

37 Lisburne Road London NW3

Design and access statement

4 October 2011

1.0 Introduction

- 1.1 This statement is written in support of an application for planning permission for alterations to a single-family dwelling house. This application is being submitted concurrently with an application for the adjoining property at No. 39 Lisburne Road and has been designed to compliment the neighbour's proposals that are for a similar single storey extension at ground floor level.
- 1.2 This statement should be read in conjunction with drawings nos.

2.0 Application Site and Surrounding Area

- 2.1 The house is located within the Mansfield conservation area, just south of Parliament Hill Fields. All the houses in Lisburne Road were built around 1900. The house at no. 37 is occupied by a single family who would like to improve and extend the current ground floor living space.

3.0 Description

- 3.1 Planning permission is sought for the following:
- Replace the existing kitchen windows with full-height glazed doors.
 - New single-storey glazed side extension with a new, shared boundary wall with no. 39.
 - Rationalisation of existing RWP and SVPs to improve the general appearance of the rear elevation.
 - Internal alterations

4.0 Scale and Appearance

- 4.1 The proposed single-storey side extension has been designed in consultation with the neighbours at no. 39 to ensure that the proposals are coherent. There will be a shared party wall structure from which the two extensions are supported. The two extensions will align so that they do not impinge on one another.

4.2 The side extension will have a fully glazed roof and fixed framed window to allow maximum light and to create as light an addition as possible to the existing house.

4.3 Changes to the fenestration and drainage pipes will be minor to rationalise the appearance of the rear elevation.

5.0 Use

5.1 The residential use is unaffected by the proposals.

6.0 Layout and Landscaping

6.1 Externally, the layout of the building on its plot area remains unchanged. The internal layout of the building is altered to reflect the needs of the current owners and modern day living.

7.0 Access

7.1 The existing entrance door, will remain as existing. The rear access will be rationalised to enable a step free access.

8.0 Planning Policy Context and Compliance

8.1 The proposal has been assessed in relation to the relevant policies contained within the Consolidated London Plan dated February 2008 and the Local Planning Authority's adopted Unitary Development Plan (UDP). Consideration has also been given to relevant policies contained within the Submission Draft Core Strategy, the Local Development Framework which is expected to replace the UDP in due course.

9.0 Impact on the Existing Building

9.1 The proposed development fully respects the built form, style and design of the existing building. The roof will be glazed to maximise light and minimise bulk on the existing building.

10.0 Impact on the Character and Appearance of the Conservation Area

10.1 The minor alterations proposed to the existing dwelling house have been carefully considered and sensitively designed using materials to match ensuring therefore that the architectural integrity of the 1900s building is not harmed and the character and appearance of the conservation area is preserved.

11.0 Conclusions

- 11.1 The proposed development has been sensitively designed and considered to ensure it fully respects the age and style of the existing building and without causing harm to the character and appearance of the Conservation area.
- 11.2 Furthermore the proposal would not have a significant adverse effect on existing residential amenity.
- 11.3 The proposal satisfies the relevant policies contained within the adopted development plan and the Submission Draft Core Strategy and in our judgement no other material considerations weigh against it.
- 11.4 Accordingly we trust that the London Borough of Camden will determine that the application can be approved.