

## Design & Access Statement



10 Laurier Road  
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September 2012

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Executive Summary

The Case in Essence

- The Applicant's property is an attached terrace and is flanked by the properties 8 and 12 Laurier Road. The property comprises a ground floor, 2 upper floors, an attic and a partly sunken basement floor with access to a rear garden.

Application

Modifications that the Applicant wishes to propose in this application include:

- Renewal of existing front garden with addition of a new bin storage area.
- Addition of a rear extension at basement level to accommodate a playroom with a balcony above and a replacement staircase to access the rear garden.
- Insertion of new accommodation into existing attic space along with new skylights and a dormer window to the property's rear.
- Access to the second storey roof terrace and installation of glass guarding.

- This Design & Access Statement has been prepared to accompany the drawings submitted as part of the enclosed planning application and conservation area consent.
- This statement is an integral part of the planning application, and as such should be read in conjunction with the enclosed drawings and not treated as a separate document.
- The description of the proposal should be cited as follows:
  - *"Erection of new rear addition at basement level with balcony above. Provide access to second storey terrace and install new guarding. Insertion of accommodation in existing attic with the addition of a dormer window and skylights."*
- We trust that the above provides an accurate description of the proposal.

## 1.0 Site Analysis and Evaluation

### 1.1 The Site and Local Context

#### Location

- The Applicant's property no. 10 Laurier Road is sited approximately half way down the northern side of the road. Laurier Road runs parallel to Woodsome Road and Dartmouth Park Road. Running perpendicular to the west is Boscastle Road which Laurier Road terminates with, to the east the road intersects with York Rise. The topography of the area is predominately flat until the junction with York Rise where the gradient of Laurier Road rises sharply until the point at which it terminates with Dartmouth Park Hill Road. Laurier Road is exclusively residential and the immediate locality can be described as predominantly residential with the exception of a small group of local shops to the south on York Rise.



Laurier Road connects to Boscastle Road and York Rise.



### **Dartmouth Park Conservation Area**

- The Dartmouth Park Conservation Area predominantly comprises late 18th century terraces as well as cottages, large mansion blocks and 19th century Victorian villas.
- Vegetation in the form of hedges, established trees, private gardens and public recreational land enhances the character of the area.
- Development in the area was initiated in the 17th century along Highgate Road, following the course of the Fleet River, in response to the road's use as transport route between London and the north.
- In the 1870 the Dartmouth Estate was developed by Crockett to form Laurier Road and Woodsome Road.
- The predominant housing typology established north of Laurier Road was of terraces in groupings of three with three floors above a semi-basement and semi-raised ground floor. A two storey bay comprising sash windows with segmental arches and stucco surrounds define the street elevation. It is to this housing type that 10 Laurier Road conforms.



2011 Site Plan

- The 1:1250 Site Plan reproduced here identifies the site boundary with a red line. The site is approximately 188.5 sq meters (0.46 acres).



Aerial View of Laurier Road



scale: 1:1250



## 1.2 The Existing Building

- 10 Laurier Road is a three storey terraced house with a half basement.
- The property is not listed but is located in the Darthmouth Park Conservation Area.
- The property is the central dwelling within a three row terrace.
- The building is of load-bearing masonry construction. The front elevation includes exposed brickwork with stucco to the two storey front bay window and entrance porch. The rear elevation has painted brickwork up to ground level and exposed brickwork to the remainder of the house. Painted timber sash windows are present throughout the property and the roof comprises grey slate tiling.
- The property has a modest front garden at street level with a light well allowing both light and access to the basement. To the rear, a garden of approximately 90 sq metres is accessed from both the basement and ground level.
- Pedestrian access is from Laurier Road to the south of the building.
- There is no vehicular access to the site.
- The property is within a quiet, suburban setting and is adjacent to houses of a similar scale and proportion.



**Front Aerial View**

10 Laurier Road looking North East



**Rear Aerial View**

10 Laurier Road from South East



Existing South Elevation (to Street)

Scale: 1:100



South Elevation  
from Laurier Road  
(with adjoining properties 8 & 12 Laurier Road)





Existing North Elevation (to Rear)

Scale: 1:100



North Elevation

from Rear Garden

### 1.3 Relevant Planning History

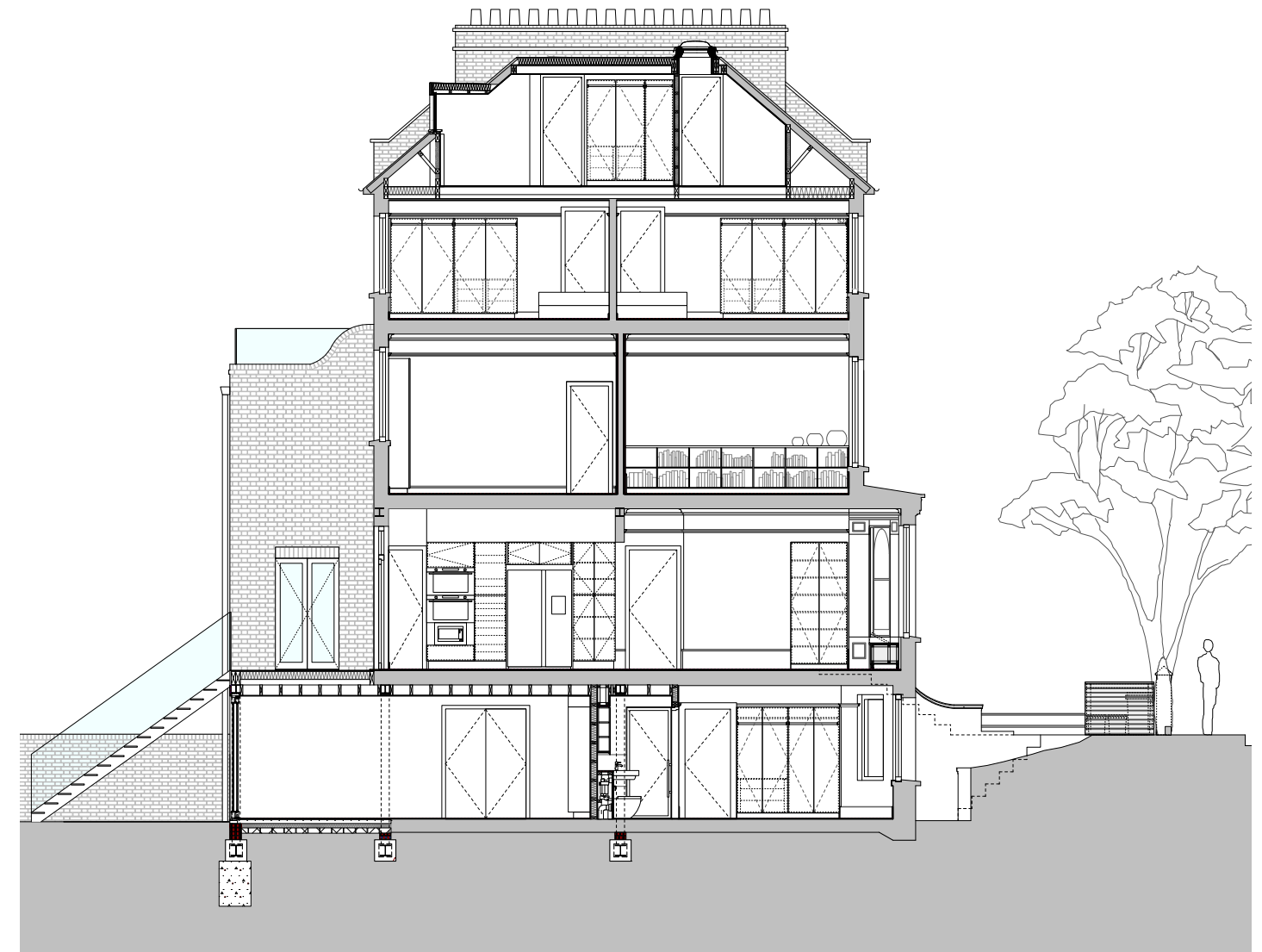
- 10 Laurier Road is within the Highgate Ward and the Dartmouth Park Conservation Area.
- In 2011 an application (2011/0469/P) was made by 35 Laurier Road for the "Erection of a single storey rear extension to dwelling house." Permission was granted.
- In 2011 an application (2011/5948/P) was made by 20 Laurier Road for the "Amendment to profile and footprint of shed, altered door and cladding materials, and installation of an additional (third) door as variation to planning permission dates 8/11/2011 (ref.2010/4983/P) for the 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)." Permission was granted.
- In 2010 an application (2010/1004/P) was made by 14 Laurier Road for the "Erection of a single rear infill extension including the insertion of a roof light and alterations to two existing windows and a door on the side elevation of lower ground floor flat (Class C3)." Permission was granted.
- In 2009 an application (2007/1304/P) was made by 9 Heath Villas for the "Erection of a dormer roof extension to rear roof slope with terrace and glass balustrade, installation of roof light to front roof slope in connection with the existing single-family dwelling house." Permission was granted.
- In 2007 an application (2007/0069/P) was made by 31 Laurier Road for the "Installation of a rear dormer window to a single family dwelling house." Permission was granted.
- In 2006 an application (2006/3058/P) was made by 3 Laurier Road for the "erection of a single storey rear extension and terrace at the upper ground level." Permission was granted.
- In 2005 an application (2005/1842/P) was made by 33 Laurier Road for the "erection of a new single storey extension, alterations to existing rear elevation at first floor level and installation of roof light." Permission was granted.
- In 2005 an application (2005/4726/P) was made by 61 Dartmouth Park Road for the "Conversion of a single family dwelling house into a maisonette at the lower ground floor levels and two self-contained flats above (Class C3)." Permission was granted.
- In 1989 an application (88026559) was made by Flat B 12 Laurier Road for the "conversion of a loft and erection of a dormer window to the rear for residential purposes..." The application was initially refused then decided on appeal.

## 2.0 Design Principles and Proposals

### 2.1 Main Design Principles

The main design principles which have informed the proposals are:

- To improve the appearance of the street frontage through the renewal of the existing front paving and the addition of a new waste storage area.
- To extend the rear of the property at basement level by enclosing the void to the west wing to allow for an enlarged playroom with doors to the rear garden.
- To renew the existing rear balcony and maintain access to the rear garden.
- To provide additional accommodation within the attic space.
- To add skylights and a dormer extension into the existing roof to provide day lighting and ventilation to the attic space.
- To utilise the existing rear second storey terrace by replacing a sash window with french doors and providing new guarding.



Proposed Section



2.2 Planning Policies

- The design approach has been informed by the recommendations set out in the following relevant planning policies:

- **Camden's Local Development Framework (Local Development Scheme 2011)**

**Camden Core Strategy:**

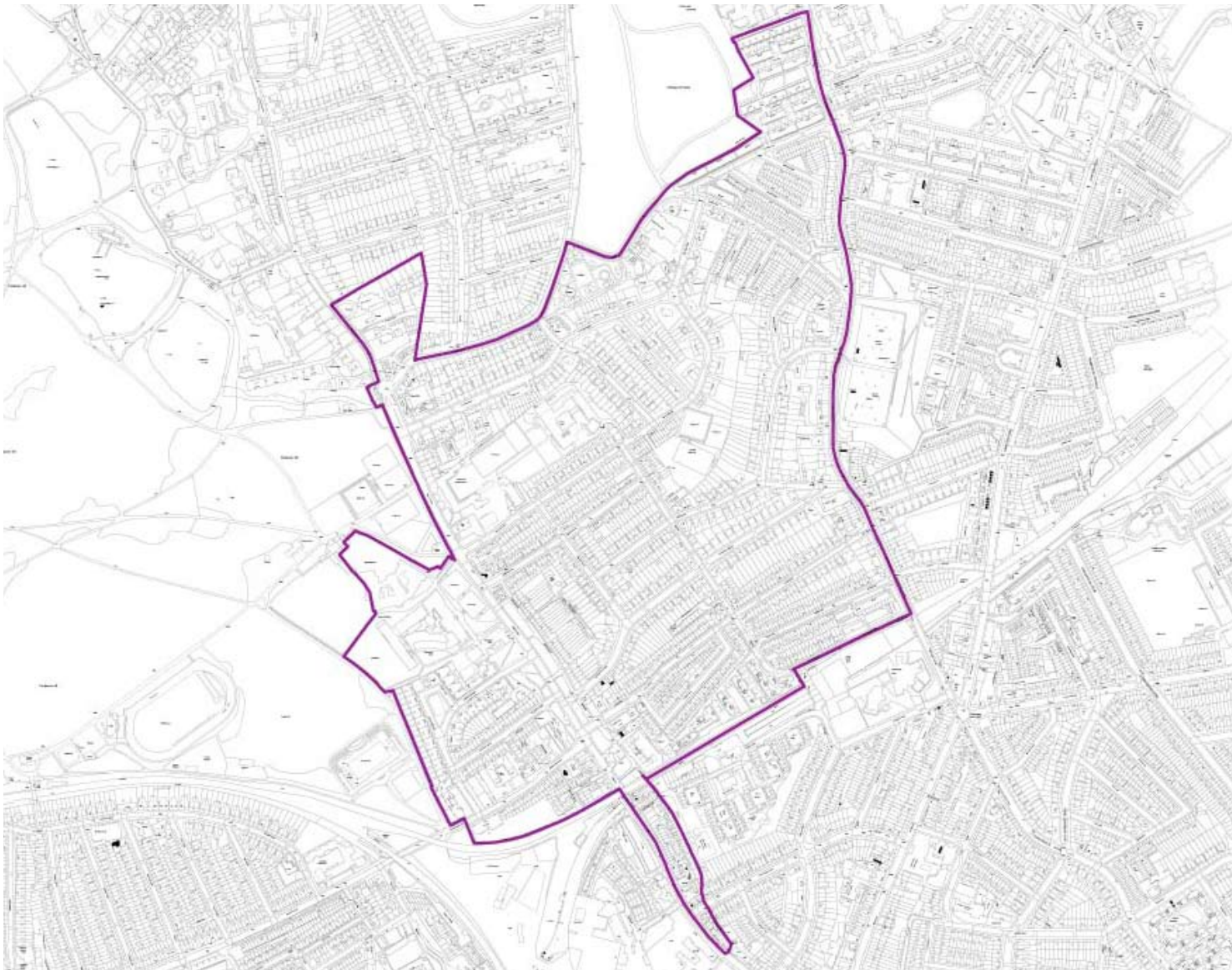
- CS1 : 1.22 Density
- CS13 :13.7 Efficient use of land and buildings
- 13.8 Ensuring developments use less energy
- 13.12 Adapting to climate change
- CS14 : 14.18 High quality landscaping
- CS18 : 18.10 Dealing with our waste and encouraging recycling

- **Camden Development Policies:**

- DP2 : 2.4 Meeting our need for homes
- DP5 : 5.1 Homes of different sizes
- DP18 : 18.12 Cycling provisions
- DP22 : 22.15 Designing to adapt to climate change
- DP24 : 24.4/24.5 Promoting good design
- DP25 : 25.2/25.3/25.5 Conservation areas
- DP26 : 26.3 Visual privacy, overlooking, overshadowing, outlook, sunlight, and daylight
- 26.11 Standards of accommodation
- 26.12 Outdoor amenity
- DP27: 27.2/27.4/27.5 Basements and lightwells

- **Dartmouth Park Conservation Area Appraisal and Management Statement (January 2009)**

- Section 4: Character and appearance of the area
- Section 6: Historic development and archeology
- Section 7: Sub Area 3 Dartmouth East
- 7.58 Laurier Road



**Map of Dartmouth Park Conservation Area**

Source: Dartmouth Park Conservation Area Appraisal and Management Statement

3.0 Existing Access Principles

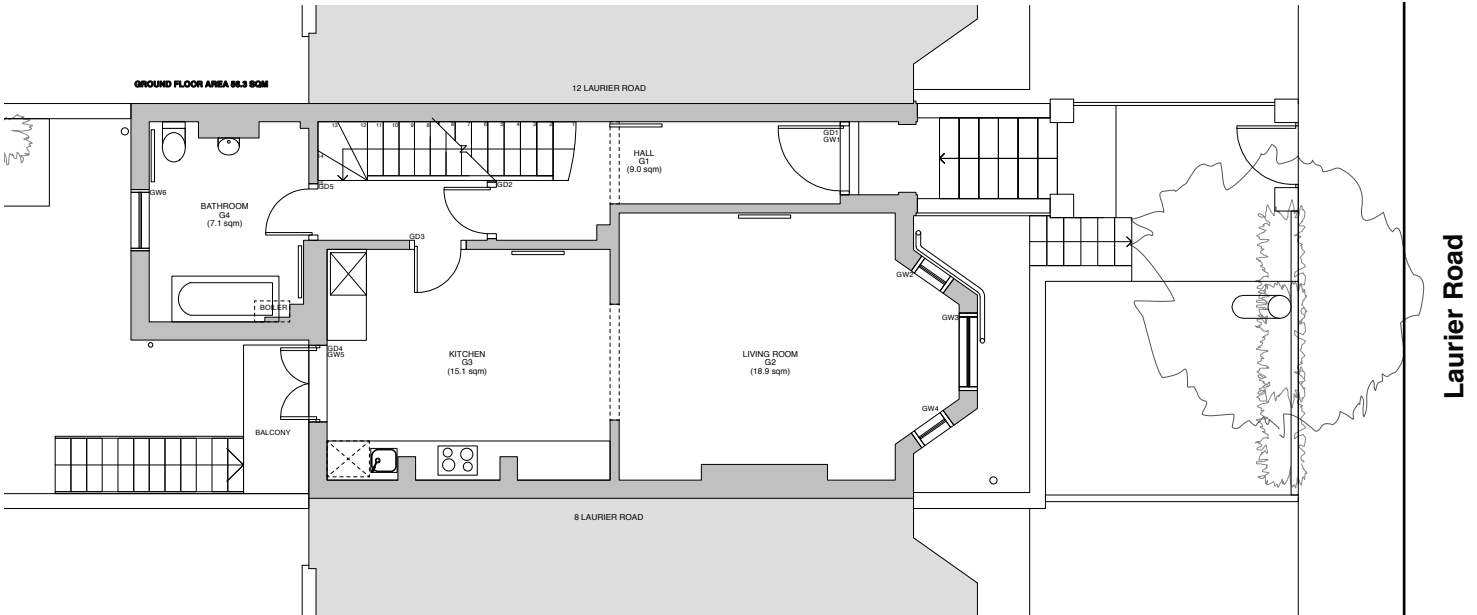
- The applicant's property has pedestrian access from Laurier Road. There is no vehicular access or provision for off-street parking. To the rear the site is bounded by the neighbouring properties, 8 and 12 Laurier Road and by 35 Woodsome Road to the back fence. There is no external access from the front of the site to the rear.
- This part of Laurier Road is a controlled parking zone for permit holders only.
- Currently the main access and egress (in case of emergency) from the building is at ground floor level via the main front door. There is one additional exit at basement level accessed by via a light well to a staircase with access to street level.



Street access



Basement access to street level





4.0 Precedents

4.1 The precedent of converting of the second storey roof terrace to a usable space has been established by the neighbouring properties and by other properties within the Camden Borough.

8 Laurier Road

- At 8 Laurier Road a substantial addition had been permitted to convert the roof terrace into a habitable room.
- The addition is contemporary in the use of cementitious board cladding and awning windows in lieu of the traditional brickwork and sash windows that characterise the remainder of the elevation.
- The alterations have changed the uniformity of the rear elevation of the tripartite group.



8 Laurier Road



12 Laurier Road

- At 12 Laurier Road the existing sash window has been replaced by french doors providing access to the roof terrace.
- The guarding height has been increased to comply with building regulations by rasing the height of the brickwork and by the addition of a planter box to the masonry wall.

The addition of a dormer window to the rear western portion of the roof has altered the existing uniformity of the terrace block's roof line and sets the precedent for future alterations to the roof.



12 Laurier Road





20 Laurier Road

- At 20 Laurier Road planning permission was given to extend the rear of the lower ground floor of the property.
- The eastern portion of the garden was infilled to create an extension occupying the full width of the property.
- Permission was granted for the addition of a rear balcony that protrudes beyond the established building line.



20 Laurier Road

61 Dartmouth Park Road

- In 2006 Wilkinson King Architects was granted planning permission to make alterations to the rear lower ground level of the property.
- An infill extension was constructed which extended the property the full width of the building and beyond the existing rear building line.



61 Dartmouth Park Road

9 Heath Villas

- In 2007 permission was granted to Wilkinson King Architects for the erection of a dormer roof extension clad in a lead grey single membrane.
- To the rear of the attic a roof terrace with glass guarding was constructed with access from the dormer roof extension.



Heath Villas



5.0 Design Proposals

In order to meet the design principles, the following solutions have been proposed, as indicated in the drawings enclosed as part of the planning application:

5.1 Amenity

- Improvements to the hard landscaping of the front garden contributes to the streetscape of Laurier road while maintaining the existing vegetation.
- By installing a new bin store the proposal is in keeping with the council's desire to improve waste management facilities in the borough. The positioning of the storage unit away from the front boundary line behind the line of the hedge and by orienting the narrower elevation towards the street ensures that it is a discrete addition.
- The rear basement addition improves the properties' layout in order to meet the occupant's needs as well as providing greater enjoyment of the rear garden. The addition is situated at basement level and does not extend beyond the existing rear building line, nor is it higher than the existing garden walls. The enclosure is not visible from the neighbouring properties.
- Renewing the existing rear balcony and maintaining access to the rear garden allows for greater utilisation of the external space. The potential loss of privacy due to overlooking to No.8 Laurier Road is to be negated by the erection of timber screening to a height of 1.8m to the boundary elevation.
- The conversion of the second storey roof to a terrace through the addition of glass guarding and a re-surfacing of the terrace will have a minimal visual impact and is similar to the neighbour's property at 12 Lauier Road. The potential overlooking to 8 Laurier road primary habitable space is negated by the proposed increase to the height of the masonry boundary wall and the addition of timber fencing to the boundary.
- The conversion of the attic space into additional accommodation provides the occupant with the space required by their family while maximising the potential site density.



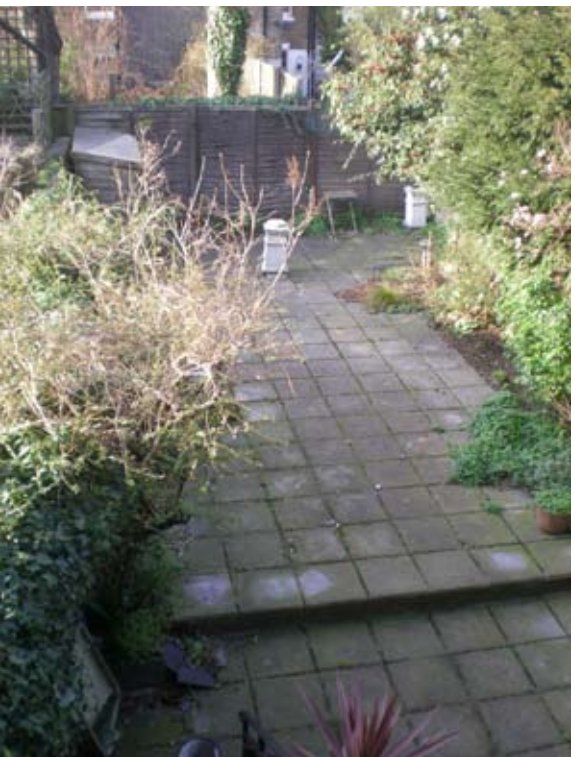
10 Laurier Road street frontage



Basement access to street level



8 Laurier Road rear eastern elevation



Rear garden



5.2 Materials

Masonry

- The new masonry walls to the basement playroom will be constructed from bricks to match the existing and painted white to blend with the existing rear elevation.
- The bricks used to increase the height of the rear boundary wall will match the existing.

Glazing

- The basement extension and the side flank to the ground floor garden room is to have glazed french doors to provide access to the rear balcony and garden. These doors are intended to conform with the style of the existing adjacent french doors.
- To the rear elevation the garden room is to have timber framed sliding aligned with the window above to the first floor.
- The glazing will comprise timber framed doors and windows with a frame profile that is in keeping with the existing timber frames to ensure the alteration is discreet and reinforces the uniformity of the terrace.
- The reflectivity of the glass will allow the glazed walls to take on the qualities of the surroundings and blend with the garden landscape.
- The french doors to the roof terrace are to be glazed and timber framed with timber mullions dividing the glazing into panels. This style of door is intended to be consistent with the style of the window it is replace.

Glass Guarding

- Proposing glass guarding as the balustrade to both the ground floor rear balcony and the second storey roof terrace will ensure the visual impact of the proposal will be mediated by the transparent quality of the glass.



Existing masonry (10 Laurier Road)



Timber Framed Glazing



Glass guarding



Velux skylights



Skylights

The insertion of operable Velux skylights into the existing roof will enable natural ventilation and daylight to penetrate into the building.

The positioning of the skylights on the top flat portion of the roof will make them invisible from both the street frontage to Laurier Road and the rear elevation, negating their impact upon existing elevation and the streetscape.

Dormer Roof Cladding

Cladding the dormer roof extension in a lead grey membrane will ensure the dormer roof extension with blend with the existing grey tile roof. ( See precedent 4.1 9 Heath Villas)

5.3 Scale + Elevation

- The design, massing and height of the proposal have been carefully considered, so no further loss of privacy or loss of light will occur to adjoining residential uses.
- The proposed basement addition does not exceed the line of the existing building and will be a read as insubstantial alteration to the existing elevation.
- The visual impact of the rear balcony will be mediated by the use of glass guarding and will have a negligible visual effect on the rear elevation.
- The proposed alteration to the second storey roof terrace is minor when considered in conjunction with those carried out by the neighbouring properties (see precedent 4.1) By retaining the existing window and the use of glass guarding means the impact of the proposal will be minor.
- The strategy of converting the attic into additional accommodation within the existing roof void avoids altering the bulk and scale of the building.
- The addition of a rear dormer window conforms to the precedent set by 12 Laurier Road. The positioning the dormer below the roof ridge line ensures it is perceived as a subordinate element within the overall roof form of the terrace. The considered alignment of the dormer with the windows on the second and first floors below reinforces the coherence of the dormer within the existing rear facade.



Proposed South Elevation (Street Facing)



Proposed North Elevation (Rear Facing)

## 6.0 Access Proposals / Solutions

- The proposal does not affect the existing means of access and egress.

### 6.1 Waste Storage

- The proposal has responded to the council guidelines regarding the storage of house holder waste through a designated waste storage unit.
- The storage unit is to be a timber clad box designed to accommodate a bin for general waste, recycling and garden waste.
- Discretely positioned behind the hedge to the front boundary and oriented towards side boundary the unit will be unobtrusive to the streetscape of Laurier Road.
- Positioned at street level the waste will be stored in a convenient location for collection.

### 6.2 Bicycle Storage

- The most appropriate position for bicycle storage is in the basement light-well to the front garden where they can be stored securely and discretely away from street level.
- The lack of access to the rear garden prohibits the practical bike storage to the rear of the property.

## 7.0 Conclusion

- The design of the proposal has been developed carefully and is founded on a thorough analysis of the surrounding context and site constraints, density, scale and massing, choice of materials, and the impact of the development as a whole on the special surroundings of the Conservation Area and the environment.
- The design solutions have been informed by relevant local, regional and national planning policies and guidance on best practice for design and construction.
- The proposal is modest in scale, visually well integrated within its surroundings and shall not harm the ecology of the Conservation Area, or the amenity of nearby dwellings.
- The increased energy efficiency of the proposed services and building fabric will reduce the impact on climate change through savings in everyday energy use and will contribute to the environment by reducing carbon emissions; increasing the assets of the Conservation Area.
- We believe the proposal is sensitive and compliments the design of the existing building.
- For these reasons, we hope this application will receive your support and we welcome the opportunity to receive your views through consultation on the proposal and to working with the local planning authority to progress the project.

## Appendix A

### The Relevant Planning History

Application Number	Description	Decision	Date				
2010/1004/P	14 Laurier Road The erection of a single rear infill extension including the insertion of a roof light and alterations to two existing windows and a door on the side elevation of lower ground floor.	Granted	27.04.2010				
88026559	12B Laurier Road The conversion of a loft and erection of a dormer window to the rear for residential purposes...	Appeal Decided	28.02.1989				
2005/1842/P	33 Laurier Road Erection of a new single storey extension, alterations to existing rear elevation at first floor level and installation of roof light.	Granted	19.07.2005	2011/0469/P	35 Laurier Road Erection of a single storey rear extension to dwelling house.	Granted	23.03.2011
2005/4726/P	61 Dartmouth Park Road Conversion of a single family dwelling house into a maisonette at the lower ground floor levels and two self-contained flats above (Class C3).	Granted	09.01.2006	2011/5948/P	20 Laurier Road Amendment to profile and footprint of shed, altered door and cladding materials, and installation of an additional (third) door as variation to planning permission dates 8/11/2011 (ref.2010/4983/P) for the erection of a single storey rear extension.	Granted	31.01.2012
2006/3058/P	3 Laurier Road Erection of a single storey rear extension and terrace at the upper ground level.	Granted	14.09.2006		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)."		
2007/0069/P	31 Laurier Road Installation of a rear dormer window to a single family dwelling house."	Granted	04.05.2007				
2007/1304/P	9 Heath Villas Erection of a dormer roof extension to rear roof slope with terrace and glass balustrade, installation of roof light to front roof slope in connection with the existing single-family dwelling house.	Granted	22.05.2007				



Appendix B

Existing Drawings

Scale: 1:100@ A3

WK-2130-010	Existing: Basement Plan
WK-2130-011	Existing: Ground Floor Plan
WK-2130-012	Existing: First Floor Plan
WK-2130-013	Existing: Second Floor Plan
WK-2130-014	Existing: Roof Plan
WK-2130-020	Existing: Section AA
WK-2130-030	Existing: North Elevation (Rear Facing)
WK-2130-031	Existing: South Elevation (Street Facing)
WK-2130-040	Demolitions: Existing Basement Plan
WK-2130-041	Demolitions: Existing Ground Floor Plan
WK-2130-042	Demolitions: Existing First Floor Plan
WK-2130-043	Demolitions: Existing Second Floor Plan
WK-2130-044	Demolitions: Existing Roof Plan
WK-2130-045	Demolitions: Existing Section AA
WK-2130-036	Demolitions: Existing North Elevation
WK-2130-037	Demolitions: Existing South Elevation

Appendix C

Proposed Drawings  
Scale: 1:100@ A3

WK-2130-110	Proposed: Basement Plan
WK-2130-111	Proposed: Ground Floor Plan
WK-2130-112	Proposed: First Floor Plan
WK-2130-113	Proposed: Second Floor Plan
WK-2130-114	Proposed: Attic Plan
WK-2130-115	Proposed: Roof Plan
WK-2130-116	Proposed: Site Plan
WK-2130-120	Proposed: Section AA
WK-2130-130	Proposed: North Elevation (Rear Facing)
WK-2130-131	Proposed: South Elevation (Street Facing)
WK-2130-140	Proposed: Waste Storage Unit