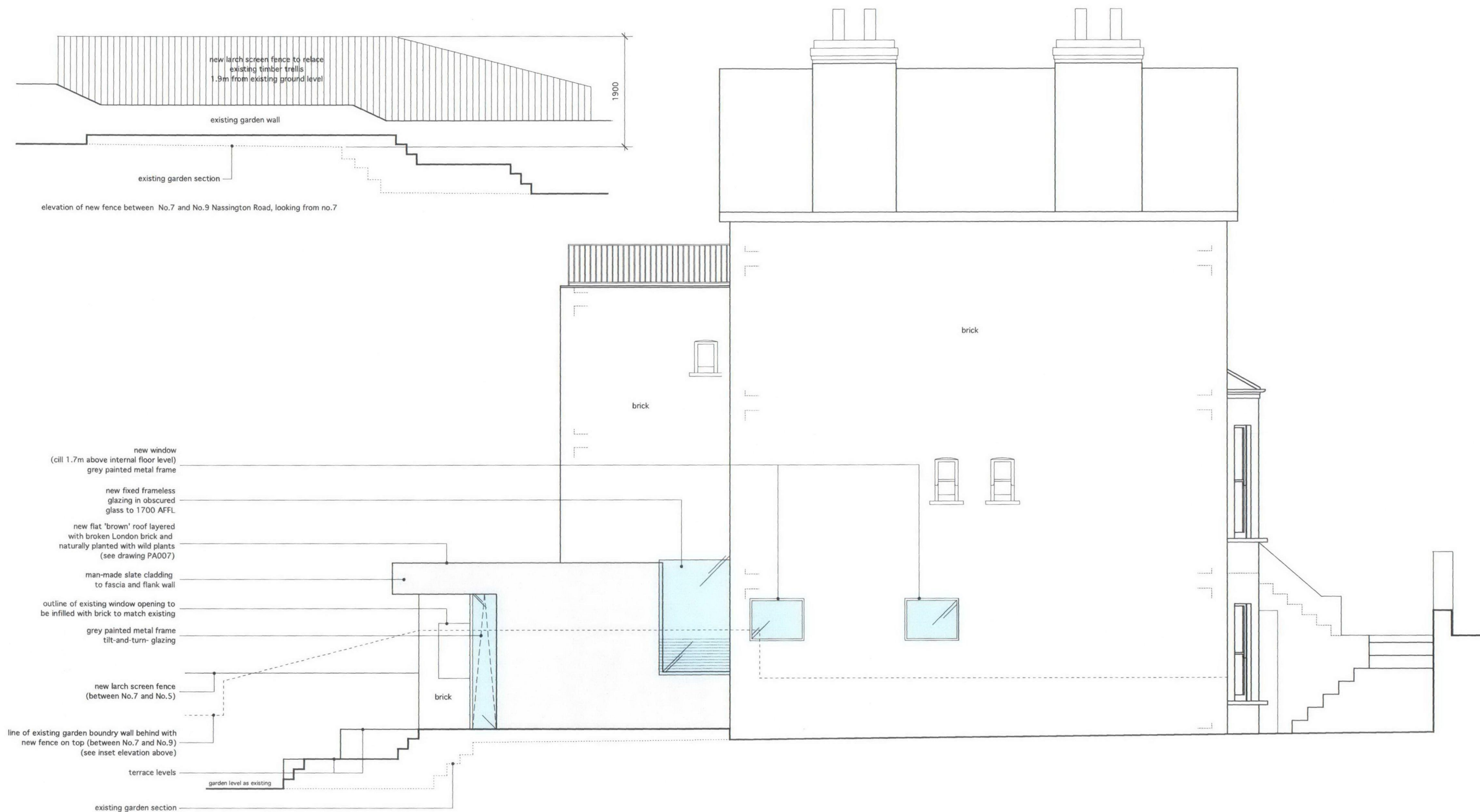












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Rev	Date	Notes
A	00.00.05	Notes

**robertdye**

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project	7 Nassington Road NW3	project no	174
drawing	Proposed Side Elevation	scale	1:50 @ A2
		drawn by	ac
drawing no	PA 006	rev	
		date	20.11.08
		dwg status	planning