

Design & Access Statement revA

1 Lawford Road, London, NW5 2LH



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Green & Teggin
Architects

The Site and Surrounding Area

1 Lawford Road is the first of a series of three storey semi detached Victorian terraced houses set within Camden's Bartholomew Estate conservation area. As such, the neighbouring houses to the north and west are separated by their rear gardens.

The adjoining house to the east has already been extended on two levels to the rear, as has number 1 Lawford Road to a lesser degree. There are multiple examples of two and three storey rear extensions along the street.



Rear of numbers 1 & 3 Lawford Road

The Brief and design proposal

The clients wanted to create a more social kitchen/diner that connected better with their rear garden and allowed more light into the ground floor whilst retaining a downstairs toilet and a separate area for laundry.

In response to the brief, we propose to demolish the existing poor quality, rear extension and replace it with a slightly larger one comprising of two sections. The single storey element extends into the garden an additional 1.4m and matches the height of the neighbouring extension. The two storey element matches the line of the neighbouring extension and is 0.7m taller than the existing two storey element to provide a more comfortable headroom in the kitchen.

We have also proposed to enclose part of the side passage to store bikes safely.



View of rear extension

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Heritage Statement

1 Lawford Road and its adjoining neighbour are only one of a number of three storey semi detached Victorian terraced houses built in the area as part of the Dartmouth Family Estate. They all have hipped roofs and a stuccoed front elevation at ground floor level.

The existing rear extension, which cannot be seen from the public domain, has little architectural merit with the proportions and style of the fenestration at odds with the original property.



Relevant Planning Policies & Responses

Camden Planning Guidance

CPG1 (Design) 2015: Section 2 Design Excellence, Section 3 Heritage and Section 4 Extensions, alterations and conservatories

2.9

‘Good design should positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area.’

The proposed extension retains the width of the existing two storey outrigger and reinstates the rear bedroom window at first floor level.

2.10

‘Good design should ensure buildings do not significantly overshadow existing/proposed outdoor spaces (and) consider the extent to which developments may overlook the windows or private garden area of another dwelling.’

The proposed first floor replacement extension, although 70cm taller and 2m longer than the original, sits more than 3m from the new extension of the adjoining house and more than 12m from the next affected property. The first floor side window will be obscured to avoid any overlooking issues. The replacement single storey extension sits back from the line of the extension of the adjoining property and will match its height.

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In addition, we intend to remove the terrace accessible from the first floor rear bedroom, so the risk of overlooking should actually be reduced.

2.12

'Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration.'

We propose to use London stock brick to ensure that the new extension is in keeping with the original property. We intend to salvage as many of the original bricks as possible to mix in with the new ones.

4.7

'Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building.'

As already stated, we have retained the horizontal proportions of the single and double storey extensions, taking the height and depth of the neighbouring extension into consideration, and propose the new extension be constructed using London stock brick.

'Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area.'

The replacement front windows and rear bedroom windows will be timber framed with glazing bars and details to match the existing as close as possible.

4.10

'Rear extensions should be designed to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing.'

The proposed rear extensions are set back from and are lower than the main volume of the property.

'Rear extensions should be designed to not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure.'

The proposed extension sits back from the line of the extension of the adjoining house and the single storey element will actually be lower than the existing extension, matching that height of the adjoining extension.

'Rear extensions should be designed to allow for the retention of a reasonable sized garden; and retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.'

The proposed two storey extension reaches a further 2.0m into the garden, matching the line of the adjoining property. The single storey extension reaches a further 1.4m into the garden. We do not feel that this will severely impact the existing garden space, which is currently over 13m long.

4.11

'Materials should be chosen that are sympathetic to the existing building wherever possible.'

See 2.12

4.12

'In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist.'

The proposed height of the rear extension has been reduced to match that of the adjoining property, whilst still retaining a setback. As already mentioned, the two storey element will be higher and longer than the existing two storey element, but retains the width. There are examples of two storey extensions of this height along the road.

CPG3 (Sustainability) 2015: Section 4: Energy efficiency: existing buildings and Section 6 Renewable Energy

4.3

'Camden Core Strategy Policy CS13, paragraph 13.9 expects development or alterations to existing buildings to include proportionate measures to be taken to improve their environmental sustainability, where possible.'

The new construction will meet or exceed current Building Regulations, with existing single glazed windows being replaced with double glazing, reducing the building's overall energy demand.

CPG6 (Amenity) 2011: Section 7 Overlooking, privacy and outlook

7.4

'Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree.'

See CPG2.10

7.5

'Where this standard cannot be met we may require you to incorporate some of the following design measures into your scheme to ensure overlooking is reduced to an acceptable level. Design measures to reduce the potential for overlooking and the loss of privacy include: Use of obscure glazing.'

See CPG2.10

7.9

'When designing your development you should also ensure the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.'

The proposed two storey extension will be visible from neighbouring properties, but will be obscured, in the main, by mature trees. Although the two storey element is 70cm higher than the original and 2m longer, it is far enough away from the neighbouring properties as to avoid having an overbearing or dominating effect.

The Kentish Town Neighbourhood Development Plan
2015 – 2030

POLICY D3: INNOVATIVE BUILDING DESIGN

'a) Proposals must be based on a deep understanding of the site and its context

b) Proposals must be well integrated into their surroundings and reinforce and enhance local character, in line with paragraph 64 of the NPPF

c) Proposals must identify and draw upon key aspects of character, or design cues from the surrounding area. Appropriate design cues include grain, building form (shape), scale, height and massing, alignment, modulation, architectural detailing, materials, public realm and boundary treatments

d) Design proposals must be of the highest quality and sustainable, using materials that complement the existing palette of materials in the surrounding buildings.

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e) Proposals must enhance accessibility in buildings by taking into account barriers experienced by different user groups.'

The proposal draws from the scale, height, massing and composition of the existing and surrounding buildings to create contemporary yet complementary addition to the rear facade using a mixture of London stock brick and timber cladding to emphasise this contemporary yet complimentary style whilst still linking it to the host building.

There is a small tree (T1 on drawing PR01), 3.5m away from the proposed extension, that we hope to retain.

Parking Provisions

We do not propose to alter any existing parking provisions arrangements

Site photo



Birds eye view of site and context

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