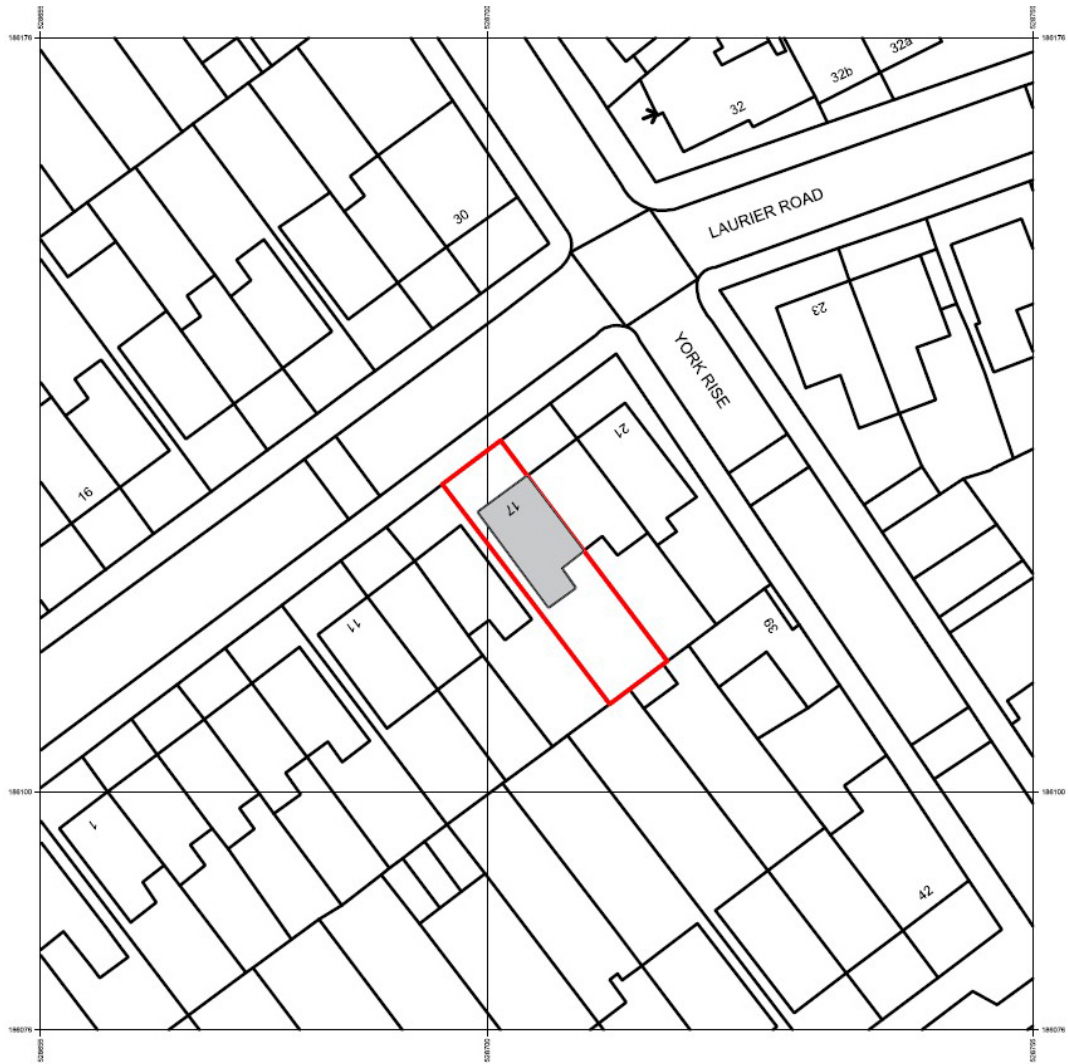


# DESIGN AND ACCESS STATEMENT

## 17B LAURIER ROAD NW5 1SD



**Document Title:** Design and Access Statement 17b Laurier Road NW5 1SD  
**Doc No:** DAS\_001  
**Revision:** 00  
**Revision Date:** 15/07/2024  
**By:** Anthony Summers Architect  
17b Laurier Road NW5 1SD  
**Proposed Works:** This Design and Access Statement is in support of an application for full planning permission for works comprising internal and external refurbishment and renovation, new external window and door openings to rear and side elevations and a rear single-storey extension located at 17b Laurier Road NW5 1SD.

## CONTENTS

1.0	Introduction and Summary	3
2.0	Historical Context	4
3.0	Planning Policy Context	5
4.0	Related Planning History	6
5.0	Description of Design Proposals	8
6.0	Impact on Neighbours, Daylight, Sunlight and Privacy	13
7.0	Access	13
8.0	Sustainability Issues	14

## **1.0 Introduction and Summary**

This Design and Access Statement provides a description of the design proposals submitted for planning approval and addresses the planning context and relevant planning issues relating to the proposed refurbishment and renovation of the ground and lower ground floor maisonette at 17b Laurier Road NW5 1SD.

The works comprise a new single-storey infill extension to the rear of the property at lower ground floor level as well as alterations to an existing rear window opening at ground floor level, a new window opening at lower ground floor level facing the side passageway, and replacement of sliding sash window frames with new frames to match fitted with double-glazed units to the entire building. The above alterations, plus some further minor alterations, are described in detail under Section 5.0 of this Design and Access Statement.

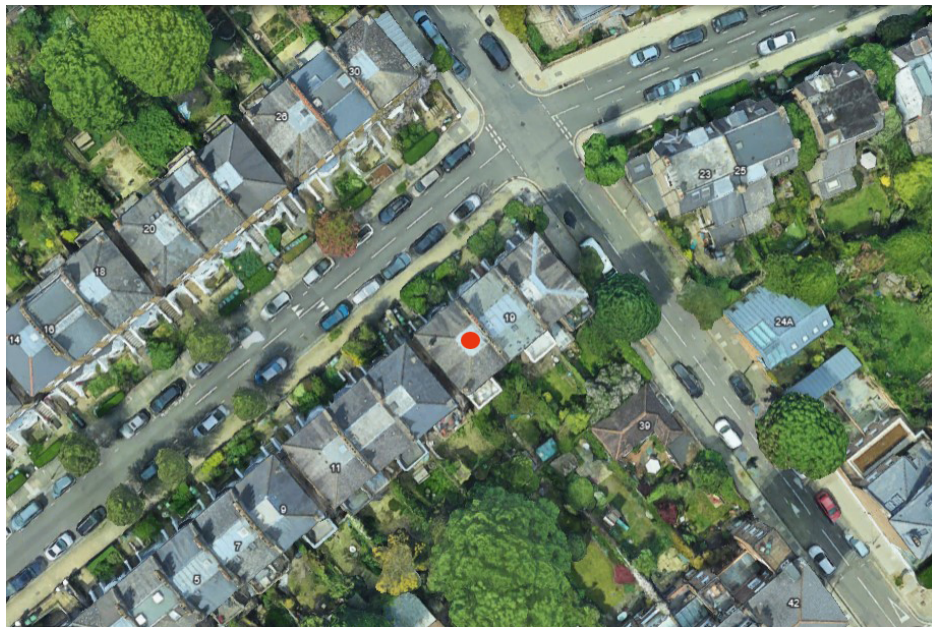
## 2.0 Historical Context

17 Laurier Road is a converted Victorian semi-detached terrace building comprising a lower and upper ground floor garden maisonette (17b Laurier Road) with a first and second floor maisonette above (17a Laurier Road). Built circa 1870, it forms part of a terrace of three buildings, a typical typology along this street. There is a narrow external passageway to the west of the property, which provides access to the rear garden from the street and a secondary entrance to the maisonette at 17b.

The building is located in the London Borough of Camden. It is identified as within *Sub Area 2 Dartmouth West* in the *Dartmouth Park Conservation Area Appraisal and Management Statement 2009* and also subject to the *Dartmouth Park Neighbourhood Plan 2020*.

With reference to Laurier Road, the *Dartmouth Park Conservation Area Appraisal and Management Statement 2009* states:

*'The section between York Rise and Boscastle Road was built by Crockett in the 1870s. This short, straight street has on the north side terraces grouped in threes (Nos. 2-30), with three floors, semi-basement and raised ground floor. The two-storey bay sash windows have segmental arches and stucco surrounds and there is stucco at the semi-basement level. The sash windows have a segmental arch on the upper floors. The south side (Nos. 1-21) has a similar design but grouped differently. The properties have three-storey rear extensions with a curved parapet. Cast-iron railings form the boundary to Nos. 1 - 17, providing a strong visual frontage to the group. The grouping of buildings provides a rhythm to the street and important gaps between buildings.'*



**Fig 1: 17 Laurier Road Location** ●

### 3.0 Planning Policy Context

The following are relevant planning policies and guidance with respect to this application:

**The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)**

**National Planning Policy Framework 2021**

**The London Plan 2021**

**Camden Local Plan 2017**

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

**Camden Planning Guidance**

Amenity (2021)

Design (2021)

Home Improvements (2021)

**Dartmouth Park Conservation Area Appraisal and Management Strategy 2009**

**Dartmouth Park Neighbourhood Plan 2020**

**Policy DC4** (Small Residential Developments) of the **Dartmouth Park**

**Neighbourhood Plan 2020**

*'Supports: proposals for small residential developments (including roof, side and rear extensions) where the development:*

- (a) Is subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail;*
- (b) Does not harm the amenity of neighbouring properties (in particular in respect of privacy, overlooking and loss of light);*
- (c) is sensitive to and respects the overall character and appearance of the street scene;*
- (d) In the case of rear extensions, does not occupy an excessive part of the garden or result in the loss of garden space, which contributes to the character of the local area;*

**Policy D1** of the **Camden Local Plan**

*The Council seeks to encourage 'high-quality design', and will require that development:*

- (a) respects local context and character;*
- (b) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage....'*

We submit that the proposals contained in this submission are in line with the planning policies and guidelines contained in the above.

#### 4.0 Related Planning History

The Camden Planning website contains no records relating to previous applications for planning consent at 17 Laurier Road.

In the context of this application, which includes the erection of a single-storey rear infill extension at the lower ground floor level, the following applications granted consent for similar works on Laurier Road are noted below:

<b>Date granted</b>	<b>Ref No</b>	<b>Proposal</b>
<b>27/04/2010</b>	<b>2010/1004/P</b>	<b>14 Laurier Road:</b> The erection of a single-storey rear infill extension, including the insertion of a rooflight and alterations to two existing windows and a door on the side elevation of the lower ground floor flat (Class C3)
<b>16/03/2010</b>	<b>2010/0958/P</b>	<b>16 Laurier Road:</b> Erection of a single-storey rear infill side extension at the ground floor level of the maisonette (Class C3)
<b>17/09/2010</b>	<b>2010/4983/P</b>	<b>20 Laurier Road:</b> Erection of a single-storey rear extension, alterations to the rear fenestration at lower ground floor and ground floor level, including the installation of two sets of French doors and the erection of a rear balcony at ground floor level, and the erection of a single-storey shed in the rear garden to existing residential dwelling (Class C3)
<b>25/03/2013</b>	<b>2013/0242/P</b>	<b>10 Laurier Road:</b> Change of use from 2x flats to single dwellinghouse, and erection of rear extension at basement level, enlargement of the window at rear ground floor level, provision of the roof terrace and associated railings at the rear second floor, erection of dormer window to rear roof slope, installation of 3x rooflights to the flat roof, and erection of a new bin store at the front to dwelling (Class C3)
<b>10/05/2018</b>	<b>2018/1336/P</b>	<b>28 Laurier Road:</b> Erection of lower ground floor rear infill extension with associated rear roof terrace, replacement terrace railings, window and French door to the rear elevation and replacement fenestration to the front elevation of dwellinghouse (Class C3)

**31/08/2018 2018/3491/P 6 Laurier Road:**

Erection of single-storey rear and side infill extension; enlargement of 2<sup>nd</sup> floor rear window; replacement of upper ground floor rear window

**05/07/2021 2021/1899/P 18 Laurier Road:**

Erection of single-storey rear infill extension at lower ground floor, installation of a flue at the side elevation and new bin store to the front of the property

In the context of this application, the following application granted consent for similar works on the adjacent Woodsome Road are noted:

**02/10/2023 2023/2726/P 51 Woodsome Road:**

Erection of single-storey rear infill extension at lower ground floor, installation of flue at the side elevation and new bin store to the front of the property



## 5.0 Description of Design Proposals



**Fig 2: Existing rear south elevation and aerial view**

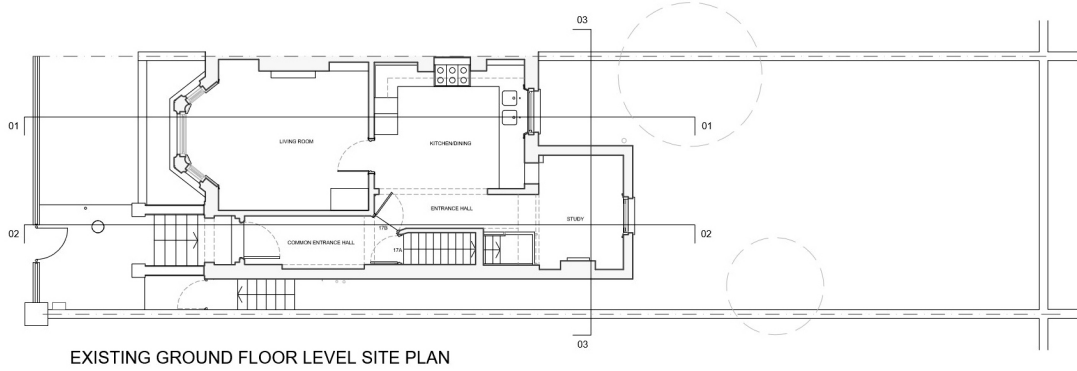
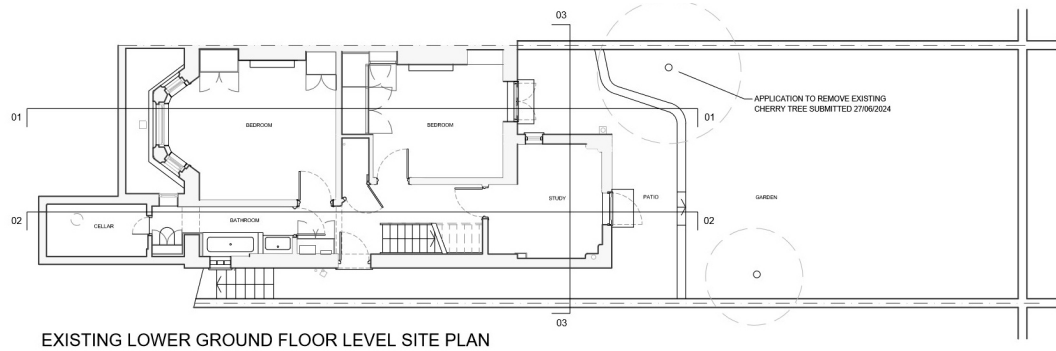
### 5.1 Rear Single-Storey Extension

The proposal includes a new single-storey infill extension with a flat roof and a fixed double-glazed flat rooflight with glazed sliding or hinged double doors facing the garden. The extension aligns with the existing, and adjacent, outrigger extensions along the southeastern face. The existing single door opening from the existing outrigger historic extension is to be enlarged with glazed doors similar to the proposed new extension. The proposed plans create new openings in internal and external structural walls to provide improved natural daylight to the lower ground floor level rooms with an improved visual connection to the southeast facing garden. Internally new and enlarged openings with sliding partitions enable an improved and more flexible use of internal spaces.

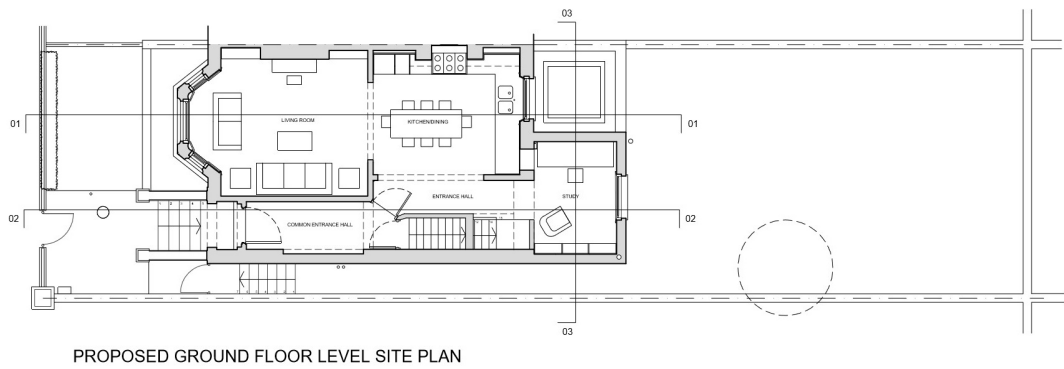
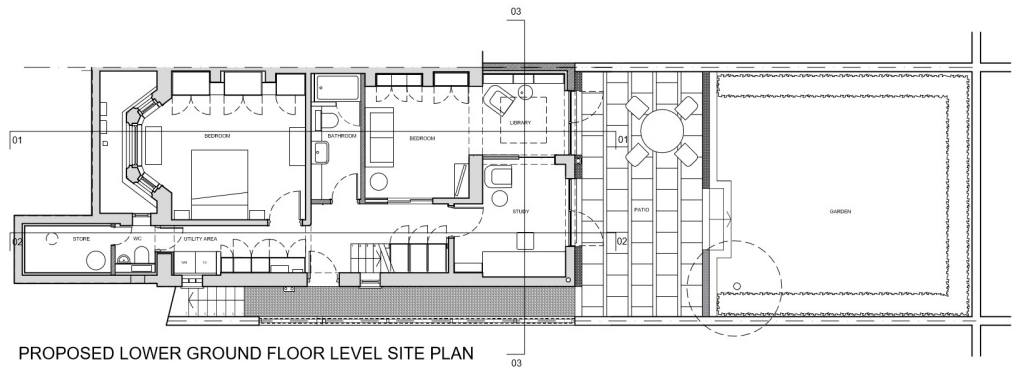
Regarding materials, new extension walls are to be of London stock brickwork to match the existing with soldier coursing to the head of openings and precast cills to thresholds. The door frames are to be aluminium slimline frames powder coated in graphite grey or timber framed with aluminium powder-coated facings. The parapet coping of the extension will be of precast reconstituted stone. The roof of the extension will be finished in a layer of gravel or sedum with rainwater discharging into an external hopper.

We submit that the design, scale, and materials of the proposed new extension is in keeping with, compliments, and is subordinate to the existing historical building and consequently complies with planning guidelines and policies.





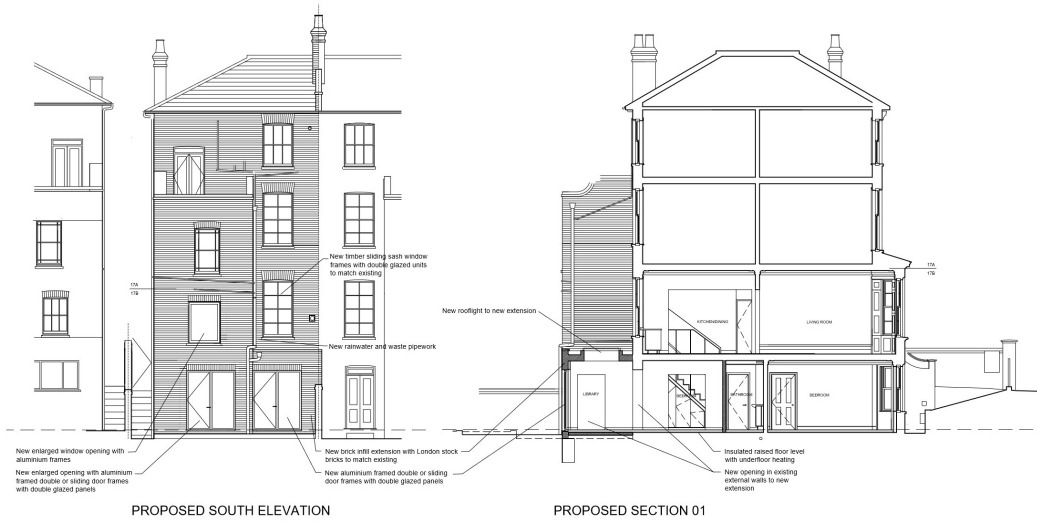
**Fig 3: Existing Ground and Lower Ground Floor Level Plans  
(refer to dwg EX\_002)**



**Fig 4: Proposed Ground and Lower Ground Floor Level Plans  
(refer to dwg PL\_002)**



**Fig 5: Existing South Elevation and Section 01 (refer to dwg EX\_006)**



**Fig 6: Proposed South Elevation and Section 01 (refer to dwg PL\_006)**

## 5.2 Summary of further design proposals affecting external facades

### 5.2.1 Enlargement of existing sliding sash window opening at Ground Floor Level

(Refer to Fig 6 above and dwg PL\_006)

It is proposed to enlarge the existing sliding sash window opening at GFL and replace the existing window with new tilt and turn aluminium slimline framed window powder coated in graphite grey or timber framed with aluminium powder coated facings. This will improve natural daylight to the Studio and circulation spaces at ground floor level.

### 5.2.2 New window opening to west elevation side passageway at lower ground floor level

(Refer to Fig 7 and dwg PL\_005)

To improve natural daylighting to the lower ground level, it is proposed to form a new fixed window opening adjacent to the existing door facing the side alley at lower ground floor level.



**Fig 7: Proposed North Elevation and West Elevation (refer to dwg PL\_005)**

### 5.2.3 Replacement of existing timber sliding sash window frames with double-glazed frames to match

(Refer to dwg PL\_005 and PL\_006)

To improve environmental performance, it is proposed to replace the existing timber sliding sash window frames with new painted timber sliding sash frames fitted with double-glazed units (DGUs) with frames and parting beads to match the existing. The proposal is to upgrade the window frames to both 17b and 17a maisonettes.

### 5.2.4 Replacement and reconfiguration of existing rainwater and soil pipework

(Refer to dwg PL\_005 and PL\_006)

The existing PVC rainwater, waste and soil pipework are in poor condition and will be replaced and, in some instances, reconfigured to reduce and simplify the installation.

### **5.2.5 Works to the party boundary wall**

(Refer to dwg PL\_002 and PL\_004)

Removal and partial rebuilding of the brick boundary party fence wall running along the boundary between numbers 17 and 15 Laurier Road. The boundary wall acts as a retaining wall due to a difference in levels between numbers 17 and 15. It has been displaced towards number 17 due to lateral loading at low level from number 15 and is potentially unstable. The freehold to number 15 Laurier Road belongs to the London Borough of Camden. An agreement will be required regarding a suitable design for the replacement of this wall as part of a party wall process.

### **5.2.6 Installation of reconstituted stone steps to the front entrance**

(Refer to dwg PL\_002 and PL\_004)

The existing front entrance steps are finished in a grey render, and the riser heights are not consistent or compliant. The proposal is to install new reconstituted stone steps and risers and adjust and equalize the riser heights.

### **5.2.7 Works to trees**

(Refer to dwg PL\_002 and PL\_004)

Removal of the cherry tree adjacent to new proposed infill extension. The removal has been requested under a Notice to Carry Out Works to Trees in a Conservation Area ref: 2024/2646/T. The removal is required due to the potential detrimental impact of tree roots to the new foundations of the proposed extension as well as existing foundation of the host building..

## **5.3 Summary of internal design proposals relating to internal openings and reconfiguration of internal spaces**

(Refer to dwg PL\_002, PL\_003 and PL\_004)

### **5.3.1 New internal openings**

New openings with sliding partitions will be formed to existing walls at the lower ground level to improve daylight, circulation and adaptability of spaces.

The existing door opening between the ground floor level kitchen and the front living room will be enlarged to spatially link these two rooms.

### **5.3.2 New Bath/Shower Room**

A new bath/shower room will be formed between the front and rear rooms at lower ground level and the existing bathroom converted into a utility space.

### **5.3.3 Lower ground floor level thermal insulation improvements**

The lower ground level floor will be insulated to current building regulation requirements and underfloor heating installed.

## **6.0 Impact on Neighbours, Daylight, Sunlight and Privacy**

The proposed single-storey rear extension would infill the rear side gap between the existing three-storey closet wing of 17 Laurier Road and the party wall between Nos 17 and 19 Laurier Road. The extension would align with the rear building line of the closet wings of Nos 17 to 21. The extension would be constructed using London stock brickwork to match the host and adjacent buildings. The extension and rear elevation at the lower ground floor level would not be visible from the public realm, and it is submitted that the proposed extension would be subordinate to the host building in terms of design, form and scale. The new proposed extension flank wall would form a new party wall and raise the height of the existing party wall by approximately 1.3m.

In the context of previous planning approvals relating to similar single-story extension proposals (refer to Section 4.0), we submit that the proposed extension will not significantly impact the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

The proposals also include enlarging the existing sliding sash window opening to the GFL Studio space to be replaced with new tilt-and-turn aluminium slimline frames or alternatively timber frames with aluminium external facings. This will improve natural daylight to the internal spaces at GFL. The slight enlargement of the opening will not significantly increase overlooking of neighbouring properties.

A further new window opening is proposed at LGFL facing the side passageway to improve daylighting to the LGFL spaces. The proposed new opening faces the party fence wall and will not result in overlooking or reduced privacy of the neighbouring property.

## **7.0 Access**

Access from the street to the front door at the upper ground floor level and to the side passageway at lower ground floor level remains unchanged except for new reconstituted stone steps and risers to the front door, which will remove inconsistencies in the existing riser heights.

Removal of internal partitions at lower ground level will also improve circulation for potential mobility impaired occupants.

## **8.0 Sustainability issues**

The existing lower ground level floor will be insulated to current building regulation requirements and underfloor heating installed.

The existing timber sliding sash window frames will be replaced with new window frames to match the existing frame configuration and fitted with double-glazed units. It is proposed that this upgrade will be carried out to all windows in the building, including the upper maisonette.

Where possible, existing bricks will be salvaged from the demolition of new openings and reused. All building materials will be sourced from certified sustainable sources.

**End**