

Design and Access Statement

61a Lancaster Grove NW3

Design Summary

1. Demolition of rear extension and addition of new extension
2. Improvement of the building's environmental footprint through the construction of a green roof and bike store

The application site is the garden level flat at 61 Lancaster Grove, a 3 storey semi-detached Edwardian property which was converted into 3 flats in 1963

The application seeks to demolish the existing single storey rear extension to the garden floor flat and replace it with a larger, environmentally sensitive extension. The existing extension is 23m² with a ridge height of 4.4m. The proposed extension will be less high with a 'green roof' of 3.2m height at the eaves and an area of 67m². Furthermore the application seeks to establish a discreet bike store at the front which will further enhance the environmental footprint of the building.

The design aims to rationalize the existing layout of the ground floor flat by moving bedrooms into the proposed rear extension, which would allow the existing unsatisfactory internal galley kitchen to be removed from the centre of the property and enable the two principal rooms on the ground floor, front and rear, to be re-instated in accordance with the original layout.

Planning Background

The proposal site lies within the Belsize Park Conservation Area and the scheme has been specifically designed with Policies DP25 and CPG1 in mind.

The proposal applies for a rear extension of length similar to that recently granted at the neighbouring property at 59 Lancaster Grove (planning ref 2011/3840/P) and also very similar to that previously granted at No 71 Lancaster Grove (planning ref 2004/5298/P).

Previous Planning Application

This current application follows on from a previous application (ref 2012/4081) for an extension of similar size, which was withdrawn by the applicant on 12.10.2012, as a result of a consultation with the Council for a revised scheme which was agreed at a meeting between DVM Architects and Sam Fowler of London Borough of Camden on 17.10.12.

The current application has been amended to take into account the concerns of the Council and of neighbours. The principal objections to the previous application were the excessive bulk of the proposals together with the design of the copper clad crown roof.

The changes agreed to the previous withdrawn scheme can be summarized as follows:

1. reduction in width of the extension to preserve the appearance and character of the prominent bay feature to the existing house at the rear elevation.
2. increase in length of the extension so that it more closely matches that currently under construction next door at number 59.
3. removal of the copper pavilion roof and its replacement with a green roof.

The green roof and bicycle store aim to meet many of Camden's progressive environmental goals for the area, as per the long term vision outlined in both Camden's Core Strategies and Development Policies, which were adopted in November 2010. Specifically, the project meets the goals outlined in policies CS13, CS14, CS15, CS16, DP22 and DP32.

Appearance, materials and residential amenity

The plans have no detrimental effect on the privacy and amenity of the neighbours. Indeed, the proposals at 61 will be a 'handed' version of the planning consent for a similar sized extension at 59 Lancaster Grove. In addition, the reduced ridge height relative to the current extension, as well as the one proposed previously, should on balance increase the period of direct sunlight falling onto the properties of the neighbours on both sides of the party wall.

The rear extension will remain invisible from the street and all public domains. When seen from above, the entirely green roof should provide an aesthetically pleasing natural aspect when looking onto the rear garden of 61 Lancaster Grove, as well as promoting environmental sustainability in Belsize Park. The bike store in the front garden will not change the appearance of the front elevation, but will help further to improve the environment by encouraging cycling in the area.

In order to remain sensitive to the character of the conservation area and that of the main house, the materials being proposed are traditional. However, to emphasize the difference between the extension and the house, and to reinforce its subordination, the detailing of the extension will be slightly more contemporary and sparse than that utilized on the main house. The walls will be of good quality brickwork with windows of contemporary colour coated aluminium.

Access

There is no on-site parking.

Access to the flat for pedestrians will remain from Lancaster Grove through the main front door of the house.

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