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PLANNING, DESIGN AND ACCESS STATEMENT
to accompany the planning application and conservation Area consent application

for
Enlarged rooflight to the front and to the side of
Top Apartment, 10 Lancaster Drive, London NW3 4HA

Ref: **FN_011**
21.12.11



Front of 10 Lancaster Drive. Adjacent properties have a variety of dormer window styles and sizes on the front.

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G8/15/11/1396	No. 2, Lancaster Drive, N.W.3,	The erection of a double garage at No. 2, Lancaster Drive, N.W.3, with access to Lambolle Road	FINAL DECISION	02-04-1964	Conditional
G8/15/11/21744	2 Lancaster Drive, NW3	The change of use to two self-contained dwelling units, including works of conversion and the installation of two new windows in the side elevation.	FINAL DECISION	25-10-1975	Conditional
G8/4/11/15467	No.9, Lancaster Drive, Hampstead.	The formation of a new means of access to the highway at No.9, Lancaster Drive, Hampstead.	FINAL DECISION	02-11-1954	Permission
G8 14 11 3304	9 Lancaster Drive, London. NW3 4EY.	addition of 3 rooms and bathroom	FINAL DECISION	10-05-1965	Conditional
TP/80171/12804	No. 8 Lancaster Drive, Hampstead.	The erection of two fuel stores at No. 8 Lancaster Drive, Hampstead.	FINAL DECISION	10-10-1957	Permission
TP/80171/19294	No. 8, Lancaster Drive, Hampstead, into two self-contained flats.	Conversion of existing maisonette on ground and garden floors at No. 8, Lancaster Drive, Hampstead, into two self-contained flats.	FINAL DECISION	21-01-1957	Permission

3. Detailed Review of Significance and Special Interest

3.1 10 Lancaster Drive is in the Belsize Conservation Area. It is not listed and has an Article 4 Direction served withdrawing its permitted development rights. The even numbers of Lancaster Drive are described as forming the south-eastern edge of the square in the Belsize Conservation Area Statement, forming a parallel row in which the odd numbers are in front of it onto Belsize Square. The properties are detached, brick buildings with stucco details around the bay window and porch in particular. These are a different although notable style to the many Italianate villas for which the area is particularly well-known (p3 Belsize Conservation Area Statement).

3.2 The group value and massing of the buildings on this side of Lancaster Drive are consistent, and in general terms the overall pattern of development also. These are all unchanged by this proposal.

3.3 The rhythm of the windows facing Lancaster Drive is consistent below the eaves line.

3.4 Above the eaves line there is a predominance of dormer windows to the front of the buildings. These are of a consistent height and vary in almost all other respects. These have been added and altered over the past 40 years (see section 2 above). Some are wider than others, one has railings, the fenestration pattern and size of windows to panels vary and the roof shape is curved on one for example. 10 Lancaster Drive only has one rooflight on this frontage which is not visible for the most part from the street and barely visible when one stands back from the facades (see cover photo of this report). The rooflight will be enlarged symmetrically from approx 650W x 850L mm to three equal sized ones of total 1000W x 4000L mm.

Clearly, within the overall consistency of the street, the widening of the rooflight to the front of 10 Lancaster Drive will not detract from the street scene, the special interest nor the pattern of development. It will add considerably to the amenity of the room behind it.

3.5 The side of the pitched roof of 10 Lancaster Drive where there is an existing rooflight for the rear top bedroom is not visible from the street. The rooflight will be enlarged from approx 650W x 850L to 1400W x 1400L. The expanding of this side rooflight to the rear will not

detract from the street scene the special interest nor the pattern of development. It will add considerably to the amenity of the room behind it.

3.6 The Belsize Conservation Area Statement does not object to this proposal accordingly.

3.6.1 The Section under Guidelines, Roof extensions BE26 tests are met:

- The alteration proposed to the roof does not change the shape or the form of the roof.
- It will not be detrimental to the form of the building or its character as there already exists a rooflight in this location and all the neighbors have more prominent dormer windows, some of which have been altered and apart from height all vary in size and detailing (see 3.4 above).
- It will not be detrimental to the group or terrace as there already exists a rooflight in this location which is barely visible from the road and all the neighbors have more prominent dormer windows, some of which have been altered and apart from height all vary in size and detailing (see 3.4 above). The façade below the eaves lines is unaffected by this proposal
- The symmetry of the property itself will not be upset, the front rooflight will be symmetrical.
- The roof is not prominent nor its alteration from long views

3.6.2 The Section under Guidelines, Roof extensions BE27 tests are met:

- The existing rooflight to the rear room on the side elevation is not visible to Lancaster Drive and the change to it will also not be visible.
- All the other roofs facing Lancaster drive on this side of the road have large and more prominent interruptions to the roof line by way of varying dormer windows. This modest proposal is to expand an existing rooflight which

4. Access

4.1 The building access route shall be unaltered by these proposals.

4.2 The introduction of expanded rooflights will provide greater natural light and improve amenity and the ability to navigate internally.

5. Conclusion

5.1 In accordance with the requirements of a design and access statement identified at the beginning:

- the context, particularly in relation to the historic special architectural interest of the property, has been studied and assessed in general and detailed context.
- this has been carefully evaluated in terms of the impact of different design proposals, particularly in respect of the special architectural interest of the building and access.

5.2 This study has shown that the modest proposal put forward here will not have a negative impact on the special interest of the property and rather has enhancements in achieving increased light and amenity without affecting the pattern of development or integrity of the existing street. The existing rooflights are less dominant than the much altered and different dormer windows of adjacent windows and the rooflight to the rear room is not visible from Lancaster drive and the enlarged rooflight to the front will be barely visible from the street.

The proposal complies with policy, and planning and conservation area permissions should be granted.

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END

