



25D LAWFORD ROAD

---

NW5 2LH

DESIGN AND ACCESS STATEMENT

FOR: ALAN NICOL

06/03/24

# CONTENTS

CONTEXT	03
CONSERVATION STRATEGY	04
FLOODING STRATEGY	05
ECOLOGICAL STRATEGY	06
AREA PLAN	07
LOCATION PLAN	08
USE CLASSIFICATION	09
SITE PHOTOS	10
ARCHITECTURAL CONTEXT	12
HERITAGE IMPACT STATEMENT	14
DESIGN PRECEDENT	15
ENVIRONMENTAL CONTEXT	16
EXISTING PLANS	17
PROPOSED PLANS	22
EXISTING ELEVATION	26
PROPOSED ELEVATION	28
EXISTING SECTION	30
PROPOSED SECTION	31
PROJECT RENDER	33
PROJECT RENDER PLAN	40

First Issued: 16/10/23  
Revision A 08/11/23  
Planning Issue 06/03/24

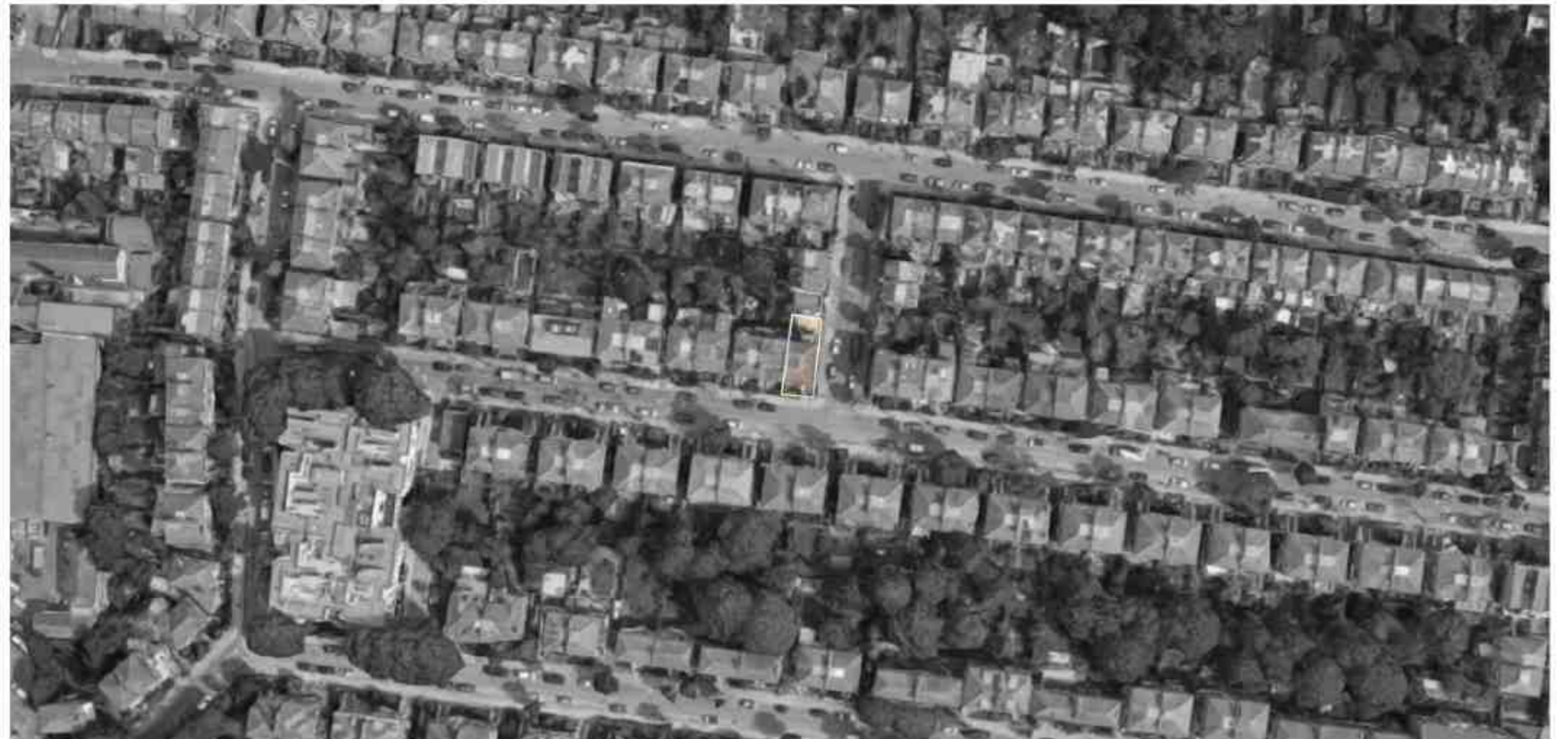


25D Lawford Rd is a flat comprising of the top 2 floors and attic of a semi detached terraced townhouse, situated in the historical Bartholomew Estate in the borough of Camden. Alan Nicol is looking to renovate the interior of his property, improving insulation standards and opening up part of the large attic to allow him to create an open plan vaulted living space. Additionally he is seeking to install a safety railing around the rear roof section of his property which has been informally used as a roof terrace. At the moment this informal use by his teenage daughter results in a danger of falls and awkward access through the bathroom window. The scheme looks to remedy this by installing a balcony railing and turning this into a small outdoor space for Alan to pursue his passion for gardening and ecology.

Prepared on behalf of Alan Nicol by Simon Keeling + Seb Benson  
for In Situ

insitulondon.com  
07772760270  
insitulondon@gmail.com  
simon.insitu@gmail.com

# CONTEXT



# CONSERVATION STRATEGY

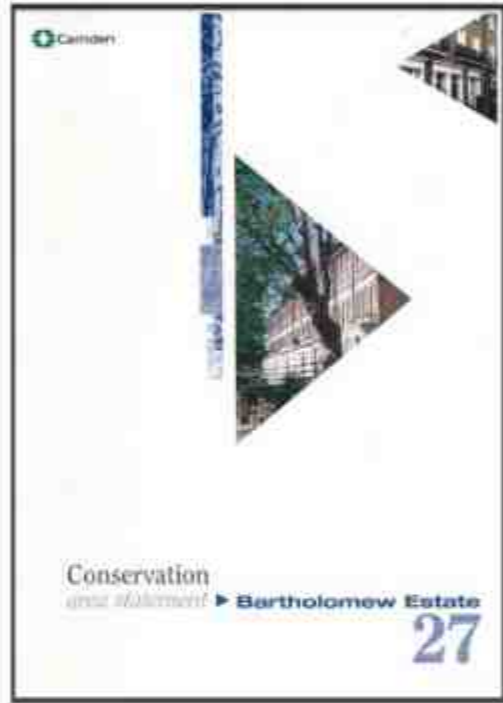
The site sits within the Bartholomew Estate conservation area sub-zone 2 'Dartmouth Family Estate'. This will prevent permitted development as a planning route

The property is not listed

Plan taken from Camden Council Conservation

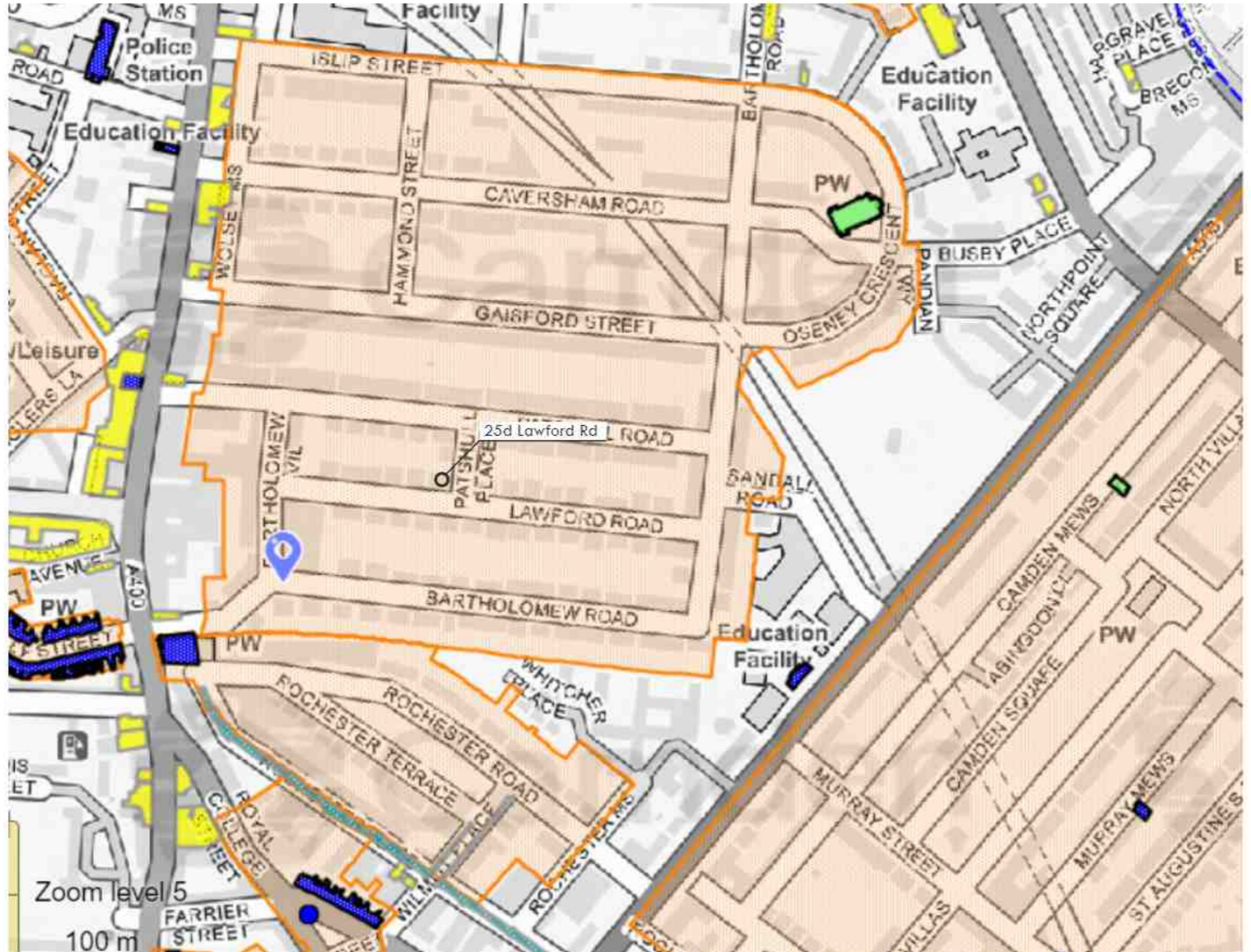
Zone Map:

<https://ssa.camden.gov.uk/connect/analyst/mobile/#/main?mapcfg=CamdenConservation&lang>



## Key

- Locally Listed
- Natural Features or landscape
- Street Feature
  
- Grade I
- Grade II
- Grade III
  
- Conservation Area



# FLOODING STRATEGY

25d Lawford Rd sits in Flood Zone 1 and its plot has a low probability of flooding. The property does not site in a flood risk zone. As a 2nd and 3rd floor property it has no chance of flooding

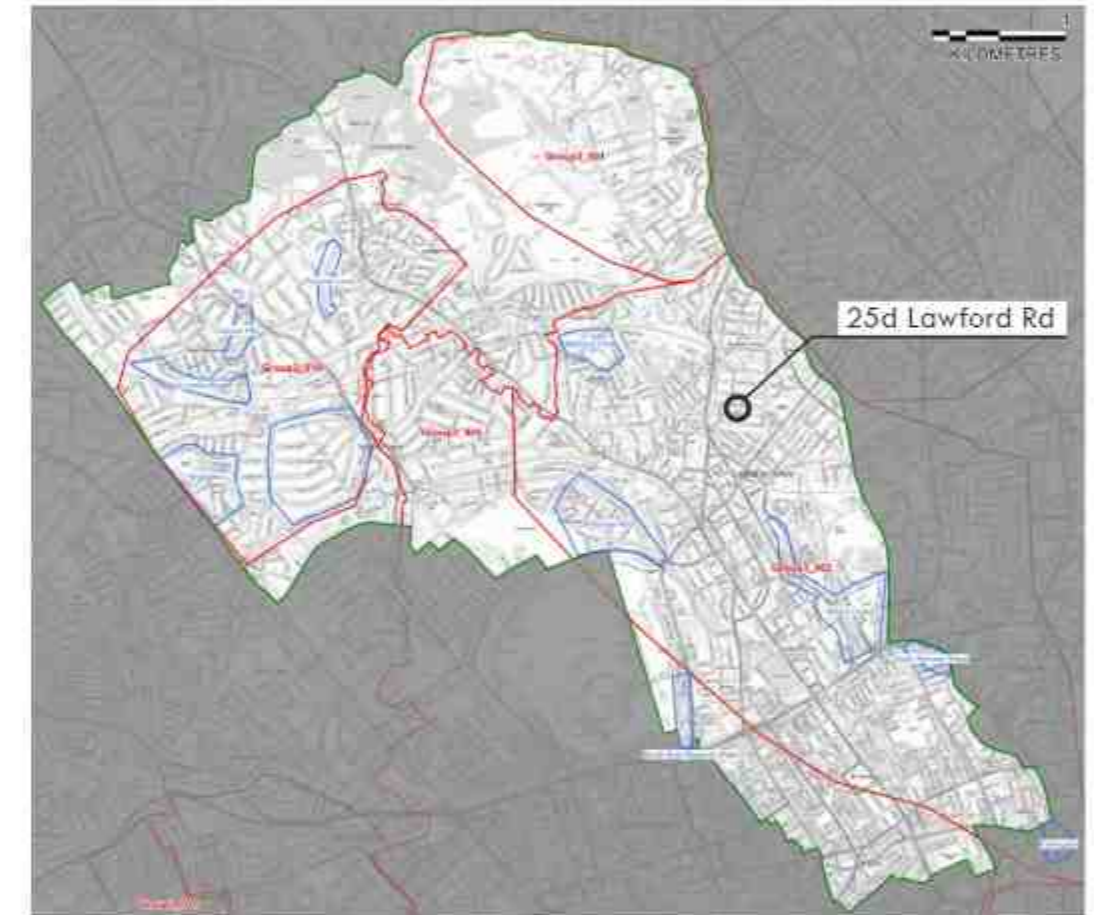
Due to the size of the site a flood risk assessment is likely not to be required

Plan taken from Camden Council Flooding Assessment Map:  
<https://check-long-term-flood-risk.service.gov.uk/>



Extent of flooding from surface water

● High 
 ● Medium 
 ● Low 
  Very low 
 ⊕ Location you selected



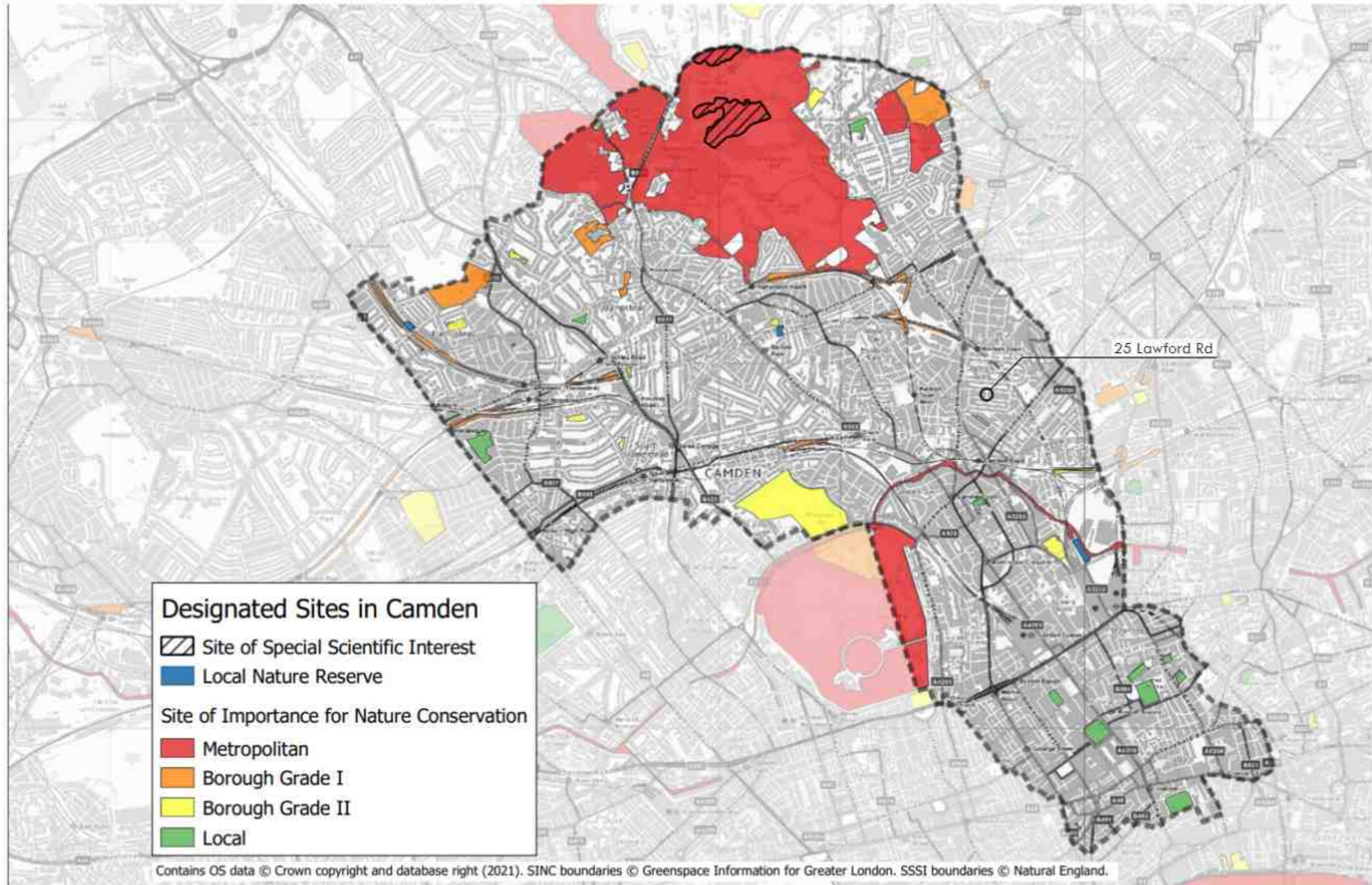
Camden flood risk zones

# ECOLOGICAL STRATEGY

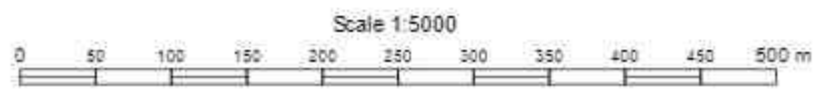
25d Lawford Rd does not sit within an designated site of importance for Nature Conservation, an SSSI or an LNR



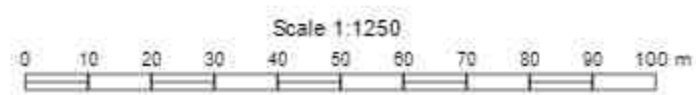
Plan taken from Camden Council "Creating Space for Nature in Camden" Environmental Assessment Map  
<https://www.camden.gov.uk/documents/20142/0/Creating+Space+for+Nature+in+Camden.pdf/82349245-7002-db68-a7b2-b00a69474fdc?t=1645553207724>



# AREA PLAN



# LOCATION PLAN





# USE CLASSIFICATION

## Intended Use

This application does not seek to change the use of the property from a 'Class C3 Residential Dwelling'.



## SITE PHOTOS

25d Lawford Rd is a split level apartment sitting over the second floor, third floor and attic of a 3 storey terrace on Lawford Rd. It makes up the end terrace on the intersection of Lawford Rd and Patshull Place. The property is accessed by a secondary entrance located off of Patshull Place.

The existing building is a Victorian semi detached townhouse, built as part of the Bartholomew Estate, Sub area-2, 'Dartmouth family estate' in the 1860's. The property is externally of high quality, retaining the existing Italianate features around the ground floor windows and entrance stairs. The elevation onto Patshull road is of lesser quality, lacking the terraces rhythmic detailing and elevation layout. The 3 storey rear section of the property is of similar quality to the Patshull Place facade. The rear roof is accessible through a small bathroom window. Due to the low 400mm high parapet this is a space with a high risk of falls, particularly for the occupiers teenage daughter who enjoys accessing the area. Proposals will seek to apply a railing to allow this to be accessed in a safe manner, as well as replacing the roof lining to make this a walkable surface with higher energy performance

The property features period single glazed sash windows of varying condition. The existing single glazed sash are aluminium on the side and rear windows and do not provide adequate insulation to a 3rd storey property with weather exposure on 3 sides. The proposal seeks to gain permission to upgrade all single glazing to double glazed sash windows.



## SITE PHOTOS

Internally the property is a pleasant space, particularly during summer months, taking advantage of its 3 aspect nature to bring light and cross ventilation through the property. The ceiling heights are lower, at 2.4m at 2.18m in the bathroom. There are no immediate internal damp issues, although there is noted to be a poorly fitted asphalt lining in a damp survey on the roof 'terrace' area.

The attic space is low, with a 1.4m clear head height in the flat roof zone of the space. This leads to the conclusion that a loft conversion or dormer extension is likely to not be possible as it would require the raising of the property roof by at least 1m. The attic space is a cold roof zone, with insulation badly laid over the ceiling joists. This will be causing a high level of heat loss. The roof tiles appear to be in good condition and there is no sign or smell of damp. The scheme will look to open up the attic in the kitchen, living room and main bedroom, dramatically increasing the quality of spaces and increasing head height in line with the roof slope. This will give the opportunity to add rooflights where appropriate and insulate the main roof to a modern standard.

The properties main issue is a lack of external area, which has been informally alleviated by the use of the rear roof as a garden terrace. This is a practice undertaken by most houses in the area, with one being visible in the photo to the right. However this is a hazardous practice that can result in falls from lack of railings and damage to this roof section, and is an area of particular concern for Alan Nicol, who's daughter often returns from school earlier than him and accesses the roof space. The scheme seeks to bring this roof space in line with approved document K, preventing any health and safety concerns by putting up safety railings. These will be in keeping with the historical style of Bartholomew Estate, designed to match the railings at ground level and painted black.



# ARCHITECTURAL CONTEXT

Lawford Rd is characterised by its high quality Victorian semi detached properties. These tend to remain true to their original design along the street scape, with little change to architectural styles and embellishments in keeping with the council's Bartholomew Estate conservation zone plan of 04/02/1992.

There are a number of existing roof terraces on Lawford Rd, notably visible from the street at 64 Lawford Rd. 35 and 55 Lawford Rd. All have 2nd floor terraces and 3 Lawford Rd was granted an extension and first floor terrace in 2012.

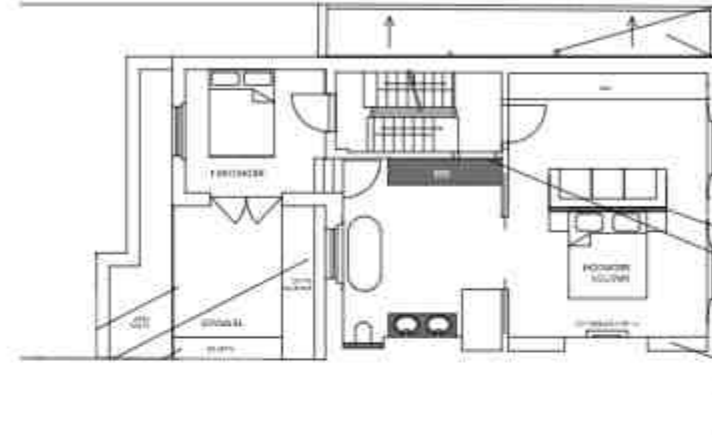
More pertinent however is the wider Bartholomew Estate, where roof terraces have been permitted more freely. 75 Bartholomew Rd was granted a 4th storey roof extension and roof terrace, based off of precedent established by neighbouring homes. Patshull Rd also features a number of second floor roof terraces, at 64, 72, 74, 78, 82 and 84. These are clearly visible from Google maps and overlook the rear gardens of Lawford Rd.

The roof terrace at 25 Lawford Rd will primarily face the street onto Patshall Place, a street that suffers from less overlooking and street surveillance than the wider Bartholomew Estate. This will help bring activity to this part of the estate and dissuade antisocial behaviour.

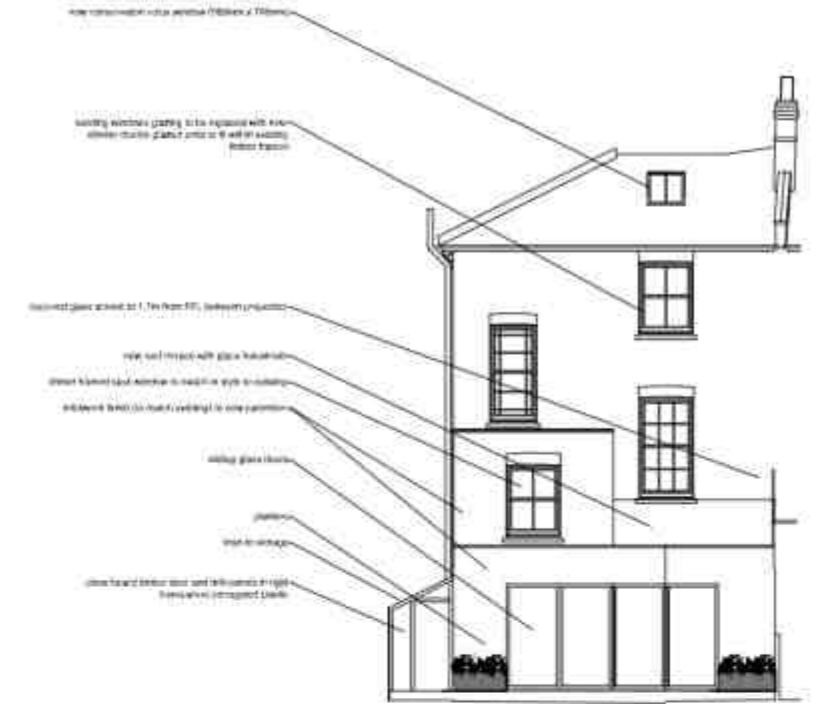
Additionally the scheme proposes 3 new rooflights, laid out to align with the historical window elevations. Due to the shallow roof line these will largely be non visible at street level, demonstrated in the project renders



3 Lawford Rd proposed section



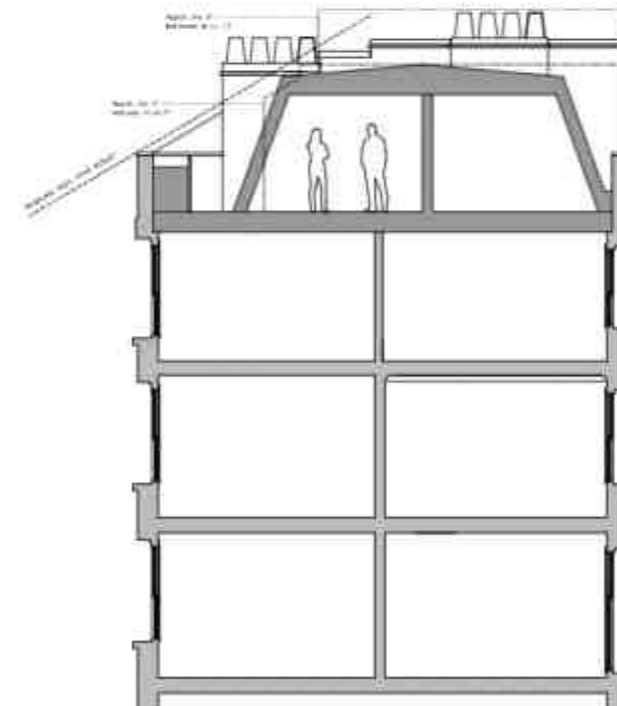
3 Lawford Rd proposed plan



3 Lawford Rd proposed elevation



75 Bartholomew Rd Proposed roof extension and terrace



75 Bartholomew Rd Proposed Section



64 Lawford Rd existing rear 1st and second floor terraces

# ARCHITECTURAL CONTEXT

A quick survey of Google maps demonstrates the prevalence of roof terraces in the Bartholomew estate area. Whilst there are a number of informally used roof terraces in the area, a large number of properties have building regulation compliant terraces designed with proper railings. Of particular note is the hidden roof terrace on 31 Lawford road, 4 houses up the street, and the run of houses on Patshull Road as well as 65 Bartholomew Rd. These all overlook the back to back gardens of their neighbours. It should be considered that 25d Lawford Road being granted permission to make their lower roof a formalised and safe terrace will future proof the property and bring it in line with design features prevalent throughout the conservation area.



31 Lawford Rd recessed roof terrace

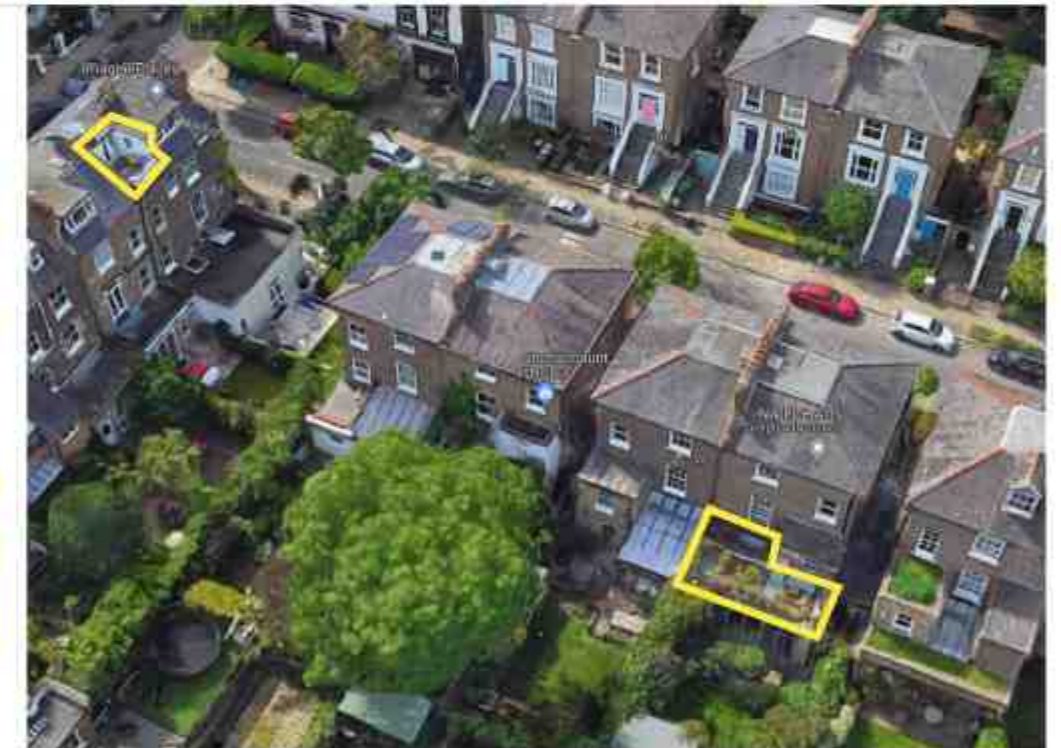


Patshull Road/Place roof terraces

25d Lawford Rd



Patshull Road roof terrace



65 Bartholomew Road and Lawford Road Roof terraces

# HERITAGE IMPACT STATEMENT

The Bartholomew Estate Conservation Area is a compact and well preserved Victorian residential development, which displays little change in its 150 year history. Laid out over a regular grid pattern, it was built over 3 main stages that now form the planning sub areas of the conservation zone. 25 Lawford Rd sits in Sub Area 2: Dartmouth Family Estate and is noted as making a positive contribution to the conservation area character, but is not a listed building

The original building was constructed in the 1860s by the 5th Earl of Dartmouth as an estate of high quality, prestigious houses to form 'New Kentish Town'. The estate is made up of Patshull Rd, Patshull Place and the north side of Lawford Rd, where 25 is positioned. These are built of an architecturally uniform style of 3 storey, semi detached villas and terraces with narrow plot widths. The architectural detailing is one of the key aspects of these, with soldier course lintels and white plaster detailing. Decorative metal balcony railings are also common throughout these properties and would be used on the building. These are prevalent on both the front and rear of the properties. Roof eaves wide and the rooves are shallow, resulting in them being largely unviewable from street level

The primary planning permission to effect the property was made in 1972 for the division of 25 Lawford Rd into 4 apartments. This has left 25D at the 3rd storey of the property with sole access into the attic, as well as no outdoor space

## Planning History

Planning permission was granted on 22/05/2018 for moving of the rear garden retaining wall further away from the property (i.e. from 1 metre to 4 metres away) and covering the area with a stone tile decking. (ref 2018/0974/P).

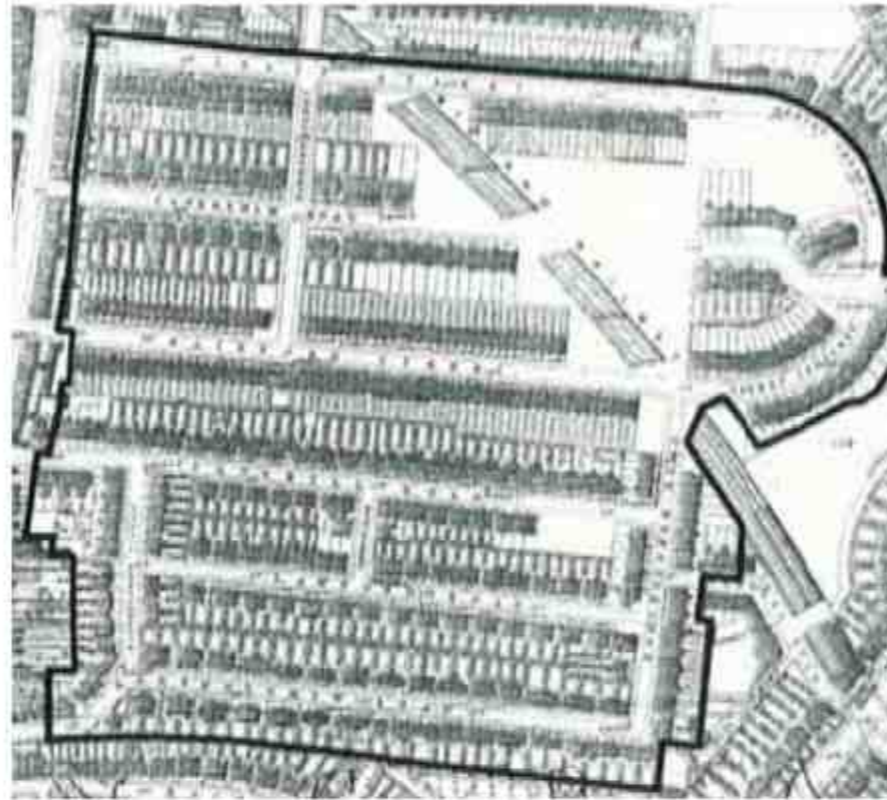
Planning permission was granted on 09/11/1977 Alterations to provide enlargement of the Kitchen and entrance hall of the basement flat. (ref 25358).

Planning permission was granted On 19.04.1974 for erection of a garage and the formation of a hardstanding, with means of access to the highway at the rear. (ref 18776).

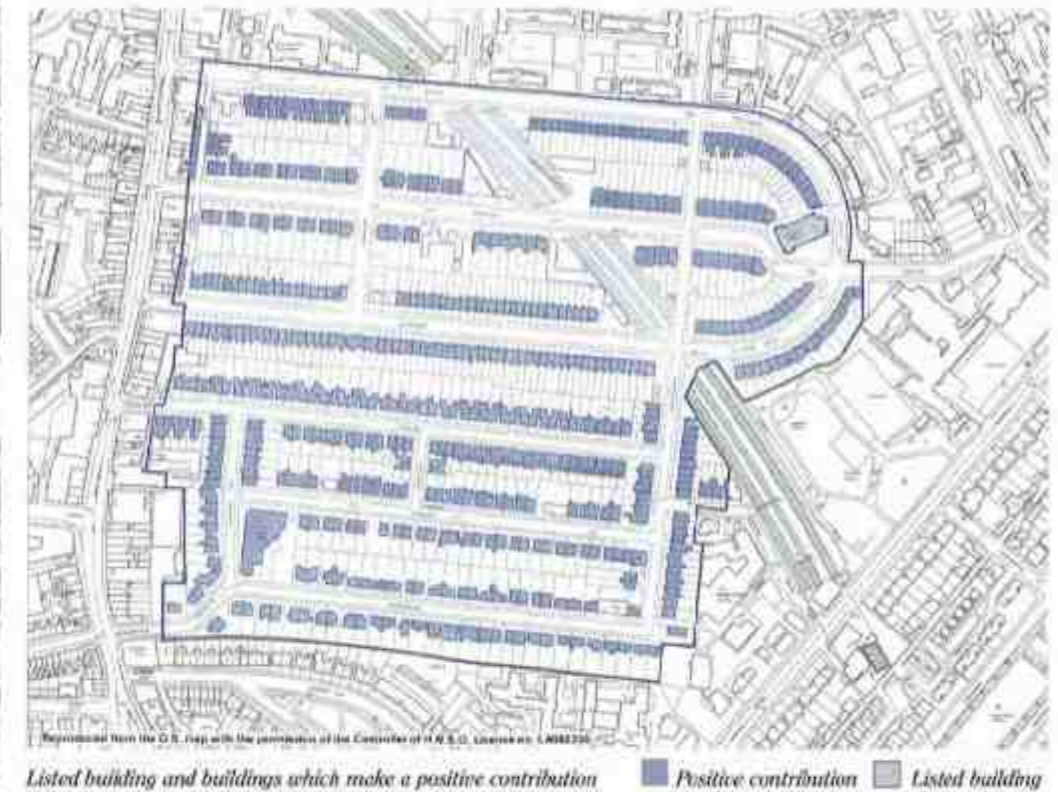
Planning permission was granted On 26/10/1972 for the conversion of dwelling at 25, Lawford Road, N.W.5. into 4 self-contained units, incorporating enlargement of rear extension, installation of new windows and door, and erection of new steps at side of property. (ref 14053).

Planning permission was granted on 28/12/1978 for the erection of a single storey extension to provide a sun lounge. (ref 27410).

Planning permission was granted on 23/09/1964 to convert the basement and ground floors of No. 25, Lawford Road, St. Pancras, into two self-contained flats and to form a bathroom in order to provide improved amenities for the occupiers of the first and second floors. (ref 19638).



1873 Area Map (Source: Camden Council)



Buildings noted as positively contributing to the estate (Source: Camden Council)



Decorative metal railings, finished in black and white plaster detailing



White Painted timber sash windows with white plaster detailing to sill. Soldier course brickwork lintel



View From street showing wide eaves and shallow roof formation

## DESIGN PRECEDENT

The scheme looks to vault the interior of the house and remove the wall between kitchen and living room. This will considerably improve the quality of the space, changing it from a slightly cramped and enclosed space into a bright and airy loft with considerably improved energy performance and passive ventilation opportunities.

Further to this as stated previously, the lower roof will be made safe and readily accessible through the primary bedroom. The owner, Alan Nicol is a keen gardener and conservationist and is looking to create green space on this roof for growing plants and providing habitat space for birds wherever possible. Alan welcomes any input from the council regarding recommendations on potential bird boxes that can be installed at eaves level.



## ENVIRONMENTAL CONTEXT

Alan Nicol, owner of 25d is an avid gardener and conservationist. He works on global development issues dealing with climate change, and is keen to make urban cityscapes attractive for a wider range of insect and bird species through microgardens rich in native fauna and flora, with a special emphasis on bees. Alan welcomes direction on potential methods for encouraging bird roosting in the eaves of the property. He also notes the benefits of plants on a flat felt roof helping to overcome the heating effects of direct sunlight.

Alan is keen to use the terrace as a space that connects with the wider network of Camden Environmental schemes, including Camden in Bloom. We have consulted Camden Councils environmental strategies throughout the development of this scheme and it is noted from Camden Council's biodiversity strategy pg 29 "rooftop space remains one of the greatest opportunities for nature in the south of the Borough so retrofitting to existing buildings is also needed." Further to this, Wild About Gardens guidance on wildflower planting will be used when creating planters, to encourage bee's and other pollinating insects

We seek to be able to follow this council guidance, providing a small space for Alan to pursue his passion for environmentalism and also creating a safe space for him and his daughter to access the outdoors.

**TACKLING THE ECOLOGICAL EMERGENCY**

**CREATING SPACE FOR NATURE IN CAMDEN**

camden.gov.uk/wildlife-areas

we make Camden

Camden

If you already have a lawn in your garden or greenspace, there are plenty of ways to make it more interesting for wildlife (head back to page 12 to learn about letting your grass grow). A great way to encourage more insects into your garden, and make the most of your space, is by introducing wildflowers.

**Top picks for your lawn**  
Here is a list of British native flowering plants that will do well in an established lawn, as long as you're not feeding it too often. They are all short in their growth habit and should flower on a lawn that is left to grow long for at least 4-6 weeks in spring or summer. Lawn plants must be tough enough to withstand a certain amount of trampling. These can be bought by mail order as plug plants from specialist wildflower nurseries that sustainably source plants of UK provenance.

- Black medick
- Daisy
- Dandelion
- Lawn chamomile
- Field wood-rush
- Selfheal
- Bird's-foot trefoil
- Mouse-ear hawkweed
- Cowslip
- Germander speedwell
- Lesser celandine
- Clovers
- Lady's bedstraw
- Yarrow
- Salad burnet
- Yellow rattle (buy as seed, not plug plant)

**A bright idea with bulbs**  
The wildflowers listed here add colour and wildlife-friendly features in late spring and summer. To add early spring interest, pop a few bulbs into your lawn. Snowdrops, crocus, wild daffodils and grape hyacinths all work really well and are much-loved by early bees.



WORLD BANK BLOGS

HOME ALL BLOGS TOPICS CONTACT

WORLD BANK .ORG

WE LIVE

Published on Governance for Development

## Farmers on the frontline: Change and transformation in Ethiopia's watersheds

ALAN NICOL & UKIMYELESH NIGUSSIE | MARCH 21, 2016

This page in: English





# EXISTING SITE PLAN

1:200 @ A3

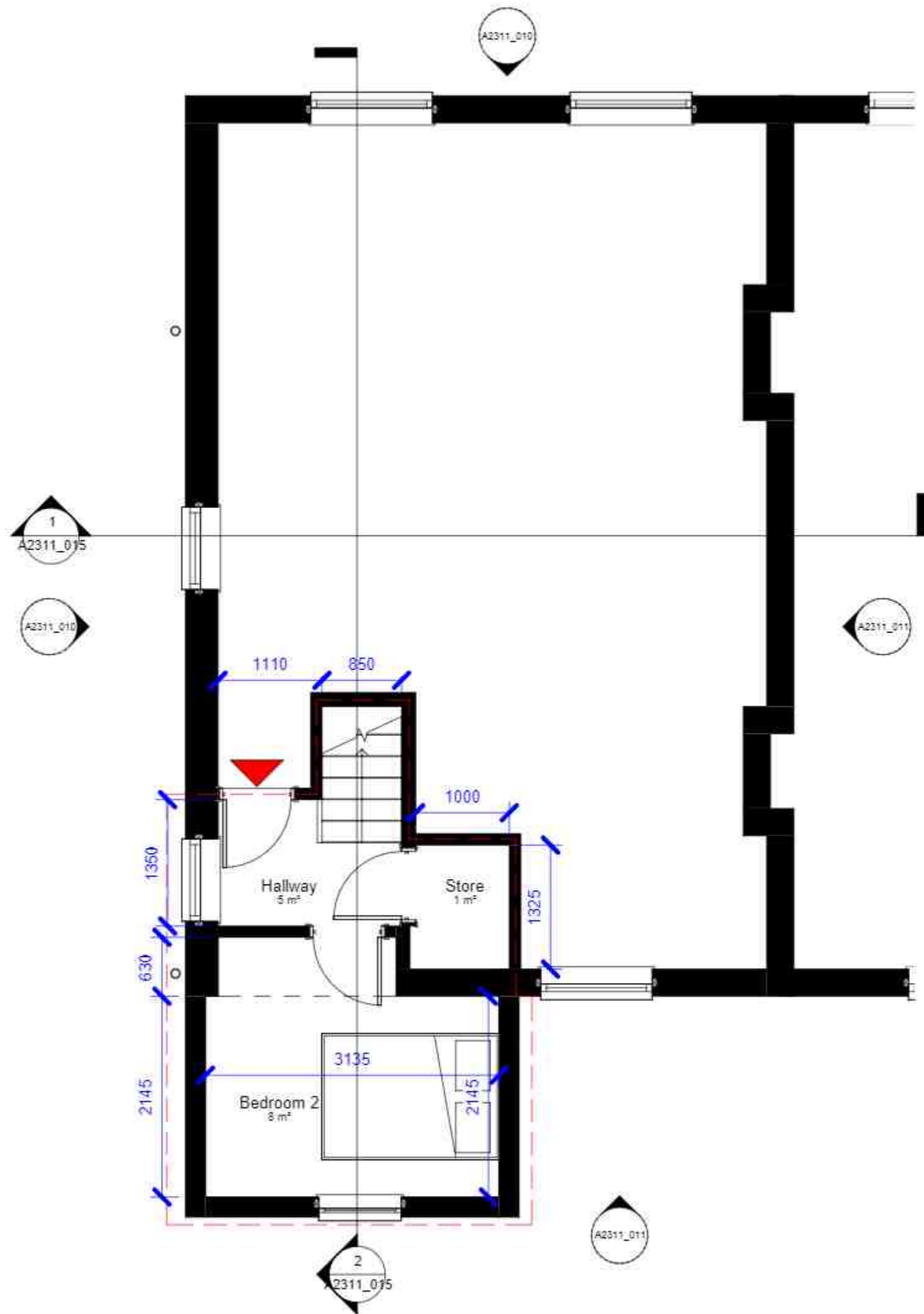


Lawford Road

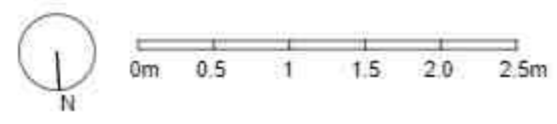
Patshull Place



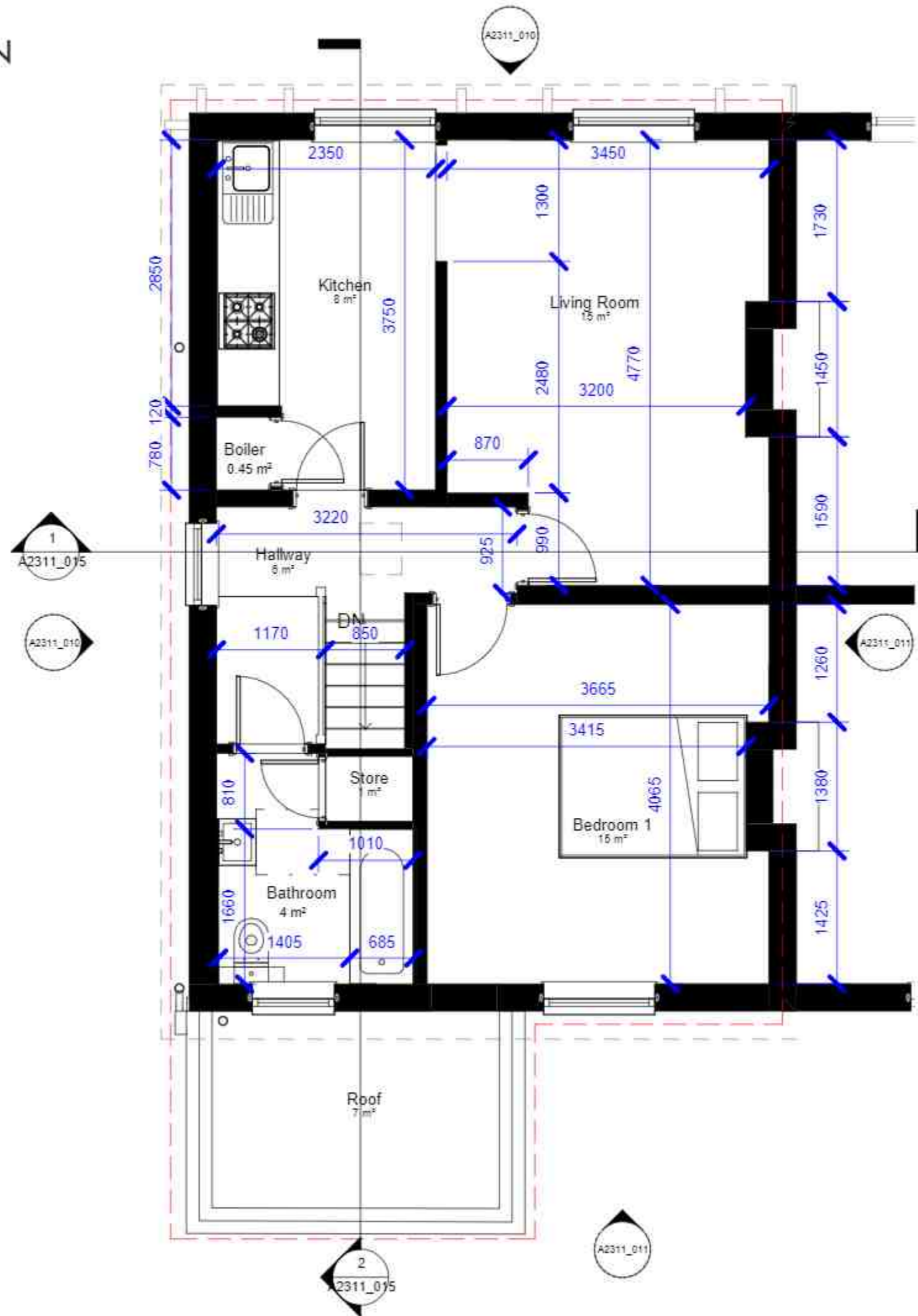
# EXISTING 2ND FLOOR PLAN



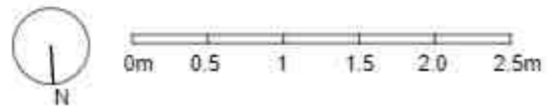
1:50 @ A3



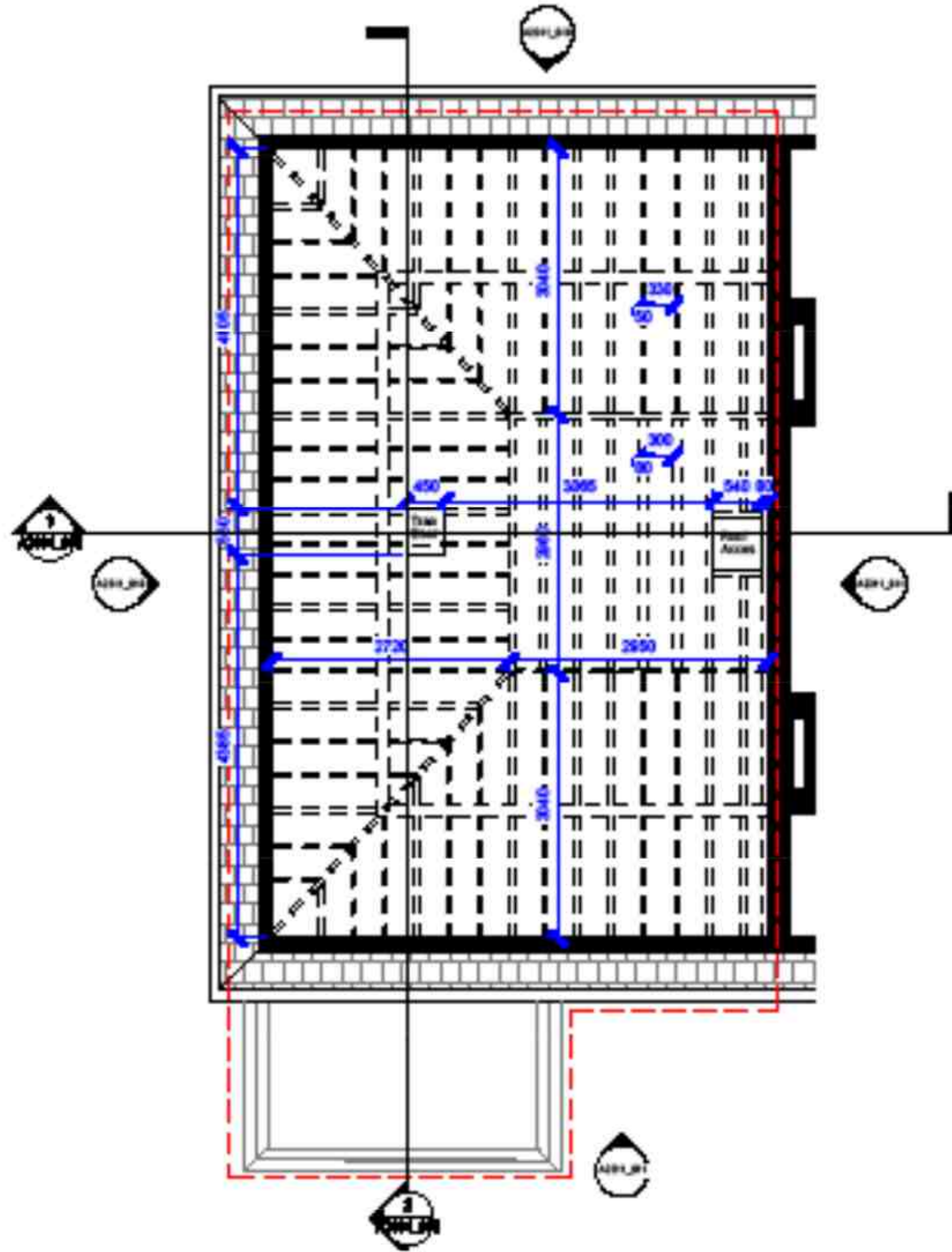
# EXISTING 3RD FLOOR PLAN



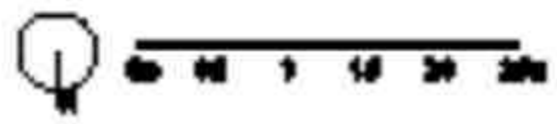
1:50 @ A3



# EXISTING ATTIC PLAN



1:50 @ A3



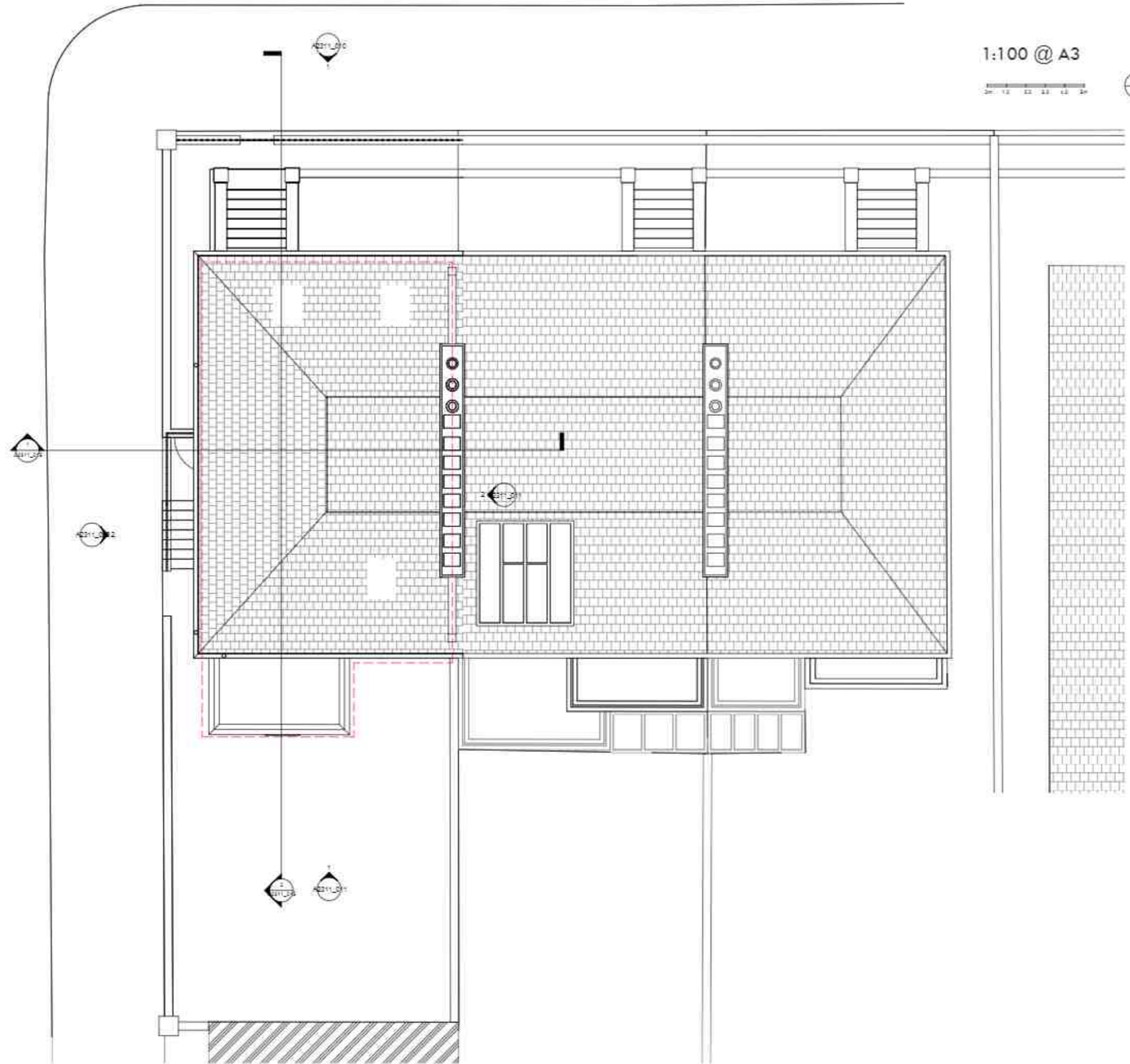
# EXISTING ROOF PLAN

Lawford Road

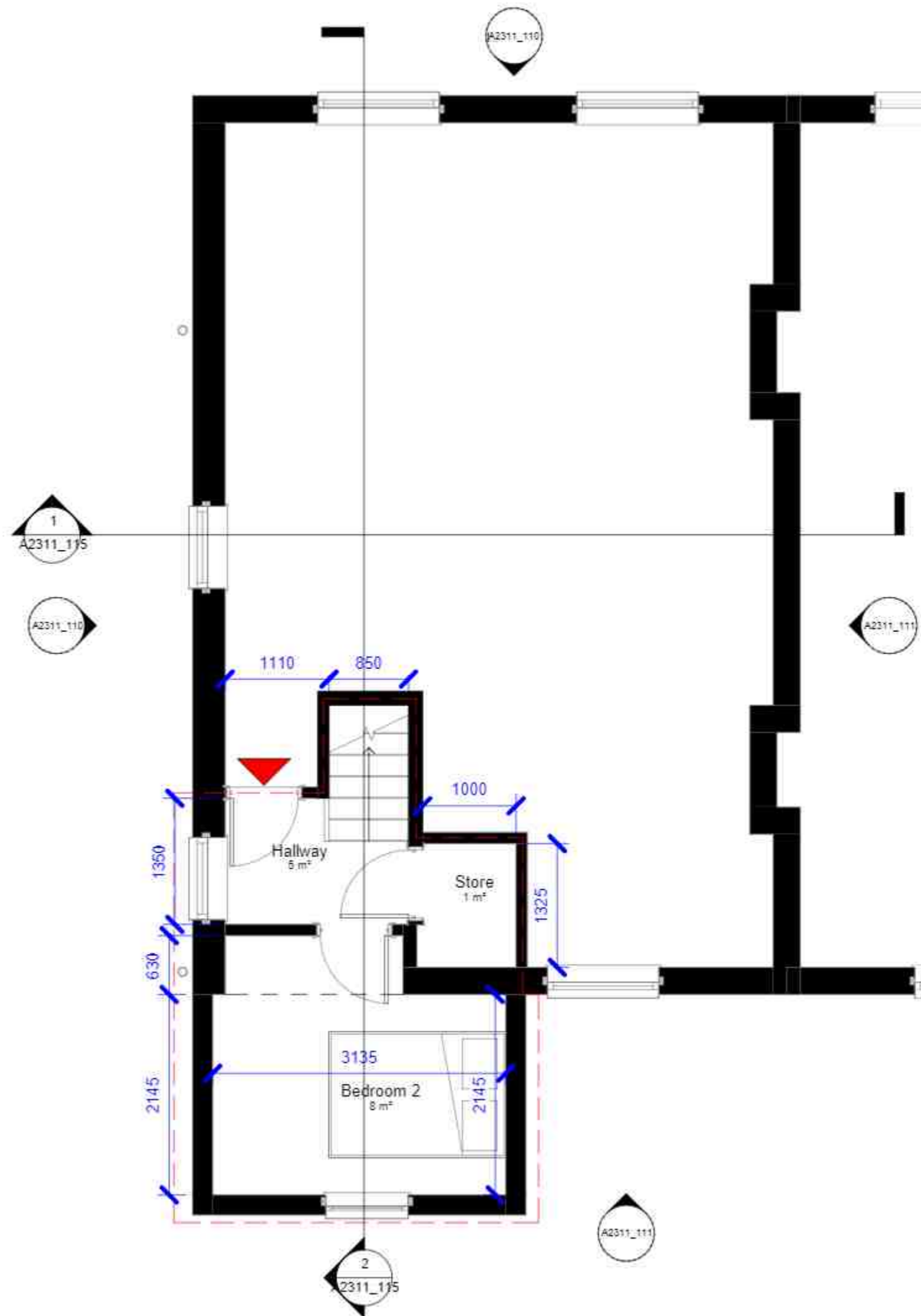
1:100 @ A3



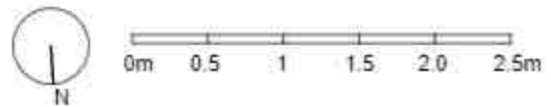
Patshull Place



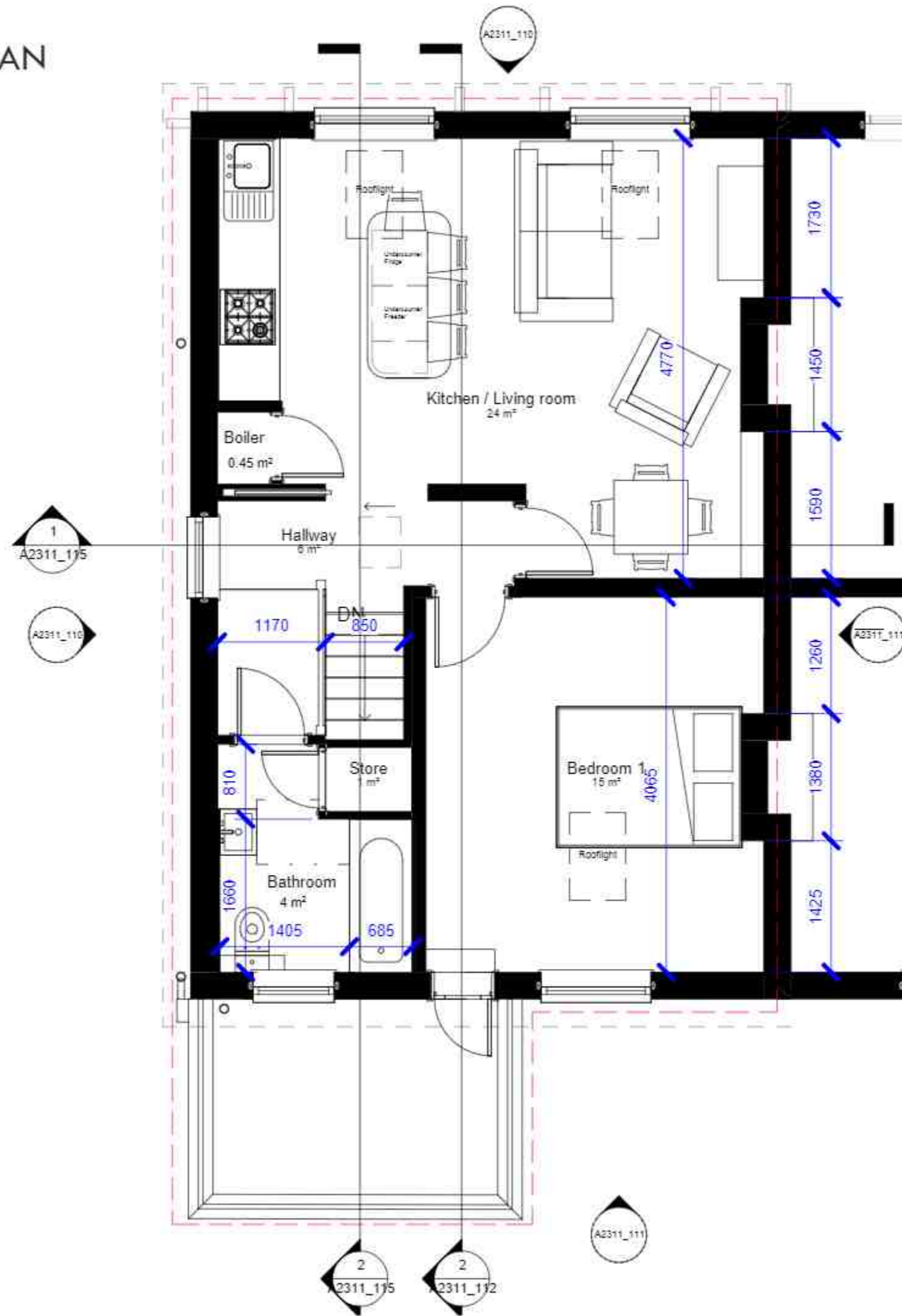
# PROPOSED 2ND FLOOR PLAN



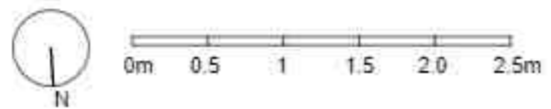
1:50 @ A3



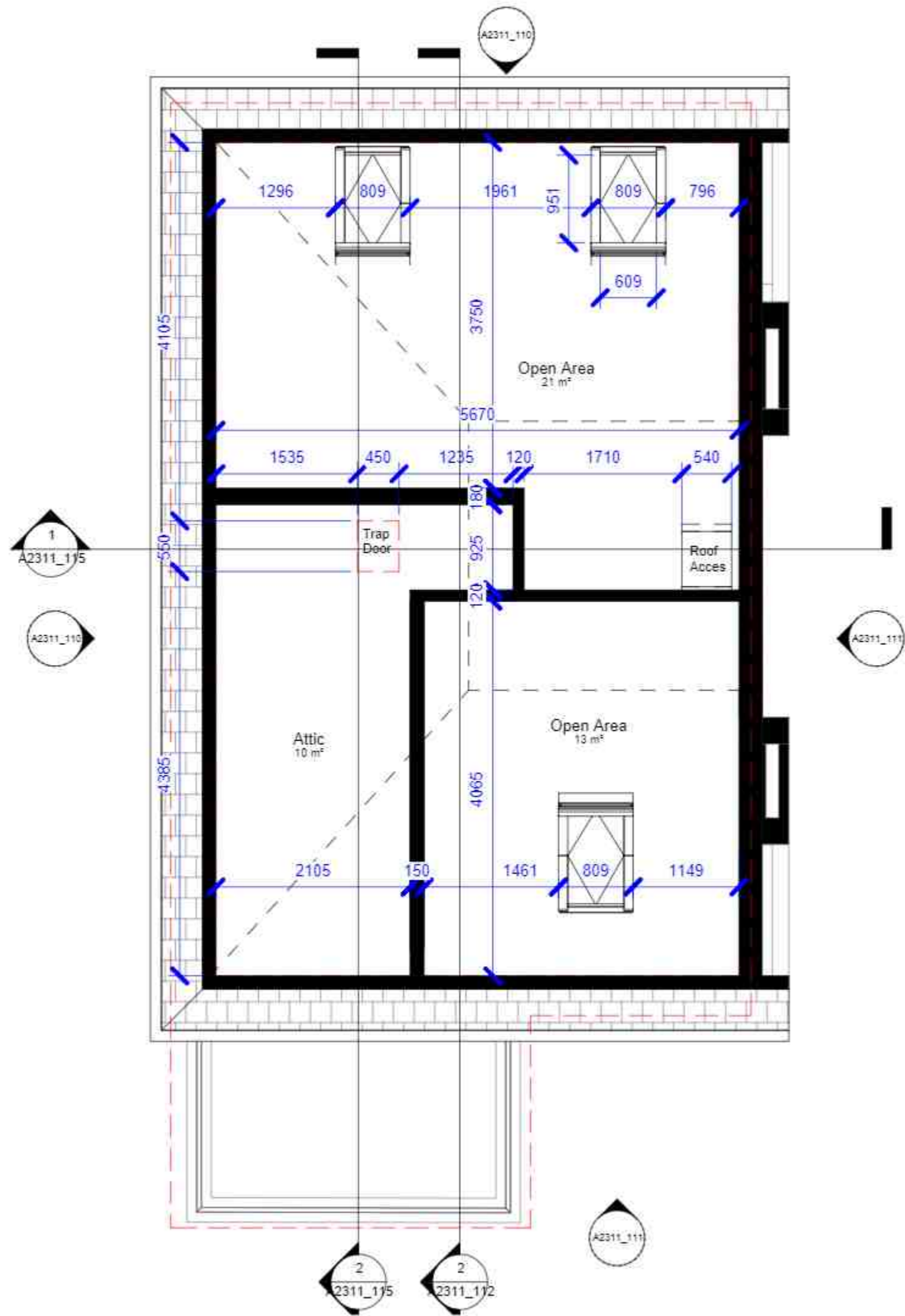
# PROPOSED 3RD FLOOR PLAN



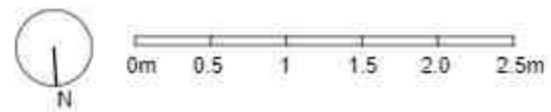
1:50 @ A3



# PROPOSED ATTIC PLAN



1:50 @ A3





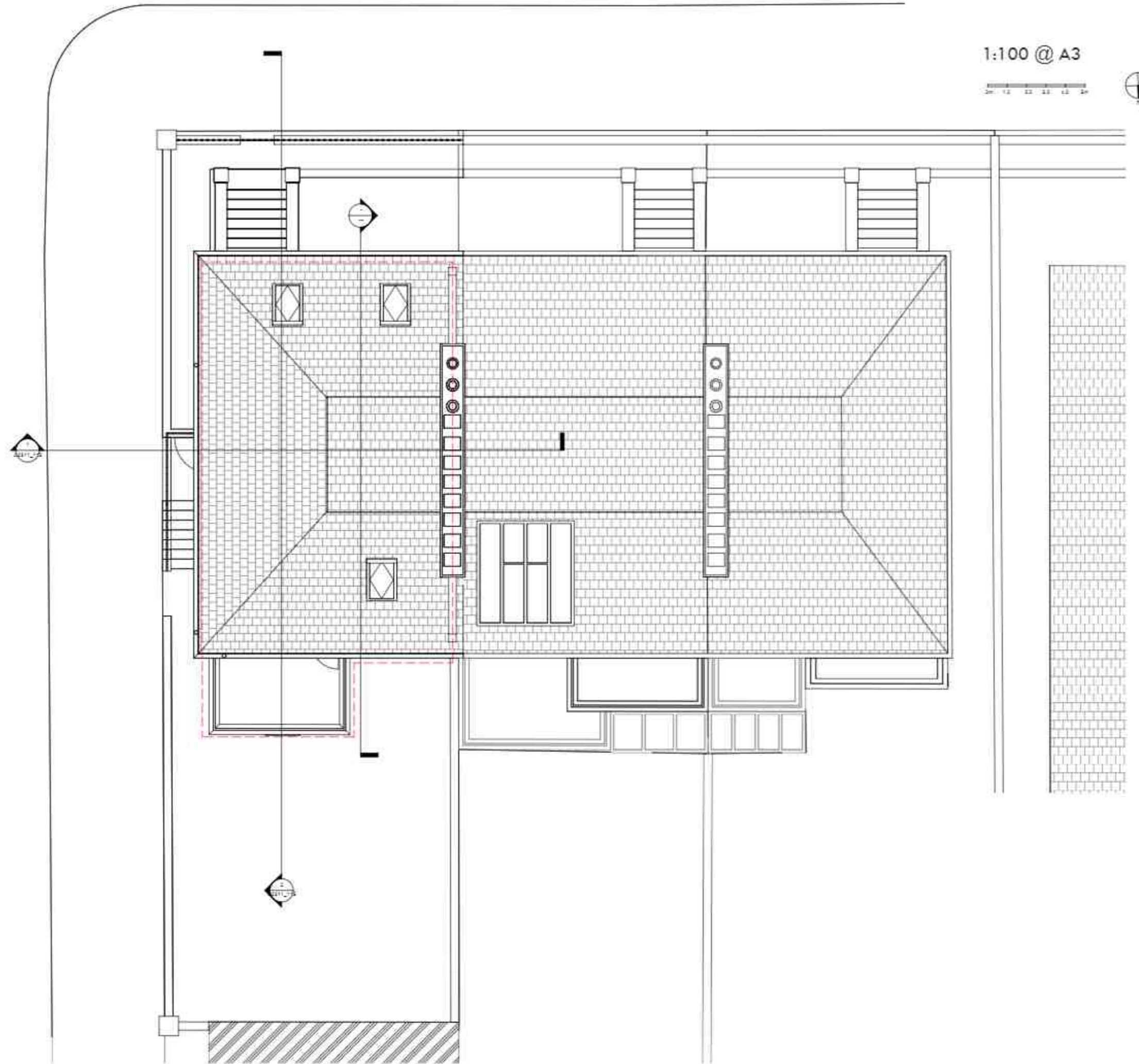
# PROPOSED ROOF PLAN

Lawford Road

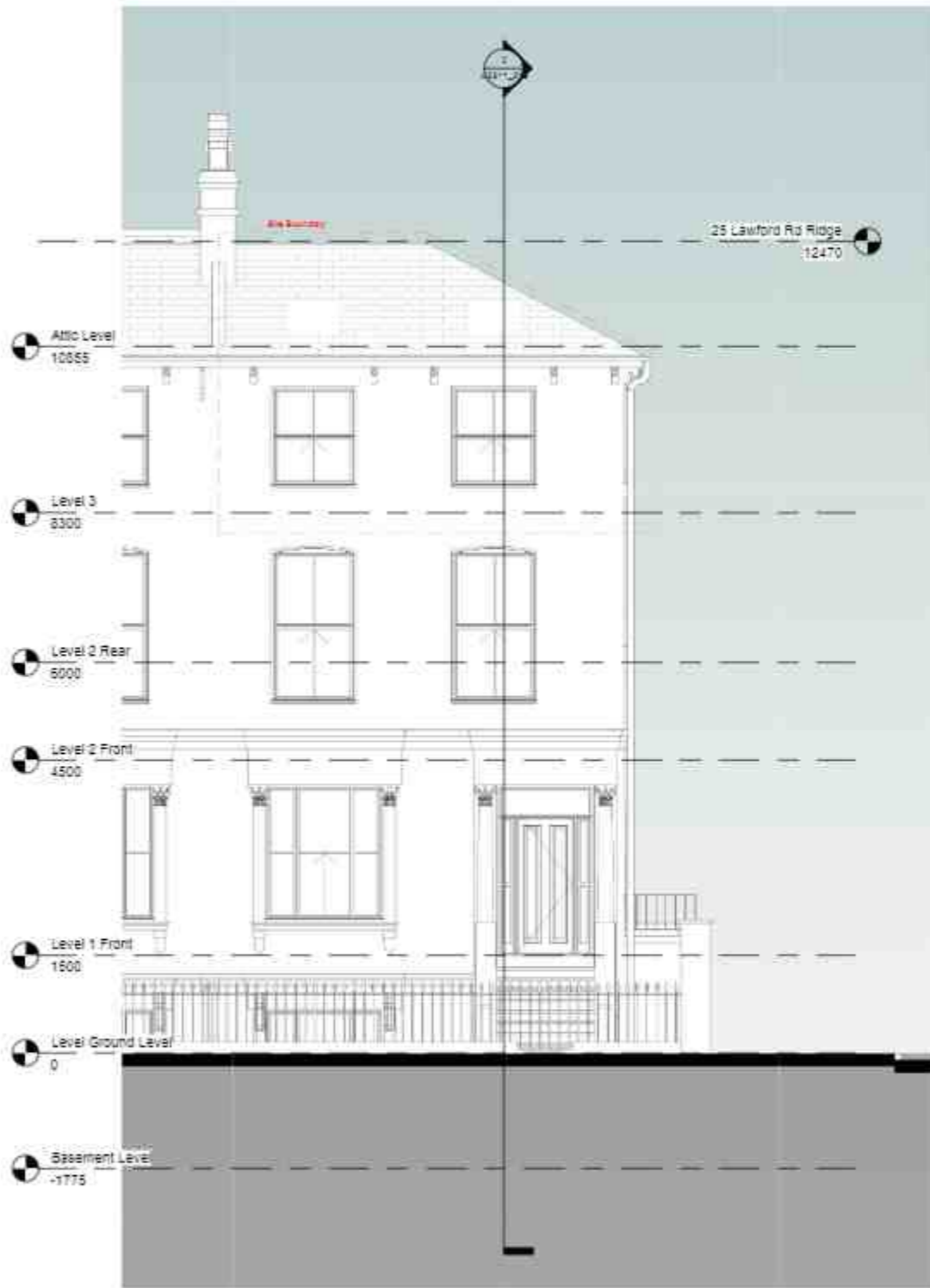
1:100 @ A3



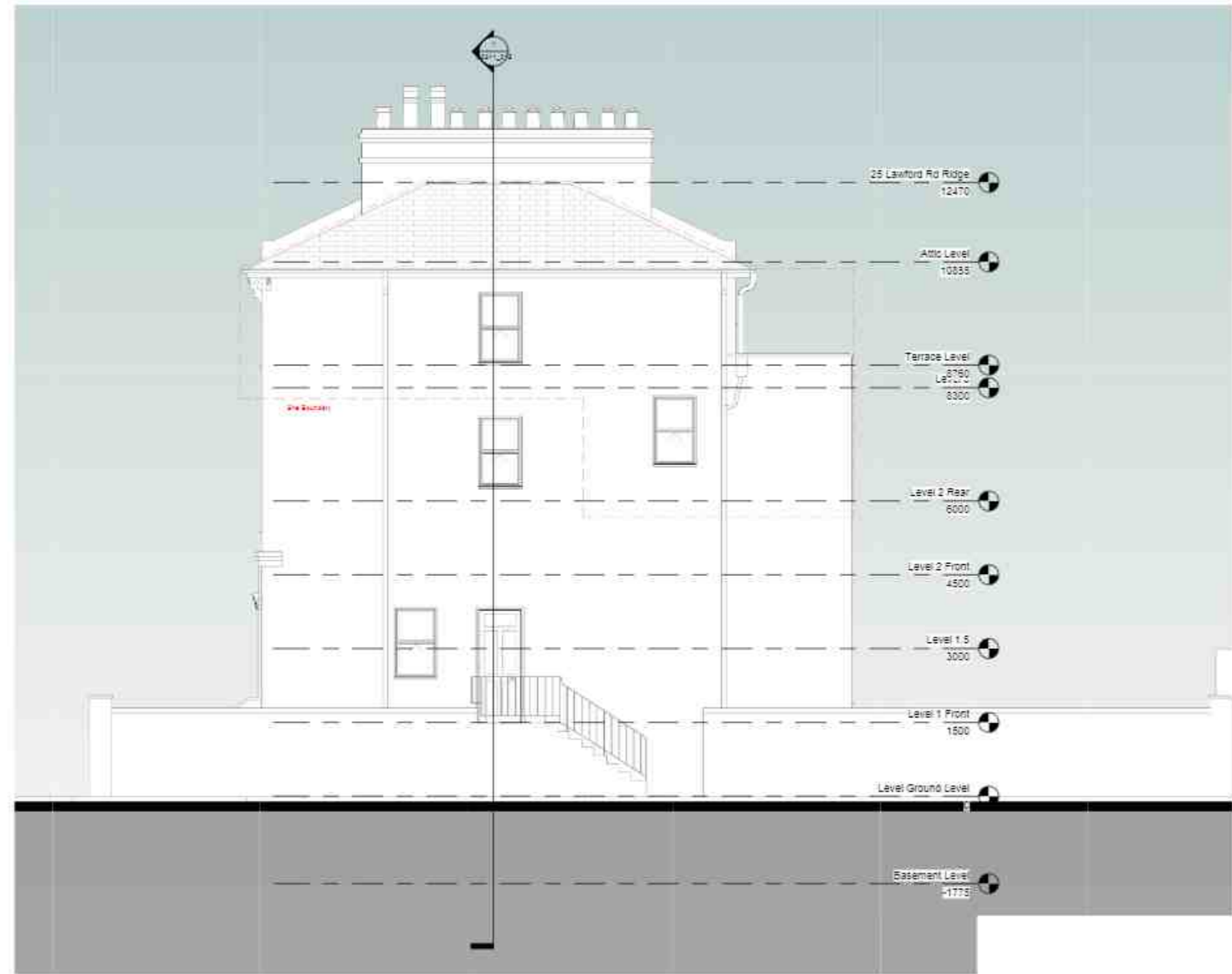
Patshull Place



# EXISTING ELEVATION



1 Existing South Elevation

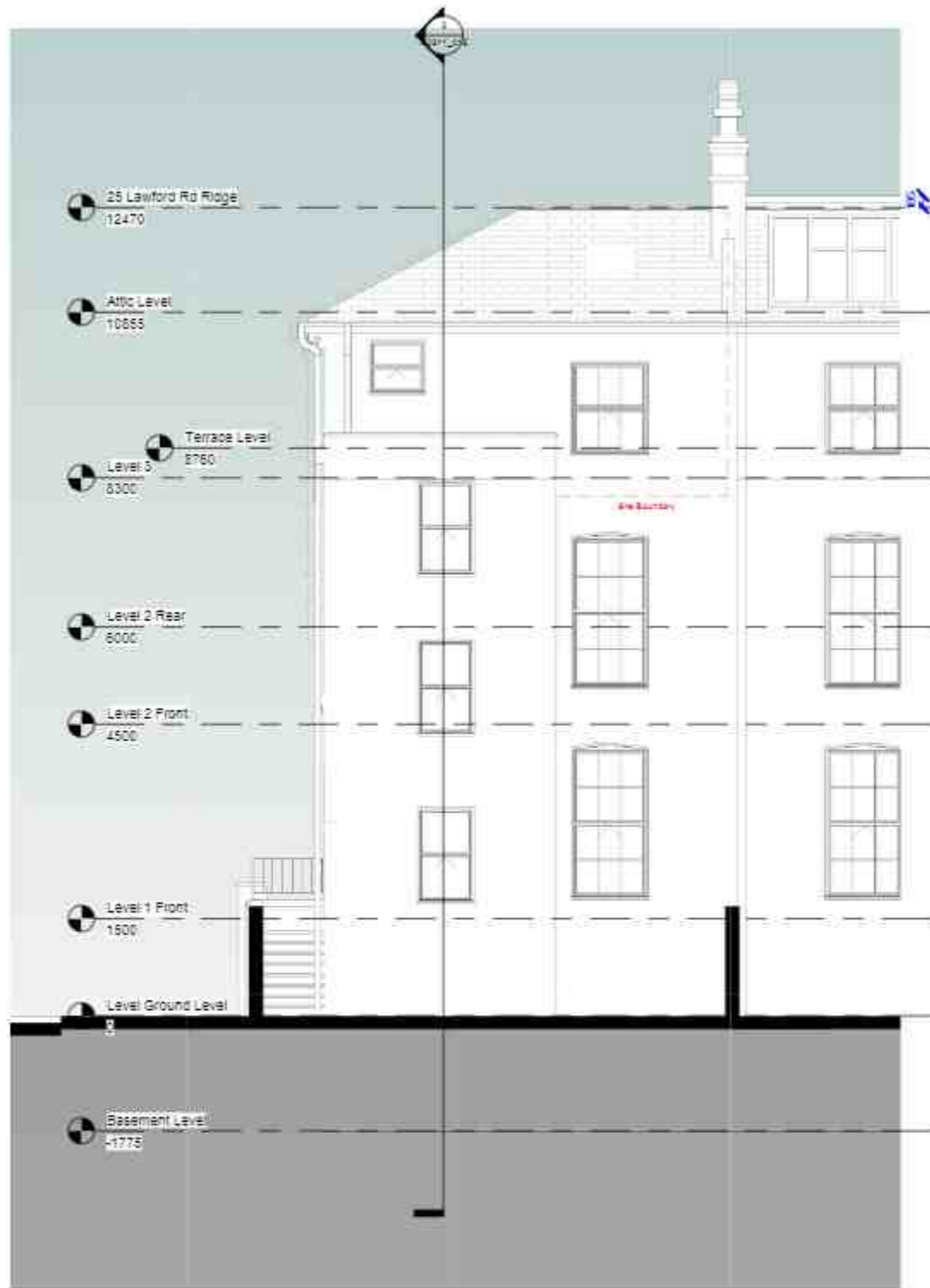


2 Existing East Elevation

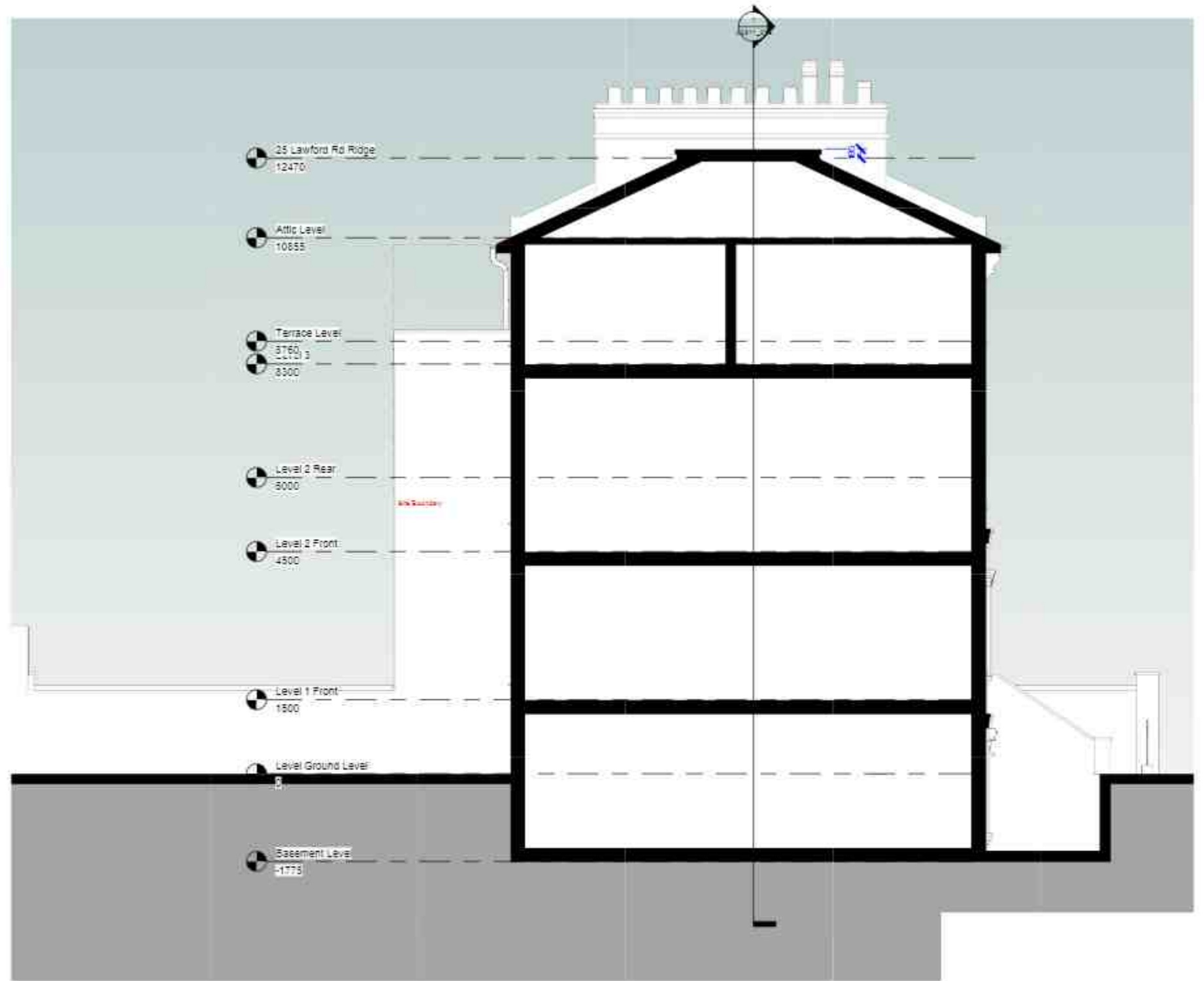
1:100 @ A3



# EXISTING ELEVATION



1 Existing North Elevation

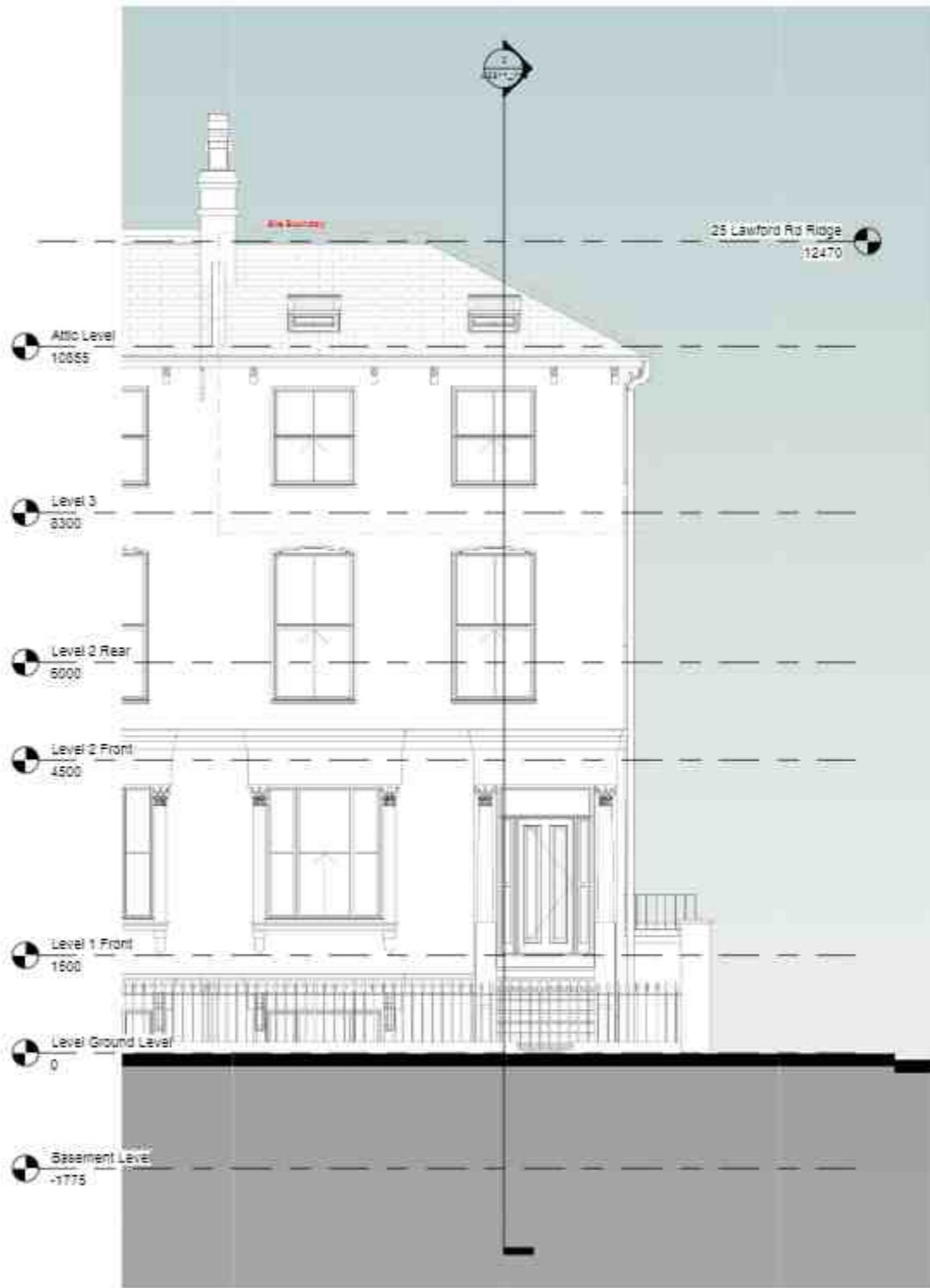


2 Existing West Elevation

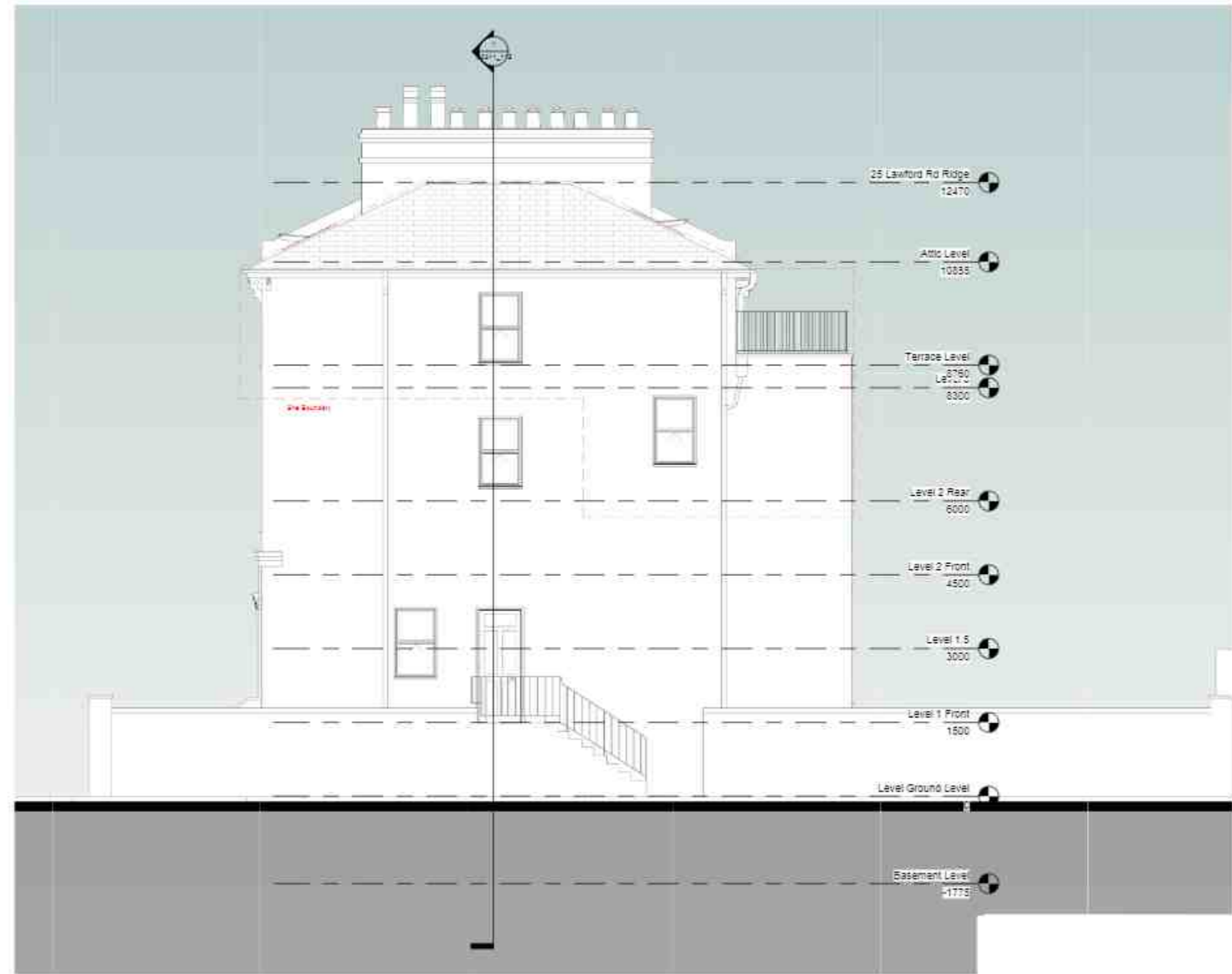
1:100 @ A3



# PROPOSED ELEVATION



1 Proposed South Elevation

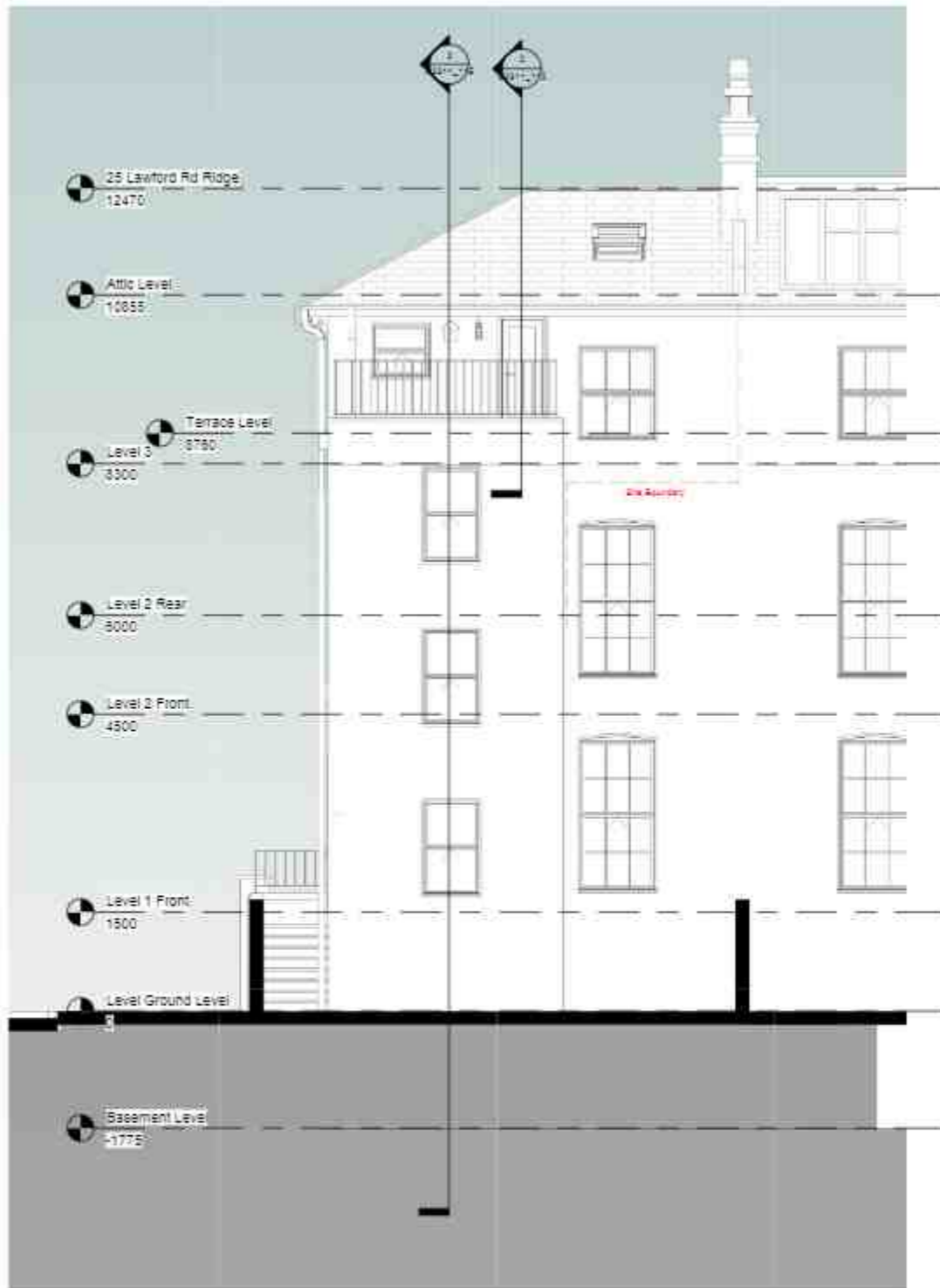


2 Proposed East Elevation

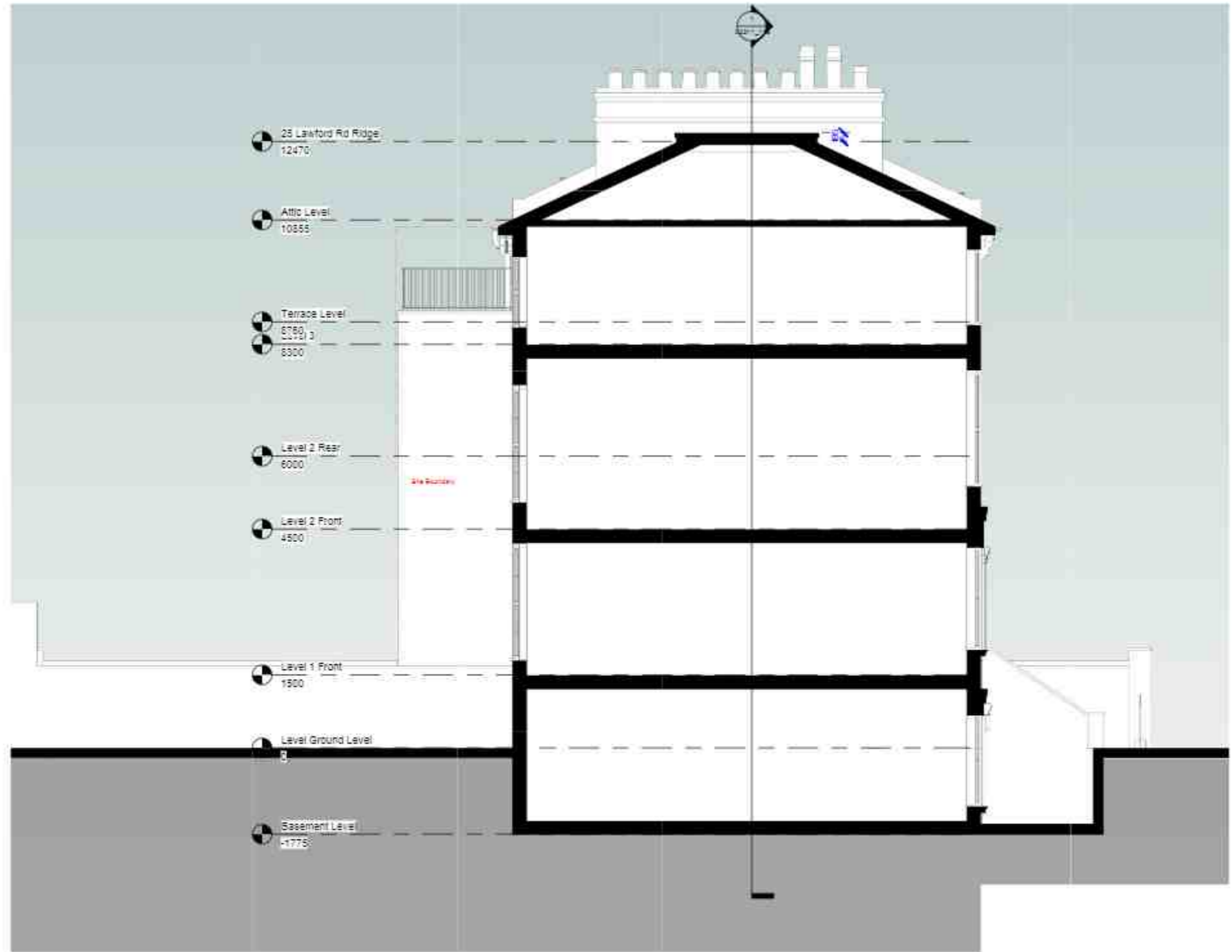
1:100 @ A3



# PROPOSED ELEVATION



1 Proposed North Elevation

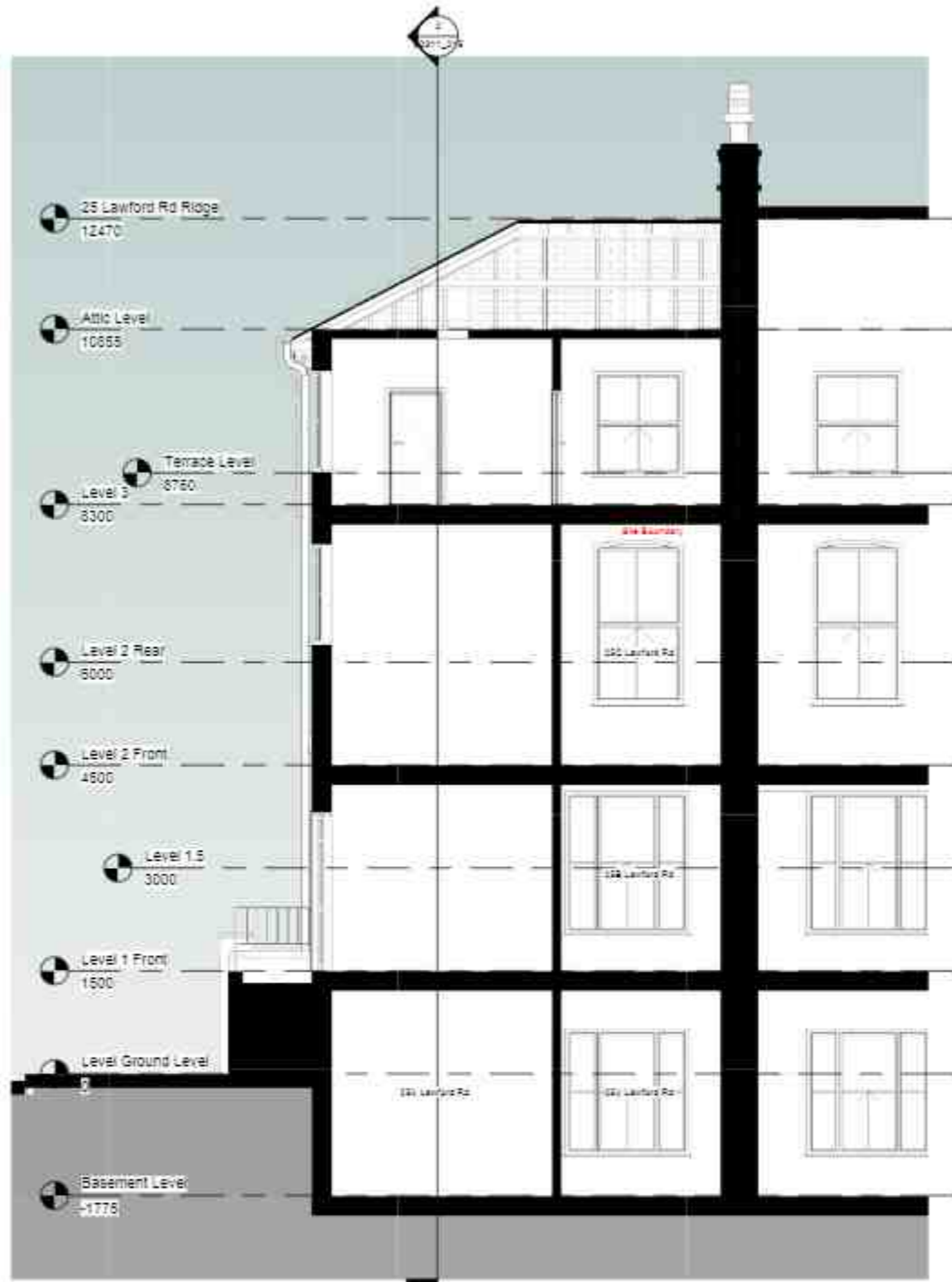


2 Proposed West Elevation

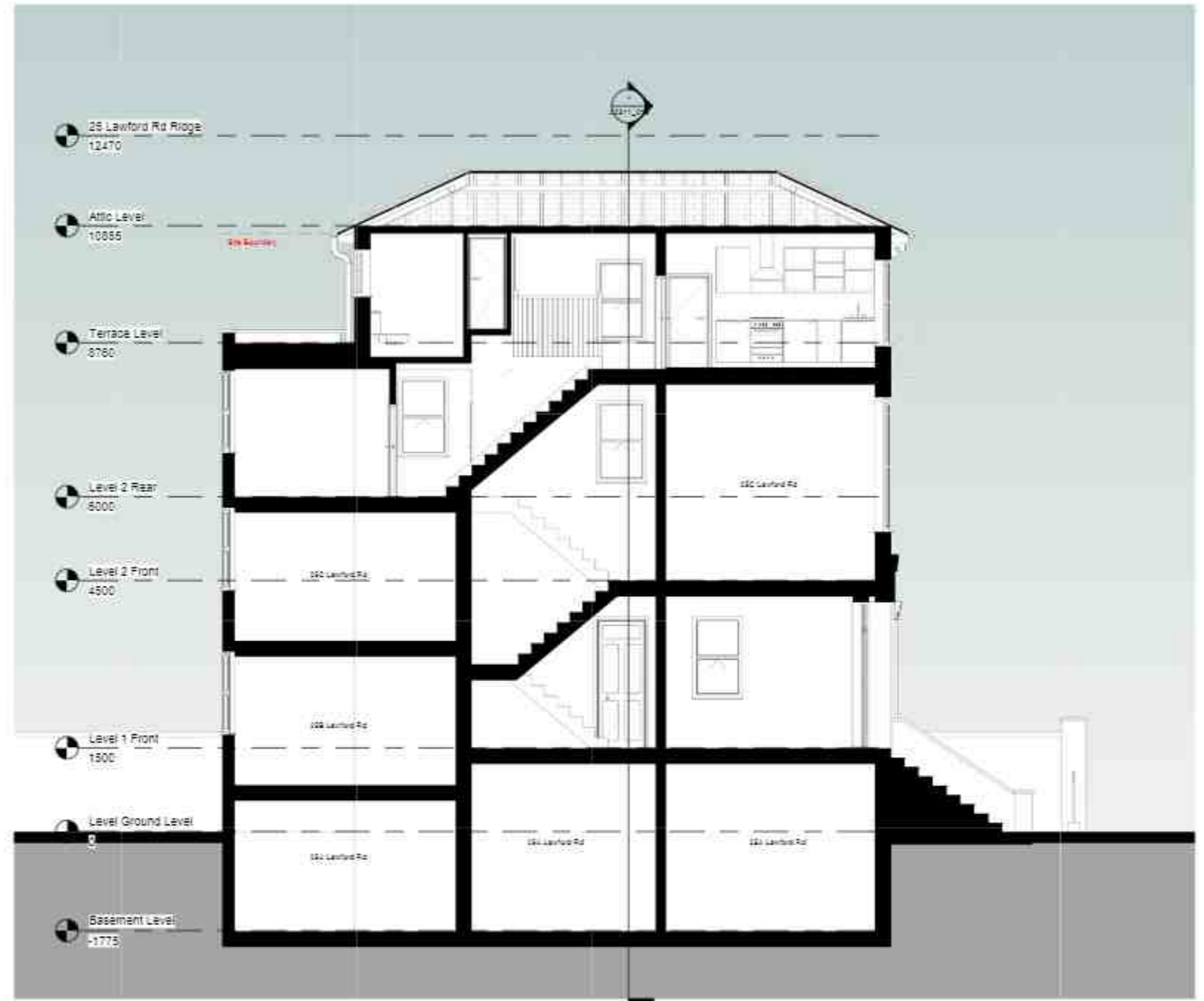
1:100 @ A3



# EXISTING SECTION



① Existing Section A-A

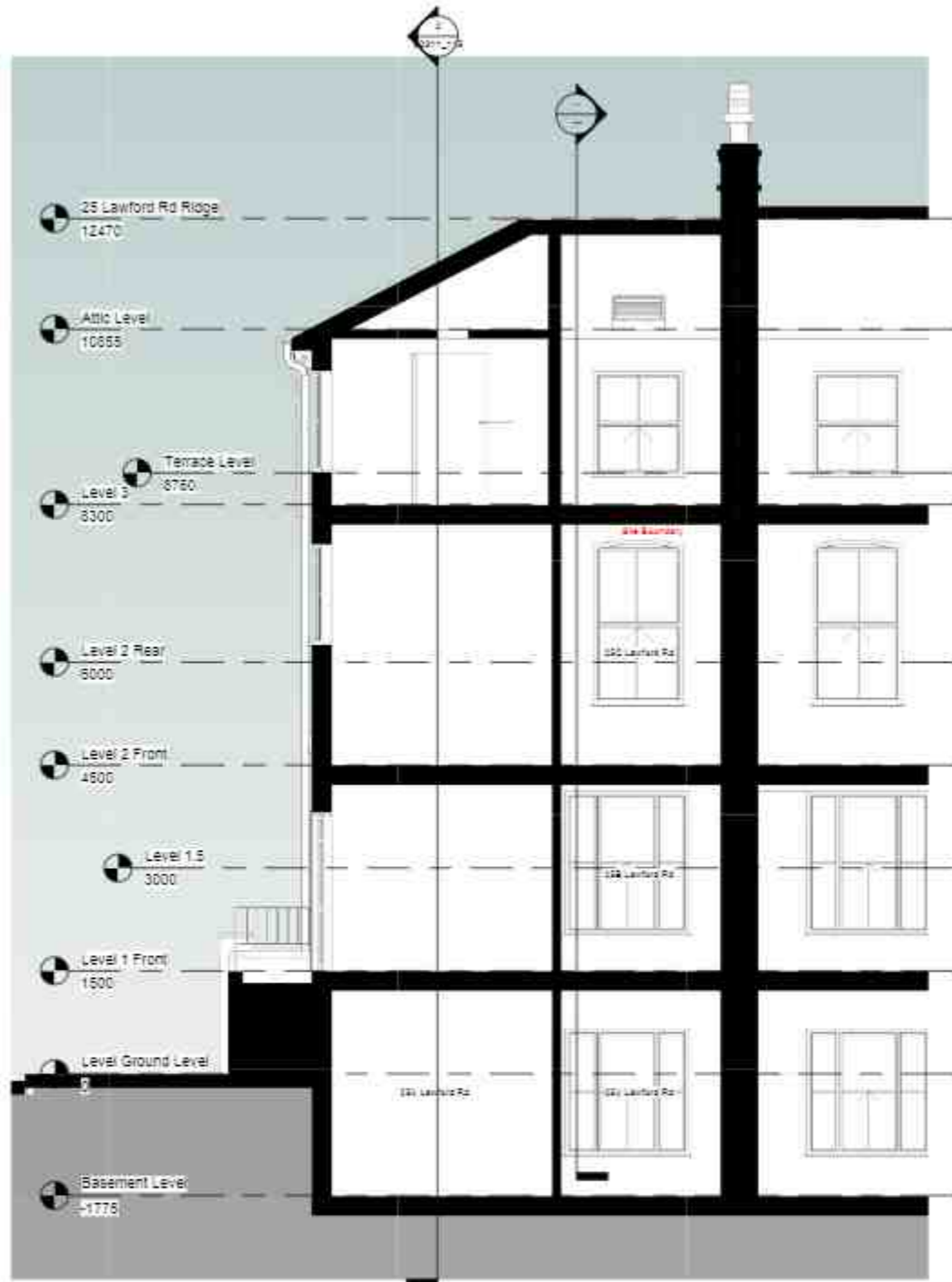


② Existing Section B-B

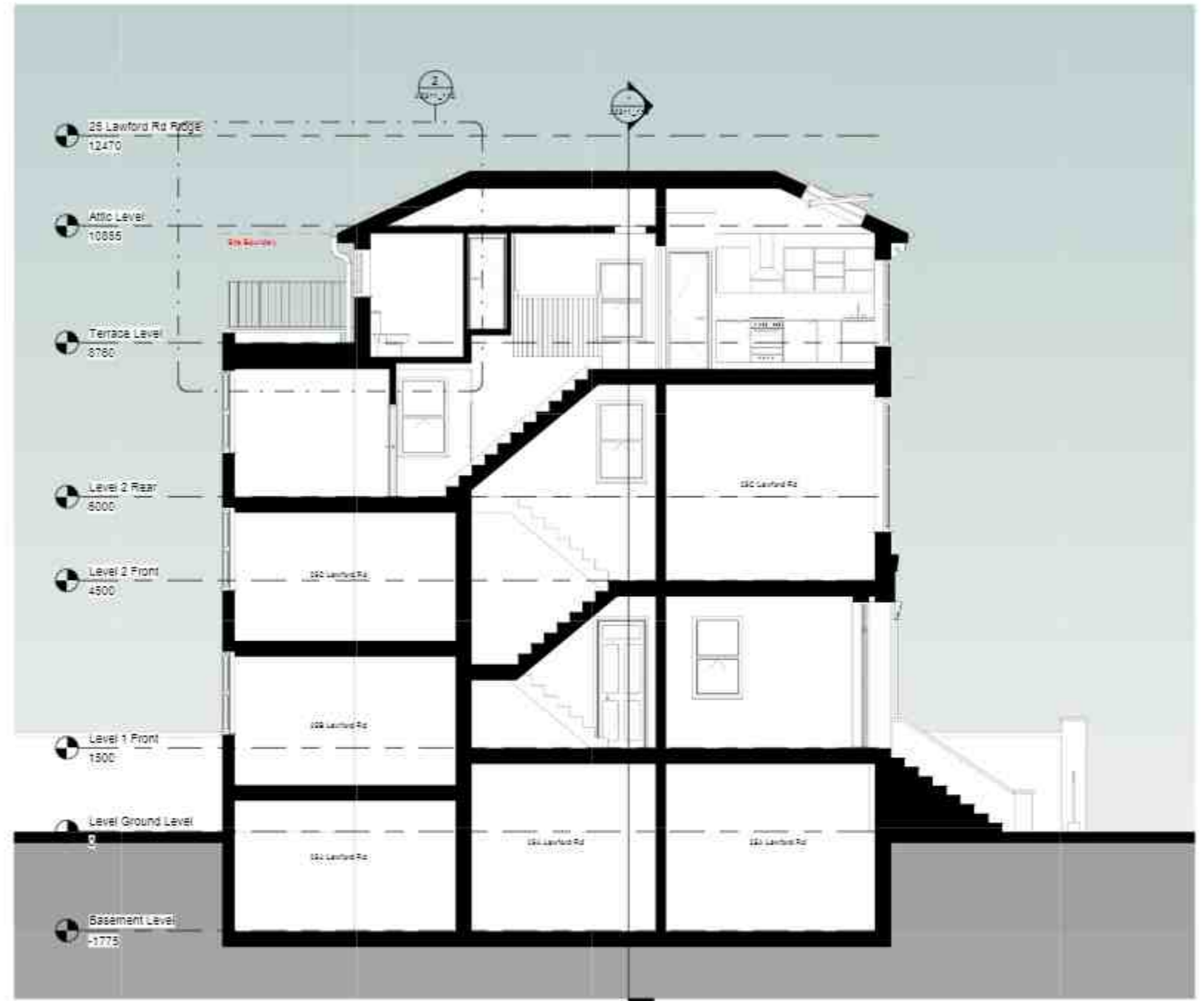
1:100 @ A3



# PROPOSED SECTION



1 Proposed Section A-A

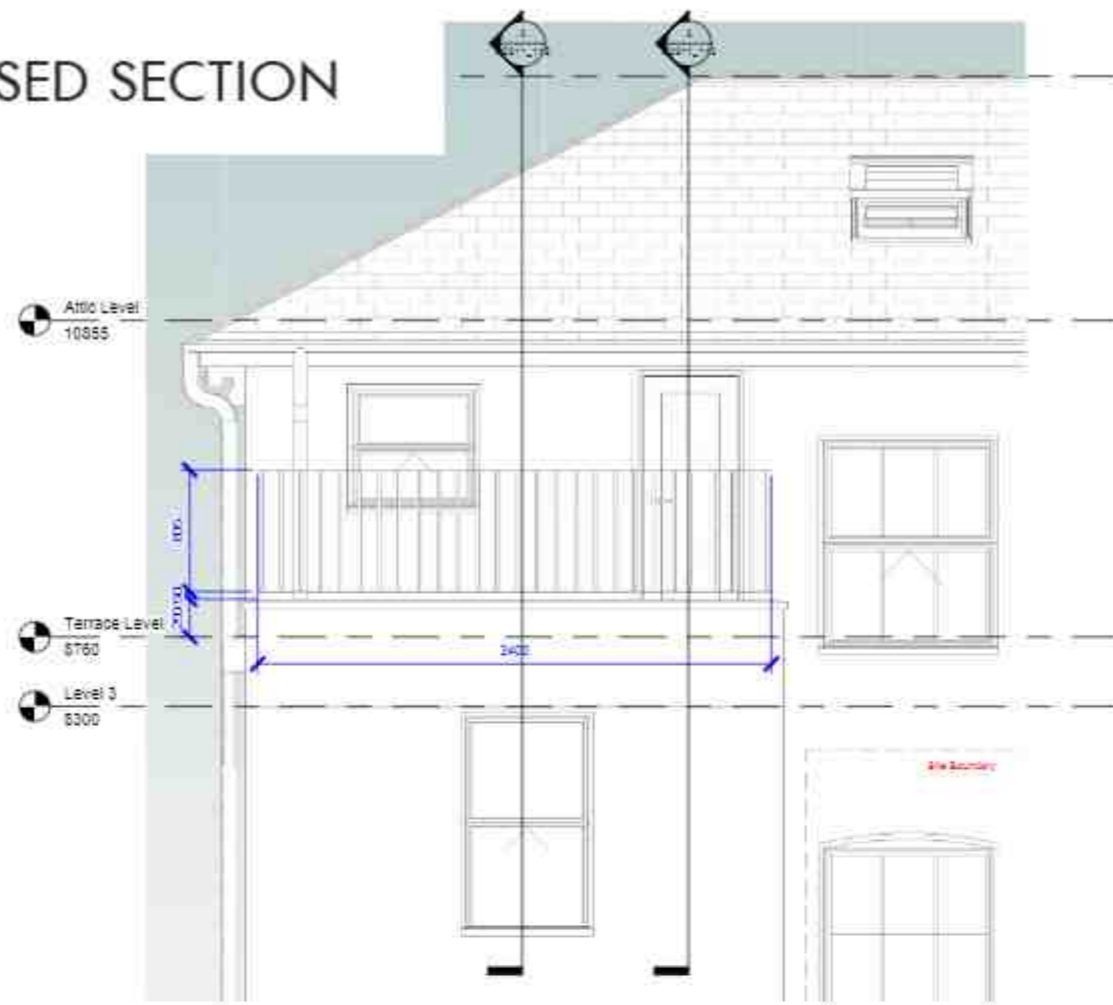


2 Proposed Section B-B

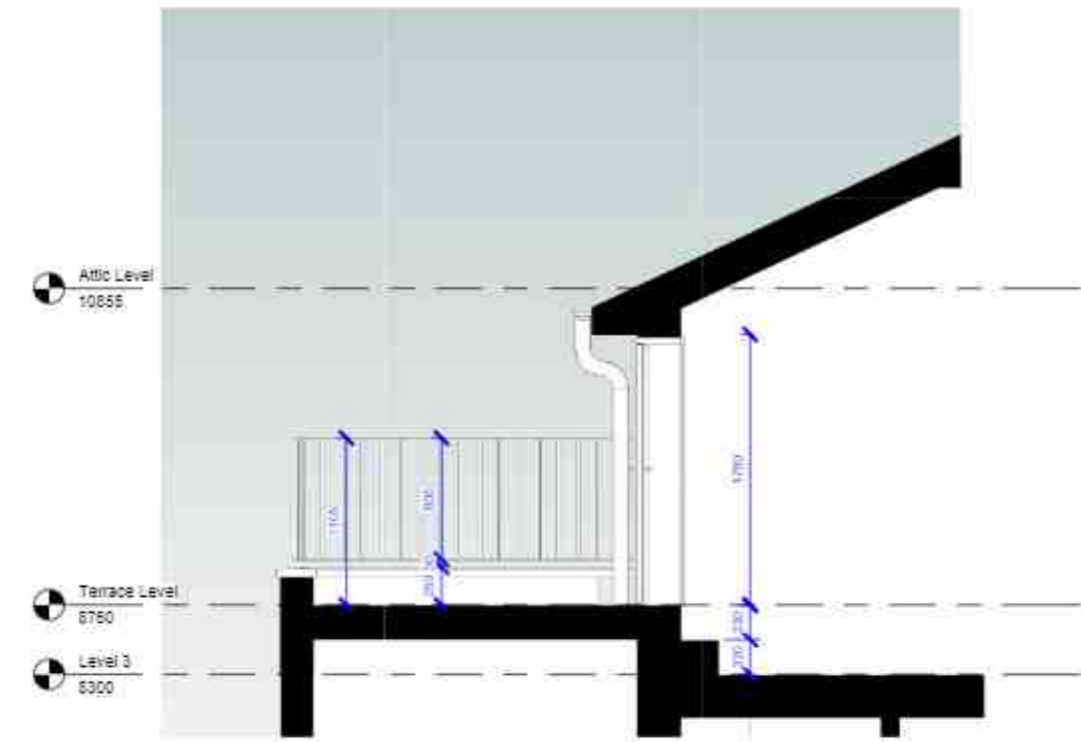
1:100 @ A3



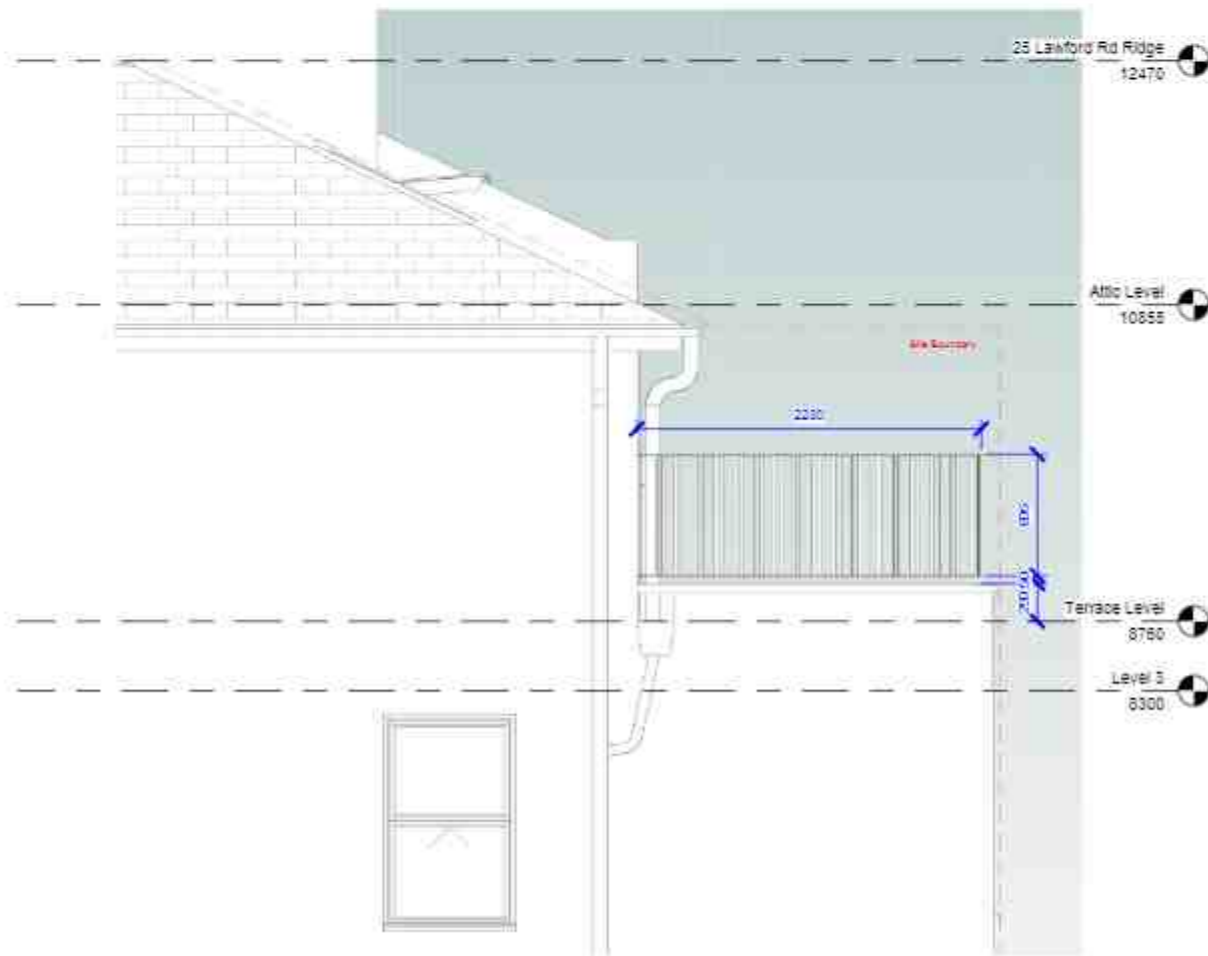
# PROPOSED SECTION



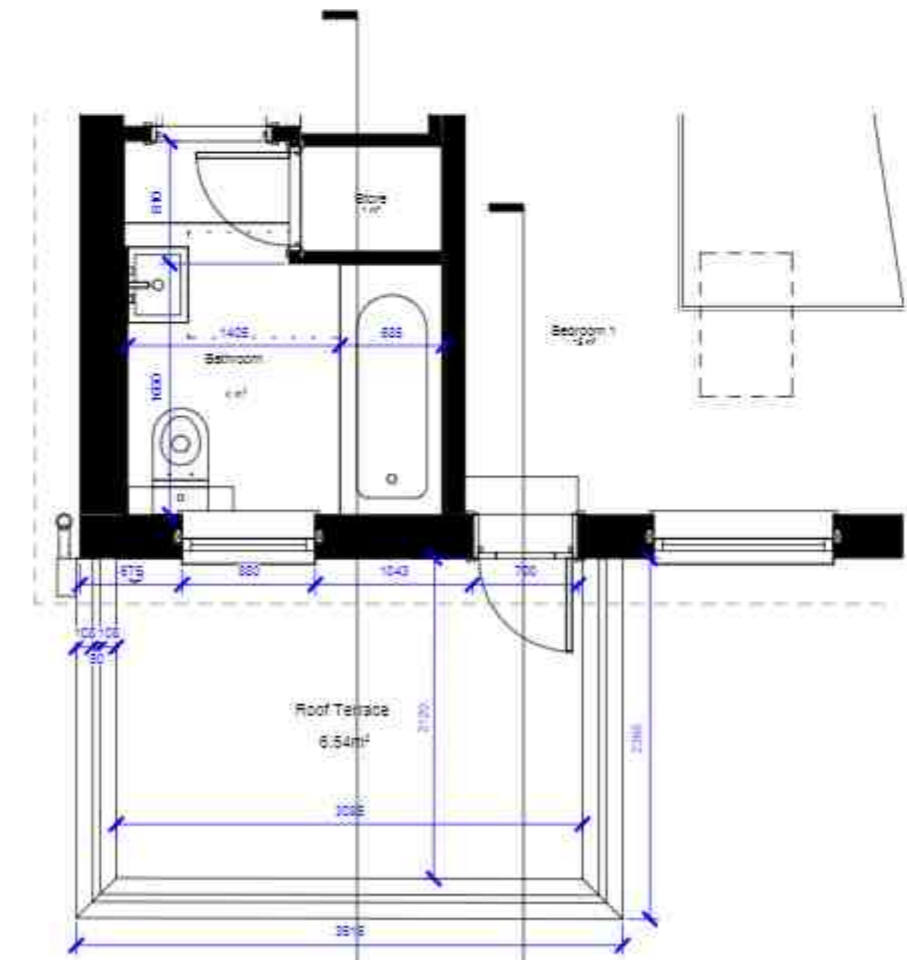
1 Proposed North Terrace Elevation



2 Proposed Terrace Section



3 Proposed East Terrace Elevation



4 Level 3 Terrace Plan

1:50 @ A3





PROJECT RENDER 1









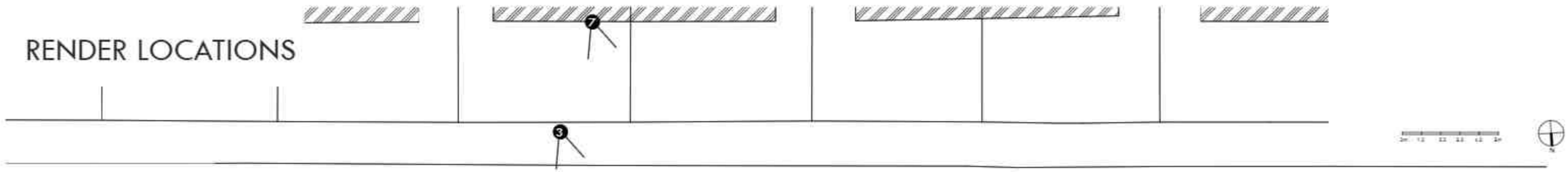




PROJECT RENDER 8



# RENDER LOCATIONS





Simon Keeling + Seb Benson  
In Situ

insitulondon.com  
07772760270  
insitulondon@gmail.com  
simon.insitu@gmail.com  
seb.insitu@gmail.com

