

Design and Access Statement & Significance Appraisal

In Support of a Planning Application for a
Proposed Extension and Alterations at 25
Lancaster Grove, London NW3 4EX

For

Mr David James

DOCUMENT REFERENCE

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DATE

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Issue	Date	General Comments	By
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1.00 INTRODUCTION

Gould Singleton Architects have been appointed by the owner of the property to produce alternative scheme proposals to those recently approved by the London Borough of Camden. This particular document is to assist the detailed drawings that are being submitted, together with the completed Planning Application forms and new submission fee.

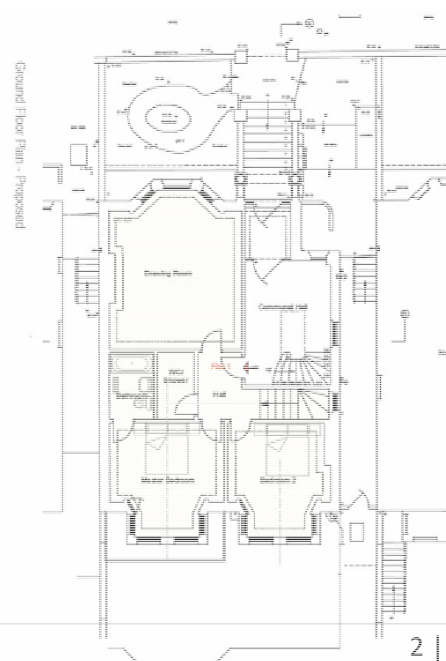
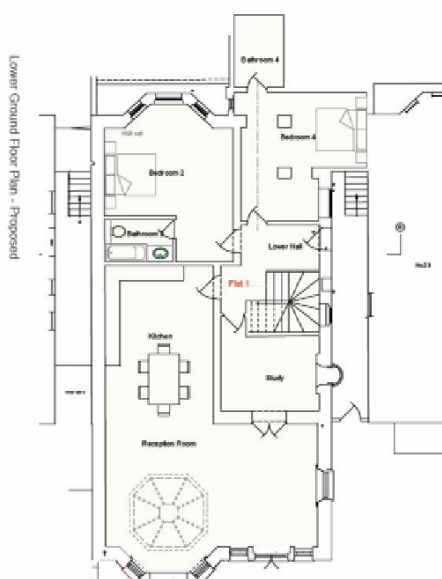
25 Lancaster Grove is an existing four storey, plus loft, detached brick built building which is currently sub-divided into six self-contained flats, with the lower ground floor flat enjoying the rear garden space.

2.00 PLANNING HISTORY

The following Planning history is relevant to this unit:-

On the 24th July 2012, underneath Planning reference 2012/2698/P, the Council refused Planning Permission for the change of use from six self-contained flats to a single family dwelling house (Class C3) to the property.

On the 22nd April 2014, underneath Planning reference 2014/0360/P, Planning Permission was granted for the conversion of the lower ground floor and upper ground floor flats (1 x 1 bed and 1 x 2 bed) to a four bedroomed maisonette and the erection of a single storey lower ground floor rear extension.



This particular Consent is still valid and will expire in April 2017. Conditions were attached to the Approval and the Planning Officer who dealt with the scheme was a Mr Alex McDougal.

3.00 GENERAL SITE CONTEXT

25 Lancaster Grove is located in the Borough of Camden. The house edged red on the attached location plan is a large, detached Victorian property and was converted to individual, self-contained flats over recent years.



Aerial View

The previous Planning Approval which was issued in April 2014 has been considered by the client; however, due to recent changes in Council Tax charges, Stamp Duty changes and market forces, the client now wishes to retain the self-contained flat units; however carry out minor modifications to the previously approved scheme. These modifications are as follows:-

1. A more contemporary appearance to the lower ground floor extension which is of similar size to that already approved.
2. A small roof terrace to the upper ground floor flat which is limited in its projection across the lower ground floor flat roof area.
3. Minor alterations to windows and door openings on the side elevation to assist with a modified internal layout.
4. An improved forecourt area leading to the lower ground floor flat.

The Application does not seek to make any changes to the principle front elevation of the existing building.

4.00 ACCESS

Access arrangements to the existing self-contained apartments will remain as existing; however an improved route from the footpath to the lower ground floor apartment which is accessed on the side elevation, half a storey below footpath level, is proposed.

The existing concrete hard standing area of varying levels is proposed to be removed and levelled with new surfacing provided. Access to the remaining upper level apartments will remain as existing.

5.00 SCALE AND APPEARANCE

The scale and appearance of the extension is similar to that that has already been approved underneath Planning Consent 2014/0360/P; however, our proposals submitted seek to simplify the construction and create a more contemporary appearance with balcony above.

Similar examples to this approach have already received consent on adjoining properties namely, 29 Lancaster Grove and a Planning Application submitted and approved in 2010, Planning Application reference no. 2010/4356/P.



Adjoining Scheme at No.29



The new single storey extension will again have a significant area of the roof covered with a 'sedum roof' which is in line with Local Authority Policy and will achieve a degree of rainwater attenuation.

Our modified proposals now seek consent for bi-folding/sliding screens which achieve a greater degree of natural daylight into the habitable space which they serve and give greater accessibility to the rear garden area.

We have now incorporated a small balcony with a temporary appearance with glazed balustrading/guarding to the upper ground floor apartment. The detailing and

appearance of such a balcony is similar to that that has already been deemed acceptable by the Local Authority in its approval to adjoining properties. The restricted depth of this balcony will ensure privacy to the rear garden area which will be enjoyed by the flat beneath.

We have incorporated some minor modifications to the windows on the side elevation and also the location of the existing door leading in to the lower ground floor flat. This has significant benefits to the internal arrangements and creates better use of space internally and encourages a greater degree of daylight passing through to the internal spaces.

6.00 APPEARANCE/SUSTAINABILITY

As previously stated, the incorporation of a sedum roof to the flat roof area of the new extension is in accordance with Local Authority Green Roof Policy and it is intended that the flat roof of the proposed extension will provide some degree of rain water attenuation.

The extension proposed will also be built of modern technologies and will be strictly in accordance with the latest Building Regulations which will perform considerably better than the existing building. A high quality pallet of materials will be used for the proposed extension, utilising through coloured render, stainless steel hand railing, powder coated aluminium and high performance windows and screens.

7.00 CONCLUSIONS

As the proposals submitted for a new lower ground floor extension are similar to that which currently exists, it is felt that the alterations to the external appearance should be treated as a minor alteration and given the fact that the Local Authority has already granted consent for similar contemporary appearance on an adjoining dwelling, these alterations should be deemed suitable.

The new approach of maintaining the six existing self-contained apartments is a significant improvement over the previous Consent which grants approval for the removal of one of the existing units. This is now in accordance with Local Authority Adopted Policy.

Whilst there are no alterations to the frontage of the existing building, the minor amendments to the forecourt area and improvements to access to the lower ground floor, can only be deemed as an improvement and will make a positive contribution to the character of the Conservation Area.

The changes proposed to the rear elevation will have no effect on the character and the appearance of the Conservation Area as the proposed secluded rear garden position is not visible from any point of the general public access.

8.0 PHOTOS OF EXISTING SITE



Front View



Rear of Unit



Adjacent units



View of Units to rear of application site

9.0 SIGNIFICANCE APPRAISAL:

Introduction

The application site is located within Sub Area 1 of the Belsize Park Conservation Area, which was designated in March 1973.

Heritage Assets

The nearest Listed Building is St. Peter's Church, which is Grade II Listed. This building is 200m away in a street that runs parallel to Lancaster Grove. The rear of the houses on Belsize Square entirely screen the church from the application site and as such it is anticipated that the proposed works will have no effect upon it.

This application will cause no harm or loss to any heritage asset and so it is unnecessary to make an assessment of their significance.

The Conservation Area

English Heritage accepts that change is inevitable in conservation areas but that it must be managed so that it satisfies the statutory test of not harming their character or appearance.

In this case the Conservation Area is large and the Council recognises that it contains separate character areas. The immediate Conservation Area context is one of large detached and semi-detached houses, some of these have been extended since they were built to reflect their changing requirements. Controlled extension is thus an identifiable feature of this area.

The house is only separated from its neighbours by a narrow gap. As such it is seen and accessed as a part of a group. From the Belsize Conservation Area Statement (Sub Area 1 - Belsize Park); "Forming the south- eastern edge of the square is a notable group of detached brick villas (Nos. 2-12 Lancaster Drive) with stucco ornamentation which are of a different style to the surrounding development. These are seen together with two identical properties (Nos. 2 & 4 Lambolle Road) and are the same as the group at Nos. 21 - 35 Lancaster Grove".

The application building is amongst a group of building (Nos. 19 - 35) which are identified as making a positive contribution to the character of the Conservation Area.

As can be seen by the submitted drawing **14-1477/010** the front elevation of the property will be unaltered by the works proposed in this planning application. An area of existing Concrete is being removed and the levels are being lowered to a similar levels to that of the adjacent footpath. New surfacing to be placed leading to steps leading to lower floor apartment. The retention of the front walls satisfies Policy BE9.

Wide views of the rear of the property are blocked by the two-storey in-fill building at 9d Lancaster Drive. Narrow views of the rear of the property are blocked by a tall brick wall, planting and the full building width rear extension at 31 Lancaster Grove. This work to No. 31 was consented in 2009 (application 2009/2789/P) and renewed in 2013 (2012/3120/P). Consequently the views described in policy BE25 are not, in this instance, possible.

As a result of the rear extension to No. 31 the group does not have a uniform rear elevation as described in policy BE25.

The proposed extension features a contemporary approach to the detailing of the new extension. This is similar to that approved under Planning Application reference no. 2010/4356/P. As such it is in harmony with the original form and character of the house in accordance with policy BE20 & BE23.

The proposed extension is a single storey in height in accordance with policy BE22.

Conclusion

The changes proposed to the rear elevation will have no effect on the character or appearance of the Conservation Area as the property's secluded rear garden position is not visible from any point of general public access.