



## Design and Access Statement

34 Lisburne Road, NW3 2NR

22<sup>nd</sup> November 2023

**Refurbishment of existing dwelling with ground floor rear extension and replacement of some windows.**

### Client

Neil & Lindsay Fleming

### Executive Summary

The purpose of this document is to provide supporting information for a householder planning application. The proposals comprise the following elements:

- single storey extension to the rear of the property, replacing an existing conservatory
- replacement windows to the rear.

### Site Description

34 Lisburne Road is a terraced property with an ornamental Dutch gable, located within the Mansfield Conservation Area. The house has accommodation set over three floors.

The front elevation is primarily red brick with decorative details to the top portico, bay window and entrance porch. The front ground floor windows and front door feature leaded light details which will be retained.

The rear elevation is London stock brick.

### Relevant Planning History

There is no relevant planning history associated with this property.

### Pre-Application Advice

Pre-application planning advice was not sought for the proposals, as various schemes of similar scale have been granted approval at nos 14, 29 & 30.

### Design Proposals

The proposals seek planning permission for a modest extension to the rear of the property, to replace the existing conservatory on the same footprint. It is proposed to replace some windows and carry out internal alterations that will enhance the property for its current owners.

Front Elevation – Large flagstone slabs and a traditional Victorian tile mosaic is proposed to replace existing slabs. All windows to remain as existing.

Rear Elevation – The construction of a single story flat roof extension is proposed to the rear of the property on the footprint of the current conservatory. Timber cladding is proposed to the face of the new extension with powder coated aluminium sliding glazing.

# *The* **Vawdrey House**

It is also proposed to replace the existing bay window to the rear of the property with new timber double glazed sash windows to match the existing.

The upper two floors are in good decorative order and would remain as existing.

## **Garden Improvements**

A new terrace and planting bed is proposed to the rear of the property around the new extension.

## **Layout, Appearance and Materiality**

The layout has been carefully considered to meet the needs of the current owners. The ground floor provides well connected family living spaces, an open plan kitchen and dining area to the rear of the property with laundry area & WC. The extension does not materially increase the footprint of the property as it replaces the previous conservatory.

The extension is still lower than the boundary wall to No 36 and differentiated from the house by the use of black stained timber cladding.



Aluminium sliding glazing is proposed to the corner of the extension. The flat roof will include sedum matting.

## **Landscaping and Trees**

There are no trees within the application site or surrounding properties that would be affected by the proposed works as existing footings will be utilised.

## **Use**

The use of the property remains unaffected by the proposals.

## **Amount**

The proposals do not increase the total GIA of the house.

# *The* **Vawdrey House**

## **Access**

Both pedestrian and vehicular access remain unaffected by the proposals.

## **Daylight and Outlook**

It is not considered that the proposals will present any impact on natural daylight, sunlight, or loss of amenity to neighbouring dwellings.

## **Heritage Statement**

This statement has been written to accompany a planning application for the provision of an extension at 34 Lisburne Road.

The application site lies within Mansfield Conservation Area. This was designated on the 11th September 1990. The area was developed in the later part of the 19th Century and remains much as it was completed in 1910. It provides a coherent example of late 19th century urban residential development.

34 Lisburne Road is a terraced property with an ornamental Dutch gable. The front elevation is primarily red brick with decorative details to the Dutch gable, bay window and entrance porch. The front ground floor windows and front door feature leaded light details which will be retained. The rear elevation is London stock brick.

At the front there are no works other than redecoration and maintenance to the façade and front wall and all existing details are respected.

The rear extension will have no material impact on either the street-scape or the wider Mansfield Conservation Area, and the works accord with the advice within the Replacement Unitary Development Plan 2006.

The overall design and composition of the proposals are of a high architectural quality yet subservient and complimentary to the original building. The proposals will preserve the character and appearance of the property and cause no harm to the character and quality of the street scene.

## **Conclusion**

The proposals set out as part of this application are of a modest scale and compliment the character of the existing building.

The new rear extension is of high quality design, using contemporary materials in a sympathetic way, replacing only an existing conservatory. The materials add interest and clearly denote an addition to the property. The proposals will contribute positively to the character and quality of the conservation area.