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date 25 September 2023

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PROJECT DATA

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1 OVERVIEW

1.1 Proposal

This report should be read in conjunction with the planning application drawings as listed on the Planning Application Form. The drawings provide a description of the existing and proposed materials for the development.

This application seeks planning permission for the following:

- Rebuilding the existing front garden boundary wall and railings (work not yet undertaken);
- Installing a bin storage unit against the South Boundary line (work not yet undertaken);
- Installing a conservation rooflight to the side elevation (work already undertaken).

The proposed materials are to harmonise with those existing on the property and will include London stock brickwork, black painted railings and gate, stone copings, timber slating for the bin store, low profile conservation rooflight.

1.2 Site Description

The application site is located on the East Side of Lisburne Road. The house comprises of a three-storey terraced dwelling house with a two-storey rear projection, with an inhabited mansard loft as part of the original design, in a street of terraced residential properties.

Existing houses in the area are of similar scale and nature to the application site.

The host building is located within Mansfield Conservation Area. The house is not a Statutory or Listed Building, however it does make a positive contribution to the character and appearance of the Conservation Area, as highlighted in the Appraisal and Management Strategy.

1.3 Site Photographs



30 Lisburne Road front of house



30 Lisburne Road rear garden

2 PLANNING CONTEXT

2.1 Planning Policies

The proposal takes into account the policies and proposals in the Adopted London Plan, the Adopted Camden Local Plan and Supplementary Planning Documents:

National Planning Policy Framework (published 2012, updated 2019)

Section 12 Achieving good design

London Plan 2016

3.5 Quality & Design of Housing Developments

3.14 Existing Housing

7.1 Building London's Neighbourhoods and Communities

7.4 Local Character

7.6 Architecture

7.19 Biodiversity & Access to Nature

7.21 Trees & Woodland

Camden Local Plan (2017):

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance:

Home Improvements CPG Jan 2021

Amenity CPG Jan 2021

Mansfield Conservation Area Appraisal adopted Dec 2008

2.2 Planning History

The following planning application have been made for 30 Lisburne Road:

App Number	Proposal	Status	Registered
2021/2744/P	30 Lisburne Road: External alterations including erection of single-storey rear extension and replacement of all windows and existing rooflights with matching double glazed fittings.	Final Decision Granted	07/10/2021
2010/4306/P	30 Lisburne Road: Erection of a ground floor rear extension and associated alterations to single family dwellinghouse.	Final Decision Granted	01/10/2010
2008/5915/T	30 Lisburne Road: Eucalyptus – reduce height and crown fit	Final Decision Granted	18/12/2008

3 DEVELOPMENT IMPACT ASSESSMENT

3.1 Design Impact upon Character and Appearance of the Conservation Area

Policies 7.4 and 7.6 of the London Plan (2016) state that development should incorporate the highest quality materials and design appropriate to its context and have due regard to the pattern and grain of the existing street in terms of orientation, scale, proportion and mass.

These are further reinforced and supported by policies A1, D1 and D2 of the Camden Local Plan, stating that developments should complement the street sequence, building pattern, scale, materials and detailing and should achieve a high standard of amenity for users and adjacent uses.

The proposal would represent an appropriate addition to the property in terms of architectural quality and consistency with the terrace sequence for the following reasons:

- The design of the new wall and railings, recycling bins store and rooflight has been carefully considered to ensure a good match to the existing and to harmonise with the neighbouring walls and railings would not harm the amenity of neighbouring properties.
- The design, scale and proposed materials are harmonised with the host and neighbouring buildings. The proposal respects the scale and form of the local built environment.

The overall scale and size of the proposed elements would be sympathetic to the original dwelling and would be appropriate in the context of the prevailing pattern of development - the bulk and height and scale of development would be similar in scale and mass to the existing and other developments in the area.

3.2 Impact upon Residential Amenity

Policies 3.5 and 7.6 of the London Plan 2016 are relevant with regards to the impact of the proposal on neighbouring properties, requiring that buildings should not "cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate."

This objective is supported by Camden Local Plan 2017 which provides that new development must achieve a high standard of amenity for users and for adjacent users.

The proposed rebuilding of the front boundary wall harmonises with the existing building by using London stock brick.

The height and impact for daylight and sunlight levels of the proposed elements are negligible.

All proposed materials ensure that the development is sympathetic to the existing building form, with a positive visual impact.

The proposal is in keeping with the host building and Conservation Area, and it would have no harmful impact on the residential amenity of neighbouring occupiers.

4 CONCLUSIONS

To sum up, the proposed changes will provide a higher standard of living accommodation to the inhabitants and improved functionality.

The overall scale and size of the proposals would be sympathetic to the original dwelling and would be appropriate in the context of the prevailing pattern of development. The bulk and height and scale of proposals would be similar in scale and mass to other developments in the area.

The proposals are in keeping with the host building and the Conservation Area, and it would have no harmful impact on the residential amenity of neighbouring occupiers.

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