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Introduction:

This Design and Access Statement has been produced by Marie-Louise Martin on behalf of my clients Genevieve Durrance and Sam Whittaker.

It aims to describe the design for proposed alterations to 34 Laurier Road in support of our Planning Application made to the London Borough of Camden.

Site:
34 Laurier Road
London NW5 1SJ

Agent:
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Applicant:
Genevieve Durrance and Sam Whittaker
34 Laurier Road
London NW5 1SJ

Context/ Conservation area:

34 Laurier Road is a Victorian semi-detached property in Dartmouth Park East sub area of the Dartmouth Park Conservation area. It was originally laid out in the late 1800s.

The Site:

The front door is approximately 1.5 m above street level.

The site slopes down to the rear and there are steps down along the side elevation of the property to lower ground level where there is a second entrance door. The front garden has a flowerbed sloping down to a retaining wall in front of the lower ground bay window. The rear garden is mainly lawn with some flowerbeds

The front boundary wall is not original and the client intends to replace the modern brickwork with yellow London Stock brick to match the original walls in the street.

Existing House:

34 Laurier Road is a well maintained semi-detached house.

It has 4 stories, one of which is a half basement to the front, and one which is under the roof. It is of yellow London stock brick. The front façade has a two storey rectangular bay and steps up to the front door. To the rear there is an original extension three storey extension.

There are three original dormer windows in the hipped slate roof, one to the front, one to the side and one to the rear.

The kitchen is currently located in the lower ground floor rear extension in a very small room.



Front of 34 Laurier Road. The proposed extension will not be visible from the street

The Proposal:

We are proposing the following:

1. Erection of a single storey lower ground floor rear infill extension
2. Replacing the existing door and window in the existing rear extension with a new larger glass door to match the glazing in the proposed extension. The existing door and window we are replacing, are not original.

Design:

Our aim is to make the lower ground floor more suitable for a growing family by moving the kitchen to the front room and opening up the rooms, adding a glass extension to bring in more natural light.

The proposed extension consists of a yellow brick boundary wall to no 36 Laurier Road, a fully glazed roof and a glass façade with 2 glazed doors. The frames to the roof and doors are very slim, thereby making the extension appear light and subordinate to the existing rear elevation. It is modest in size, with the boundary brick wall being only 2.7m from existing ground level.

The proposed door in the existing rear extension will be the same width as the existing original sash windows above, and the same height as the doors in the proposed extension, thereby making the rear elevation more balanced. The brick arches above the existing windows will be matched above the proposed door.



Rear Elevation

Materials:

The brickwork will be yellow London Stock bricks to match the existing. The proposed glazed doors will have very slim aluminium frames and will comply with Building Regulations part L.

Impact on neighbours:

The proposed extension will not be visible from the public highway. We have taken every possible step to minimise the impact on the neighbour by designing the extension with the lowest possible boundary wall.

Environmental considerations:

No loss of planting/biodiversity as the proposed extension is sited where it is currently paved.
The proposed new glazing meets the standards of Part L. The floor in the lower ground floor will be insulated.

Access:

We are not proposing any changes to access to the house from the street.



Heritage:

According to the Dartmouth Park Conservation Area Appraisal and Management Statement 6.2, no part of the conservation area lies within an Archaeological Priority Zone.

Our choice of materials, the scale and detailing of our proposal has been informed by local policies and guidances including:

HE9 (English Heritage)
CPG1 (Extensions, Alterations and Conservatories),
CS14 (Promoting High Quality Places and Conserving our Heritage),
DP24 (Securing High Quality Design),
DP25 (Conserving Camden's Heritage)
DP26 (Managing the impact of development on occupiers and neighbours).
Reference has also been made to the Unitary Development Policy, particularly B1 (General Design Principles), B3 (Alterations and Extensions), B7 (Conservation Areas), SD4 (Density of Development), SD6 (Amenity for Occupiers and Neighbours) and SD9C Resources and Energy – Use of Energy and Resources).

DRAWING SCHEDULE 34 LAURIER ROAD DARTMOUTH PARK NW5 1SJ

Drawing	scale	existing, drw no	proposed, drw no
Location map, Site/Roof plan	1:1250 & 1:200	01	-
Lower Ground Floor Plan	1:50	02	12
Ground Floor Plan	1:50	03	13*
First Floor Plan	1:50	04	-
Second Floor Plan	1:50	05	-
Front Elevation	1:50	06	-
Rear Elevation	1:50	07	17
Side Elevation	1:50	08	-
Section XX	1:50	09	19
Side elevation from no 36 Laurier Rd	1:50	-	20

Design and Access Statement

*The roof of the proposed extension is shown on this plan