

StudioMorey



Design and Access Statement

36 Lambolle Road, London, NW3 4HR

7th July 2023

Introduction

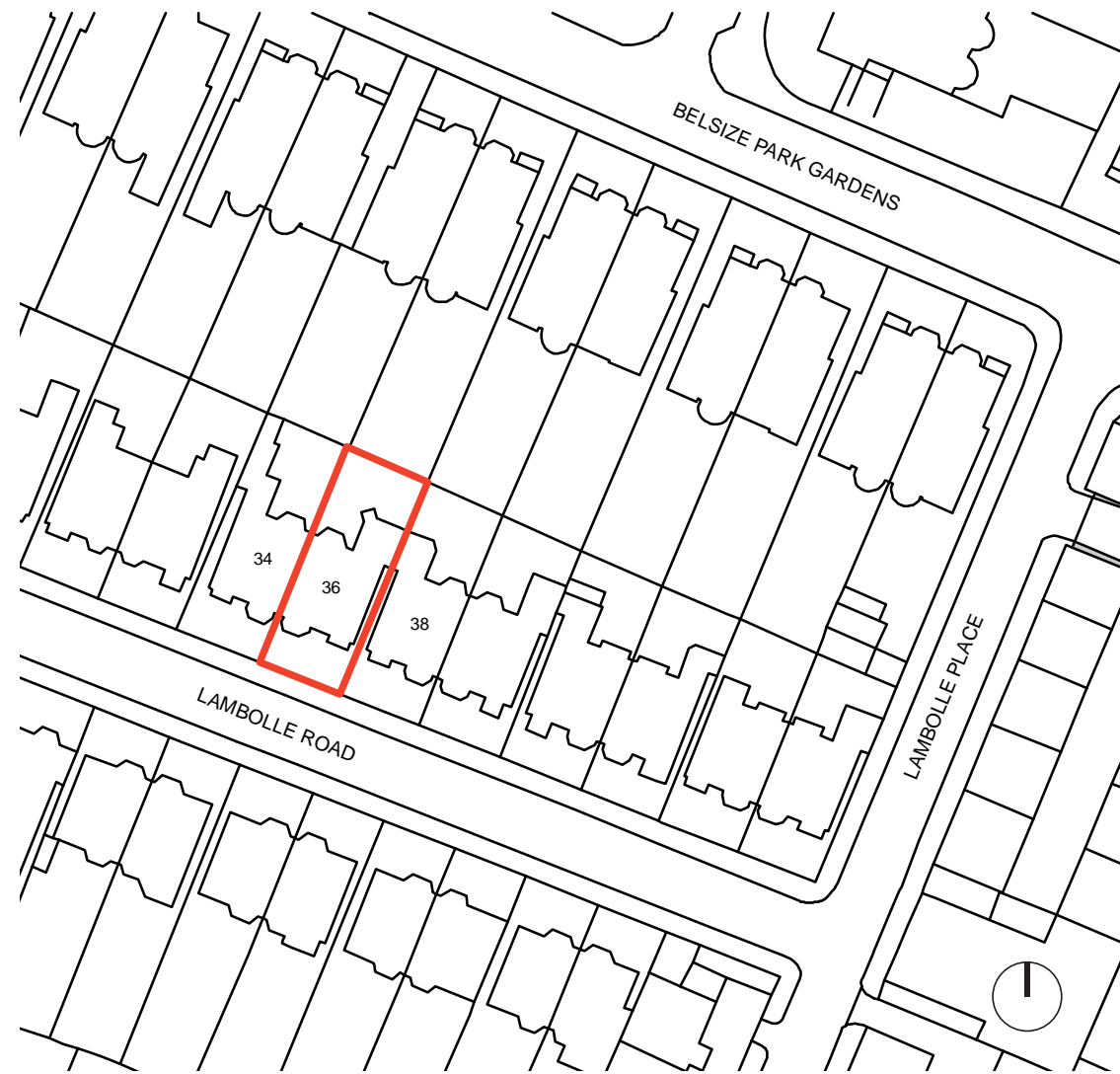
StudioMorey has prepared this Design and Access Statement to support a Planning submission for a proposed extension at the rear of 36 Lambolle Road.

Please consider this statement alongside the accompanying existing and proposed drawings and supporting documents.

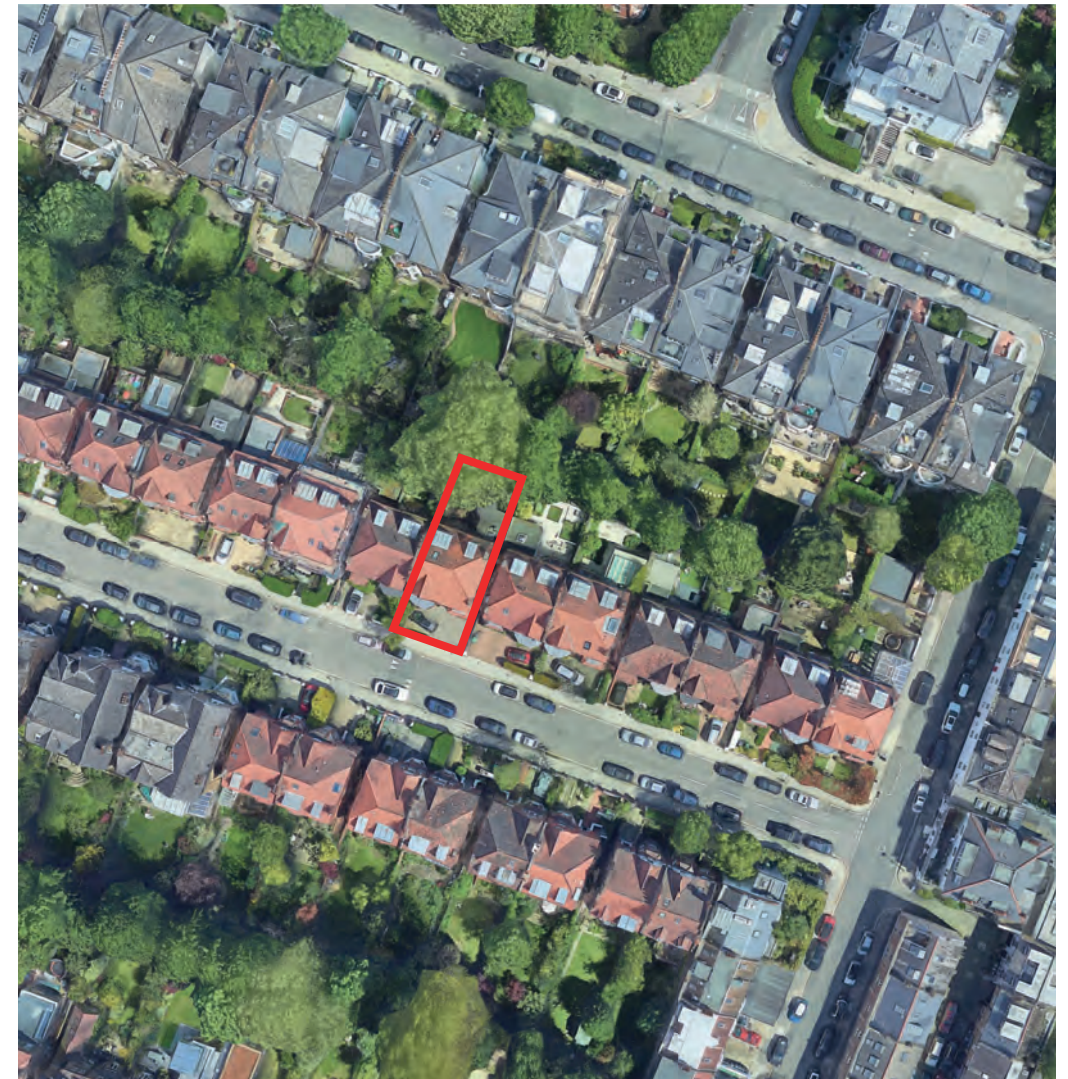
The proposed changes consist of:

- Removing the non-original rear ground floor extension and rear bay window. (Please note that these changes were previously approved but not implemented, as indicated by application ref no: 9560042 granted in 1995 for the “demolition of rear bay window and single-storey kitchen extension.”)
- Creating a new rear extension on the ground floor.
- Installing a conservation style roof-light window on the roof to the front of the property.

This Design and Access Statement provides an overview of the current site and the proposed modifications. It explains the reasoning behind the design choices and demonstrates how the proposals respect the existing building, harmonise with the site, and complement the surroundings of the Belsize Conservation Area.



Site Plan



Aerial view

Context

Site and Surroundings

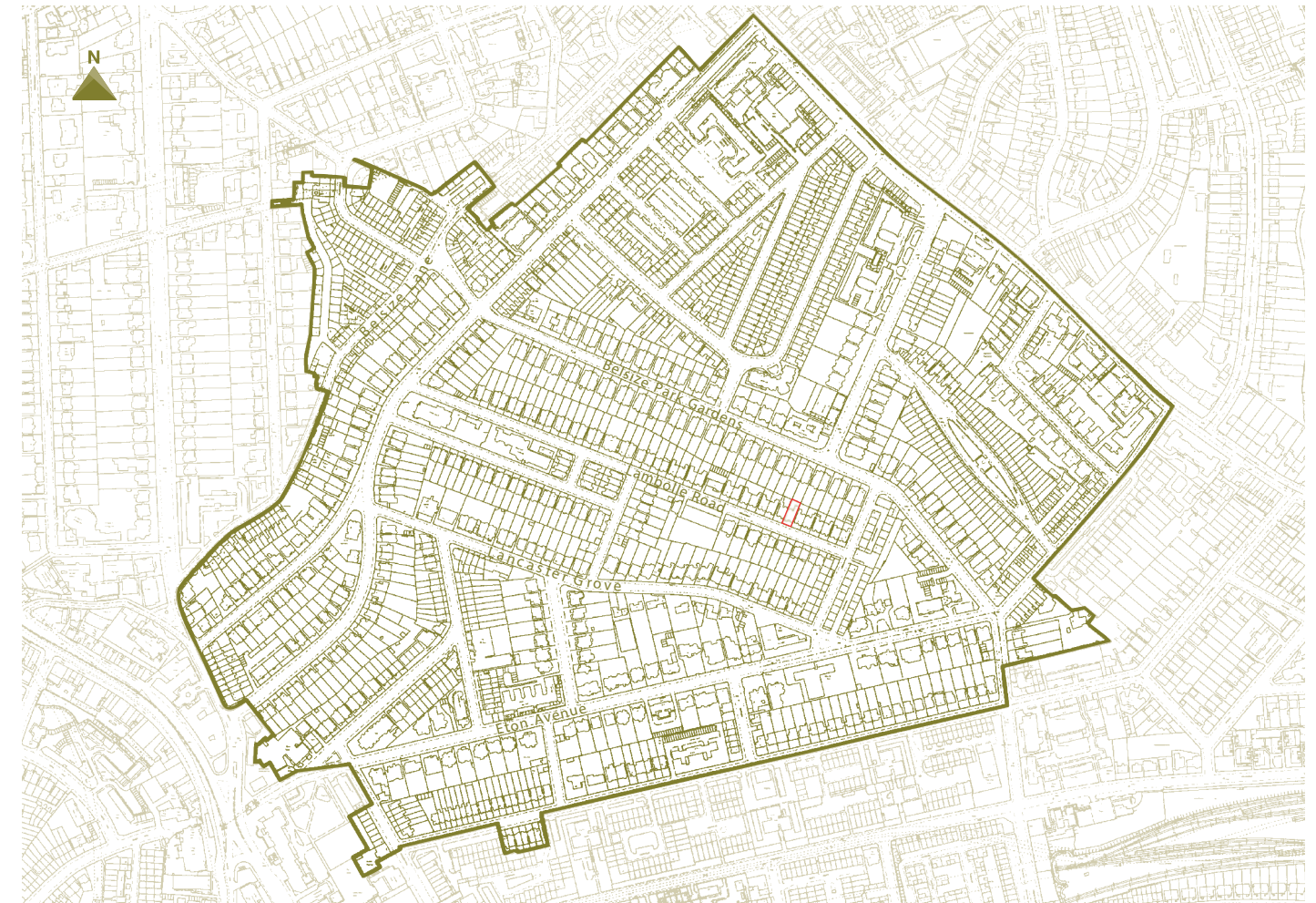
The site is situated on the northern side of Lambolle Road, which falls within the London Borough of Camden. Although the building itself is not listed, it is part of the Belsize Park Conservation Area. The site's orientation runs from southwest to northeast. It is bordered by Lambolle Road at the front and the gardens of properties along Belsize Park Gardens at the rear. This specific area of Camden underwent extensive redevelopment in the 1870s.

Lambolle Road is an aesthetically pleasing section within a clearly defined residential enclave, surrounded by lush greenery. The majority of buildings in this area exemplify late 19th-century Victorian-style domestic architecture, displaying a blend of consistency and individuality. These houses typically feature red brick exteriors, steeply pitched roofs made of clay tiles, prominent gables, and front bay windows. Front gardens and driveways are uniformly designed across the houses.

Number 36 is part of a cluster of ten pairs of semi-detached houses located exclusively on the northern side of the street. Although these houses share a similar overall design, there are slight variations in brickwork details and materials used for the upper storeys. Like many other houses in the vicinity, all the properties in this group have undergone rear extensions. These extensions have been added gradually over time, resulting in a mix of architectural styles and varying numbers of storeys. Additionally, some of the houses have been converted into flats, reflecting the evolving nature of the area.



Aerial View



Belsize Conservation Area Map



Two storey height bay windows to front of property



Brick detailing to front of property

Context

Local Precedents: Rear Extensions

The properties located on the northern side of Lambolle Road exhibit a significant number of rear extensions. Specifically, within the group of ten pairs of semi-detached houses, all of them have ground floor rear extensions, which vary in terms of design and size. Notably, full-width extensions have been granted permission for numbers 12, 24, 26, and 30 Lambolle Road. Additionally, a full-width extension has been approved for number 12 Lambolle Road. Furthermore, first-floor roof terraces above ground floor rear extensions have received consent for numbers 40 and 26 Lambolle Road.

Refer to the list below for a summary of the relevant planning history of properties in the local area;

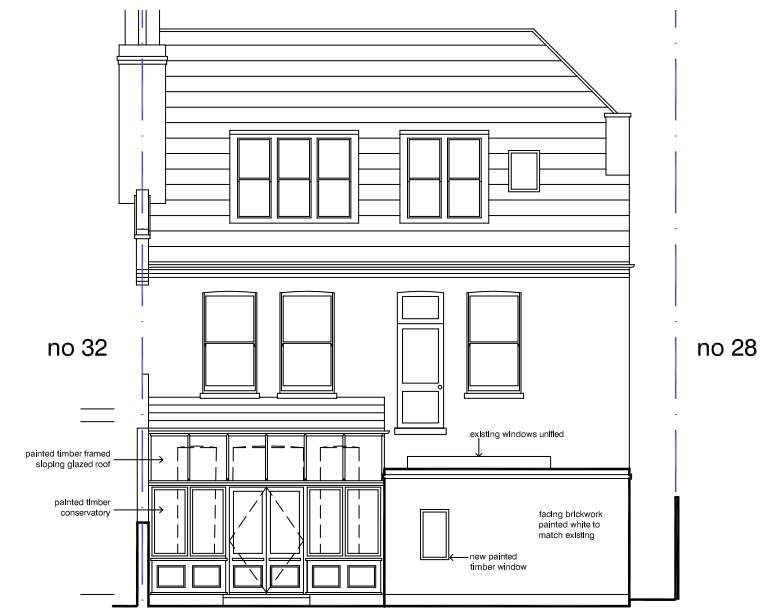
- No. 12 - Full width rear extension Ref: 2009/0155/P
- No. 22 - Rear extension (no planning history found)
- No. 24 - Erection of single storey full width extension to rear and side of existing flat and alterations. Granted 2013. Ref: 2013/2730/P
- No. 26 - Rear extension with balcony. Granted 1987. Ref: 8700849
- No.26 - Construction of single storey rear extension and glazed link to existing garden flat. Granted 2005. Ref: 2005/1750/P
- No. 28 - The erection of a single storey rear extension with roof-light. Granted 2003. Ref: 2003/1802/P
- No. 30 - Erection of single storey rear extensions and side fenestration alterations. Granted 2019. Ref: 2018/5492/P
- No 32 & 34 - Rear extension (no planning history found)
- No 36. - Demo of rear bay window and single storey kitchen extension. Granted 1995. Ref: 9560042
- No. 38 - Rear extension (no planning history found)
- No 40. - Erection of replacement single storey extension. Granted 2005. Ref: 2005/3329/P
- No 42. - Erection of an infill extension. Granted 2011. Ref: 2011/0123/P
- No 44 & 46 - Rear extension (no planning history found)
- No.48 - Erection of single storey conservatory, following demolition of the rear extension. Granted 2007. Ref: 2007/3746/P



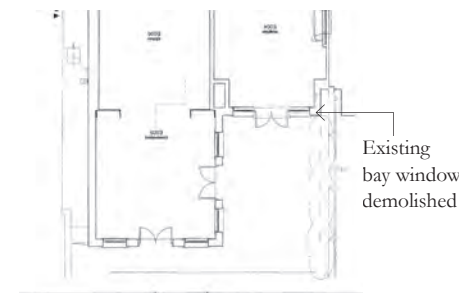
No.24 Granted proposed full width rear extension



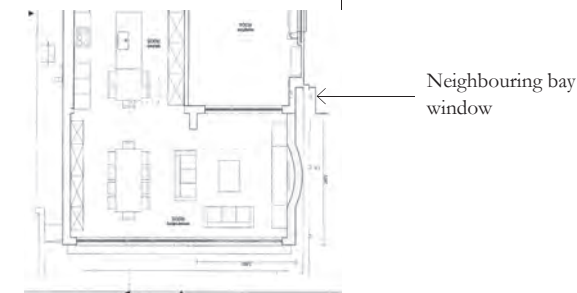
No.12 Granted proposed full width rear extension



No.30 Granted proposed rear extension approved



No.12 Existing Ground Floor Plan



No.12 Proposed full width rear extension demolishes existing bay window

Existing bay window demolished

Neighbouring bay window



Aerial View showing extent of existing rear extensions along the north side of Lambolle Road

Context

The Existing Building

Constructed in the late 19th century, around the Victorian era, 36 Lambolle Road is a three-storey semi-detached dwelling with an attic space within the top third storey. It exemplifies the architectural style prevalent during that period, showcasing characteristic elements such as large front bay windows and decorative brickwork on the front facade.

The existing building comprises a five-bedroom home with a rear ground floor extension. The exact date of this extension is uncertain, but it is likely to have been added in the 1960s. The rear extension features an irregular-shaped floor plan and is covered by a felt roof, with thick fascia board. The rear elevation of the main house, while relatively orderly, lacks the ornamental details of the front facade. The rear extension, serving as the kitchen area, also exhibits an irregular plan shape.

Between numbers 36 and 38 Lambolle Road, there is a modern infill extension. Currently, at number 36, the side entrance to the property is inaccessible due to the presence of an additional storage shed situated in front of the infill extension, visible from the street. Upon inspecting the interior, it appears that various areas have undergone alterations.



Existing front view from Lambolle Road



Existing rear view



Non-original storage shed to be demolished



Date of existing rear extension unknown, assumed to be in the 1960s



Existing rear facade is relatively orderly, lacking the ornamentation of the front facade

Design

Summary

The proposed design aims to achieve the following primary objectives:

- Conduct an assessment of the existing building and ensure a sensitive response to the Belsize Conservation Area and neighbouring structures.
- Deliver high-quality design solutions that not only respect the existing building but also provide well-connected and user-friendly spaces.
- Enhance the flow between the ground floor areas, including the kitchen, dining room, and family room, to improve functionality.
- Prioritise energy efficiency without compromising the character of the building.
- Establish strong visual and physical connections between the house and the garden.
- Address the challenges posed by the current garden area, seeking appropriate solutions for improvement.
- Reinststate the accessibility of the side entrance, which is currently obstructed.

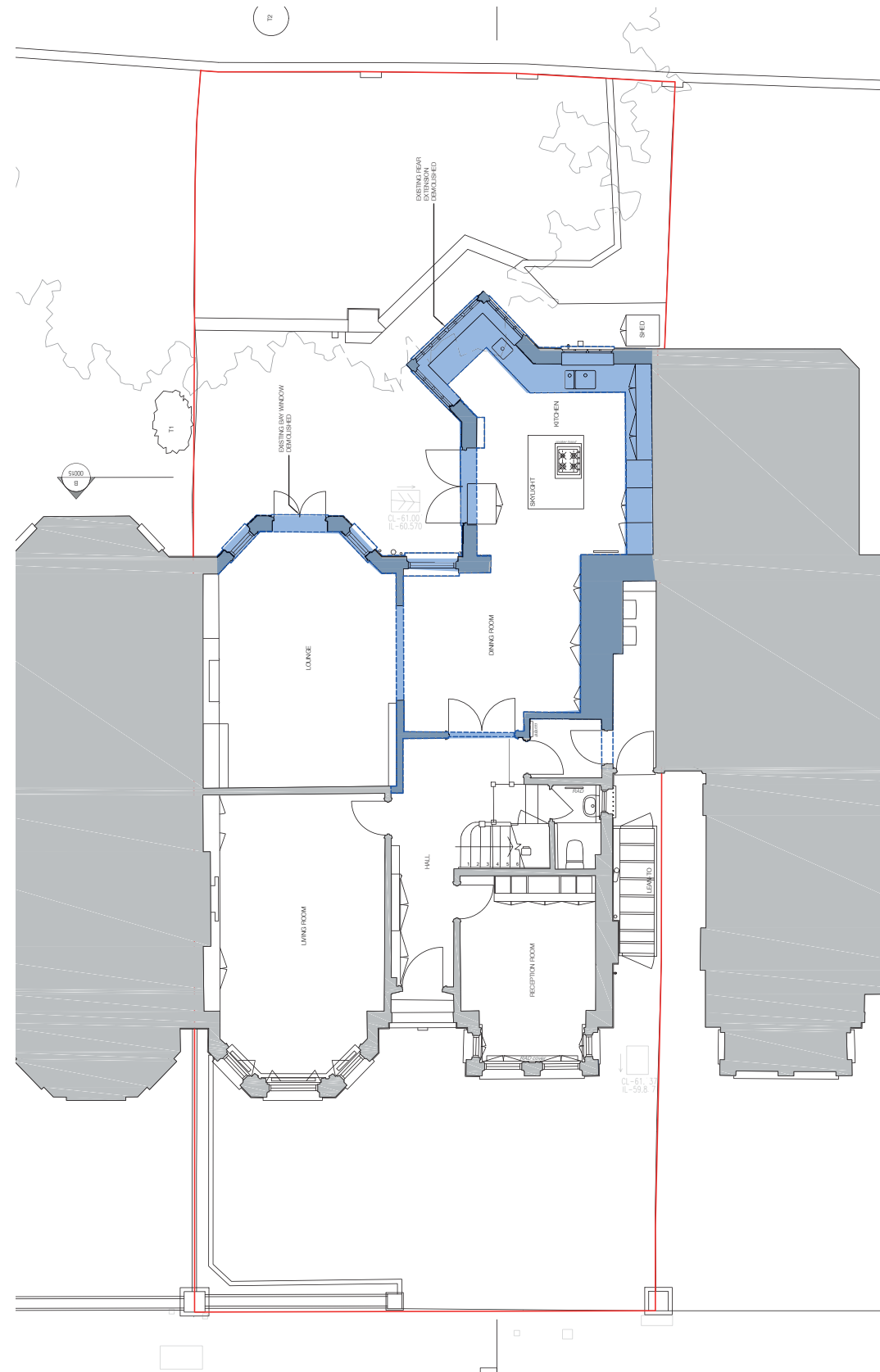
In summary, the proposal includes the following key elements:

- Removal of the existing rear ground floor extension and rear bay window, to be replaced with a new ground floor rear extension.
- Refurbishment of the house interior.
- Installation of conservation style roof window on the roof of the front facade.

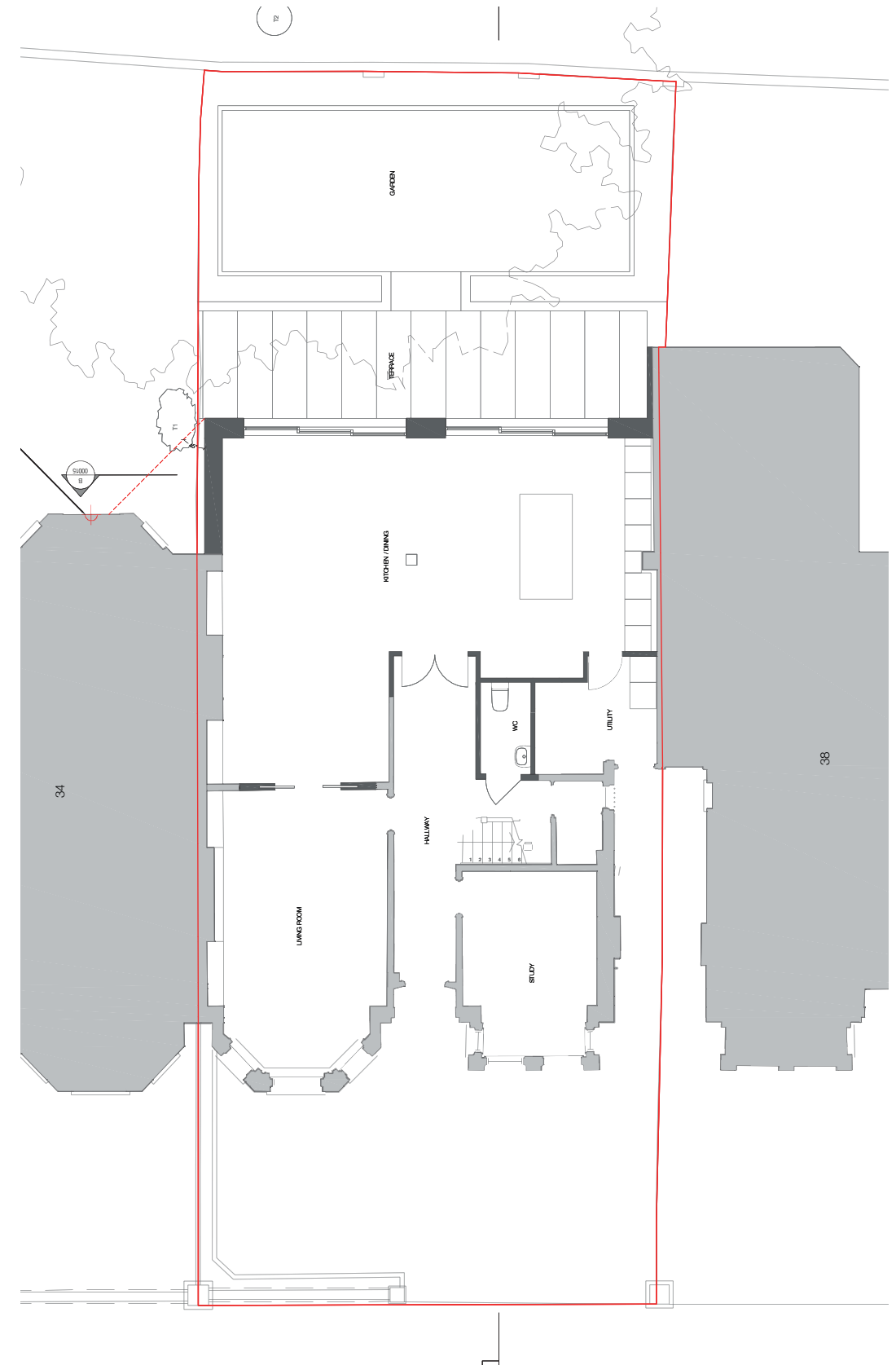
Area Schedule	Existing GIA (sqm)	Proposed GIA (sqm)
Ground Floor	124	130
First Floor	92	92
Second Floor	76	76
Total	292	298

The proposal increases the total GIA by 6 sqm

Existing building fabric to be demolished



Existing Ground Floor Plan



Proposed Ground Floor Plan

Design

Proposed Rear Extension

The design of the new rear extension aims to sit harmoniously with the existing building whilst providing a high quality built environment for the occupants.

The full width single storey extension is clad in red multi brickwork to relate seamlessly with the red brick facade of the existing building.

The proposed full height glazing has been subdivided with glazing bars in a Crittal-style aesthetic to relate to the existing fenestration.

Proposed Rooflights to Front

A conservation-style rooflight is proposed to the front of the property. Several precedents of this can be seen along Lambolle Road.



Sketch of rear extension massing



Rendered rear elevation

Design

Daylight

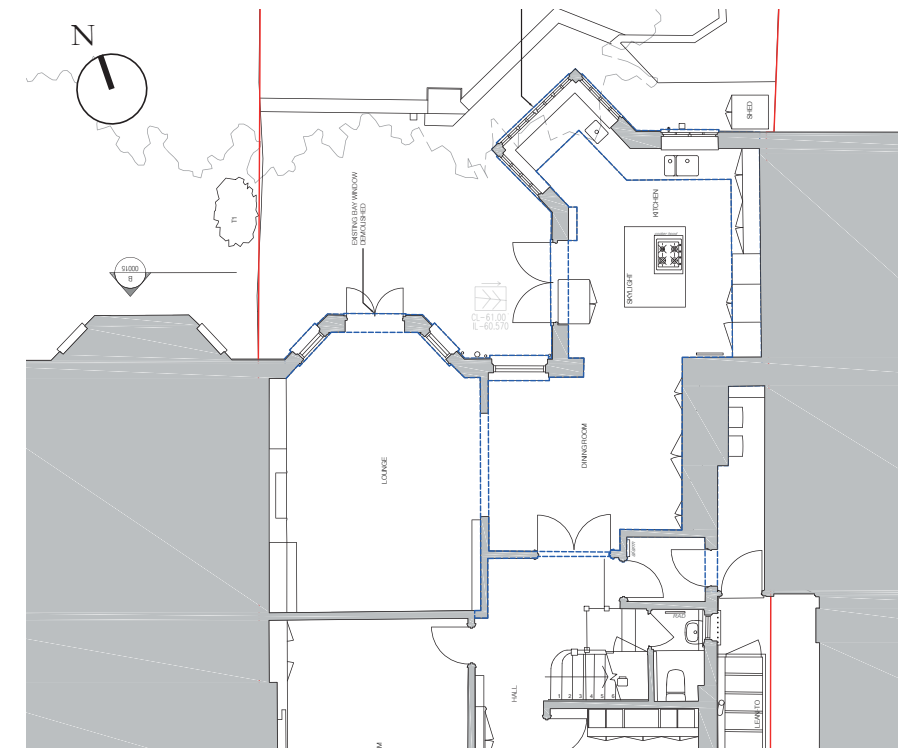
The following study has been undertaken to assess the impact that the proposed rear extension would have on the neighbouring property's access to daylight. It should be noted that the rear facade of the property is north facing, therefore there will be no impact on direct sunlight to the neighbouring property.

The design and height of the proposed extension has been carefully considered to ensure that it does not compromise the daylight access of neighbouring properties. In line with BRE guidance (extract below) a 45 degree line has been taken (in elevation and plan) from the top of the proposed extension towards the closest neighbouring ground floor window. As this is a bay window, the central window facing directly outwards has been taken as the main window (see highlighted text from BRE guidance below). As shown in the adjacent diagram this 45 degree line does not go beyond the centre point of the neighbouring window.

As such, the proposed design aims to minimise any potential overshadowing effects and respects the daylight considerations outlined in the planning guidance.



Existing Rear Elevation



Existing Ground Floor Plan

Figure 17: Application of the 45° approach to a domestic extension. A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on both plan and elevation. Here the centre of the window lies outside the 45° angle on elevation, so the impact of the extension is likely to be small.

Figure 18: Here the extension has a pitched roof, so a point halfway along the roof slope is used as the start of the 45° line on the elevation. The affected window is a patio door, so a point 1.6 m above the ground has been taken. This point is within the 45° angles on both plan and elevation, so a significant reduction of light is likely.

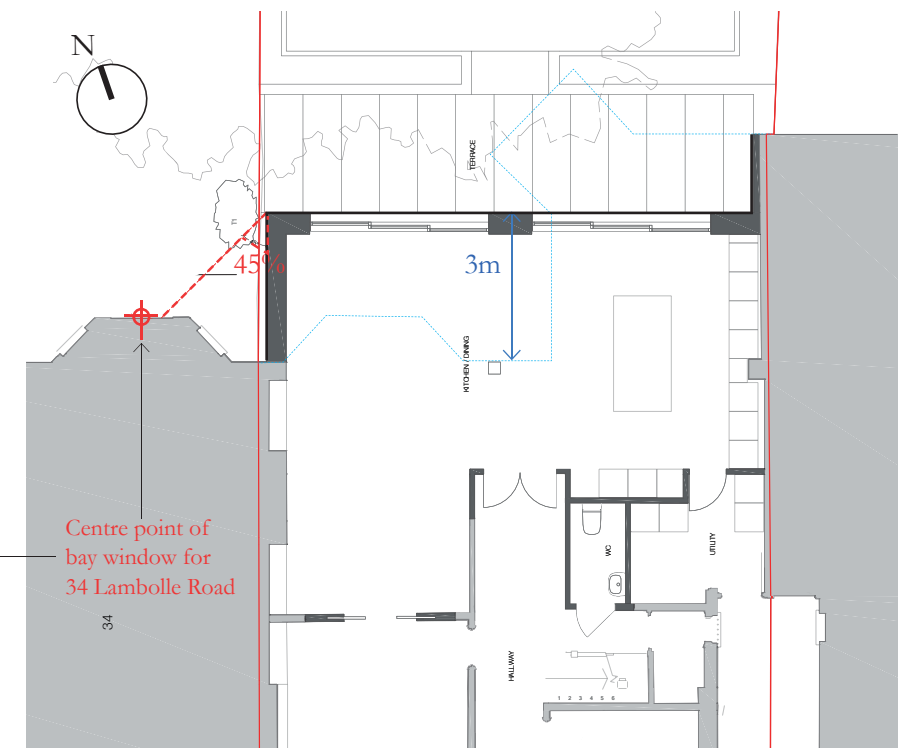
2.2.17 Figure 17 illustrates the application of the method, the '45° approach'. Take the elevation of the window wall and draw diagonally down at an angle of 45° away from the near top corner of the extension (Figure 17). If the extension has a pitched roof then the top of the extension can be taken as the height of its roof halfway along the slope (Figure 18). Then take the plan and draw diagonally back at an angle of 45° towards the window wall from the end of the extension (note that the section perpendicular to the window is not used here). If the centre of a main window of the next-door property lies on the extension side of both these 45° lines then the extension may well cause a significant reduction in the skylight received by the window. (In the case of a floor-to-ceiling window such as a patio door, a point 1.6 m above the ground on the centre line of the window may be used.)

(or balcony level for an upper storey) on the centre line of the window may be used. For a bay window, the centre window facing directly outwards can be taken as the main window. If a room has two or more windows of equal size, the mean of their VSCs may be taken. The reference point is in the external plane of the window wall. Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed. The VSC can be found by using the skylight indicator (Figure A1 in Appendix A) or Waldram Diagram (Figure B1 in Appendix B), or appropriate computer software.

Extract from:
"Site layout planning for daylight and sunlight: a guide to good practice (BR 209 2022 edition)



Proposed Rear Elevation



Proposed Ground Floor Plan

Design

Heritage

The design intent of the proposed single storey residential extension is to ensure its seamless integration within the Belsize Conservation Area while respecting the area's character-defining elements. The extension aims to provide a functional and aesthetically pleasing addition that complements the existing property.

Several precedents exist along Lambolle Road, wherein similar extensions have successfully blended with the surrounding context. These extensions have demonstrated sensitivity to the area's architectural styles, materials, and spatial relationships. It should be noted that 36 Lambolle Road itself previously received planning for the removing the non-original rear ground floor extension and rear bay window. (Please note that these changes were previously approved but not implemented, as indicated by application ref no: 9560042 granted in 1995 for the "demolition of rear bay window and single-storey kitchen extension.")

The proposed extension's design has been carefully considered in relation to the existing property and its surroundings. The scale and massing of the extension align with the proportions of neighbouring buildings. The architectural style and choice of materials are in harmony with the prevailing architectural character of the Belsize Conservation Area. The fenestration patterns, roof form, and other design elements have been selected to maintain visual coherence and compatibility.

Overall, the proposed extension demonstrates a commitment to preserving the integrity and unique character of the Belsize Conservation Area.



No.12 Granted proposed full width rear extension



Proposed rear extension elevation



Existing front view from Lambolle Road



Existing rear facade is relatively orderly, lacking the ornamentation of the front facade

Design

Access

A centrally located door provides the primary access to the property from Lambolle Road. There is also a secondary entrance door to the side of the property adjacent to the boundary with 38 Lambolle Road. This doorway is currently blocked off by a lean-to storage unit which was not part of the original building. The proposal is to remove this structure to improve the access to the side entrance.

Vehicle Parking

There is currently off street parking to the front of the property. There are no suggested changes to the vehicular parking as part of this planning application.

Cycle Parking

There are no suggested changes to cycle parking.

Refuse

There are no suggested changes to the refuse strategy for the building.



Proposed rear extension sketch