

12 A Lawford Road Camden Design & Access Statement



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Section 1

Introduction

This Design and Access Statement relates to the proposed extension and facade remodelling of the ground floor flat, No.12 A, in an existing 4 storey semi-detached house on Lawford Road, Camden.

In brief, the proposals comprise the following:

1. The internal refurbishment of the ground floor accommodation.
2. Reconstruction of the existing side access screen.
3. Replacement of the existing timber entrance door.
4. Construction of two new window openings in the side facade.
5. Widening of the existing garden door opening.
6. Construction of a single storey kitchen extension with a new door to the garden space.

Site Description and Location

The site consists of a 4 storey Victorian semi-detached house located on Lawford Road, Camden. Refer Appendix for existing plan and elevations.

The existing building is split into apartments over 4 levels with the ground floor apartment having direct access to the rear garden. It is currently accessed from the roadway via a set of steps leading to an external timber gate and path leading to the main entrance door located on the side facade.

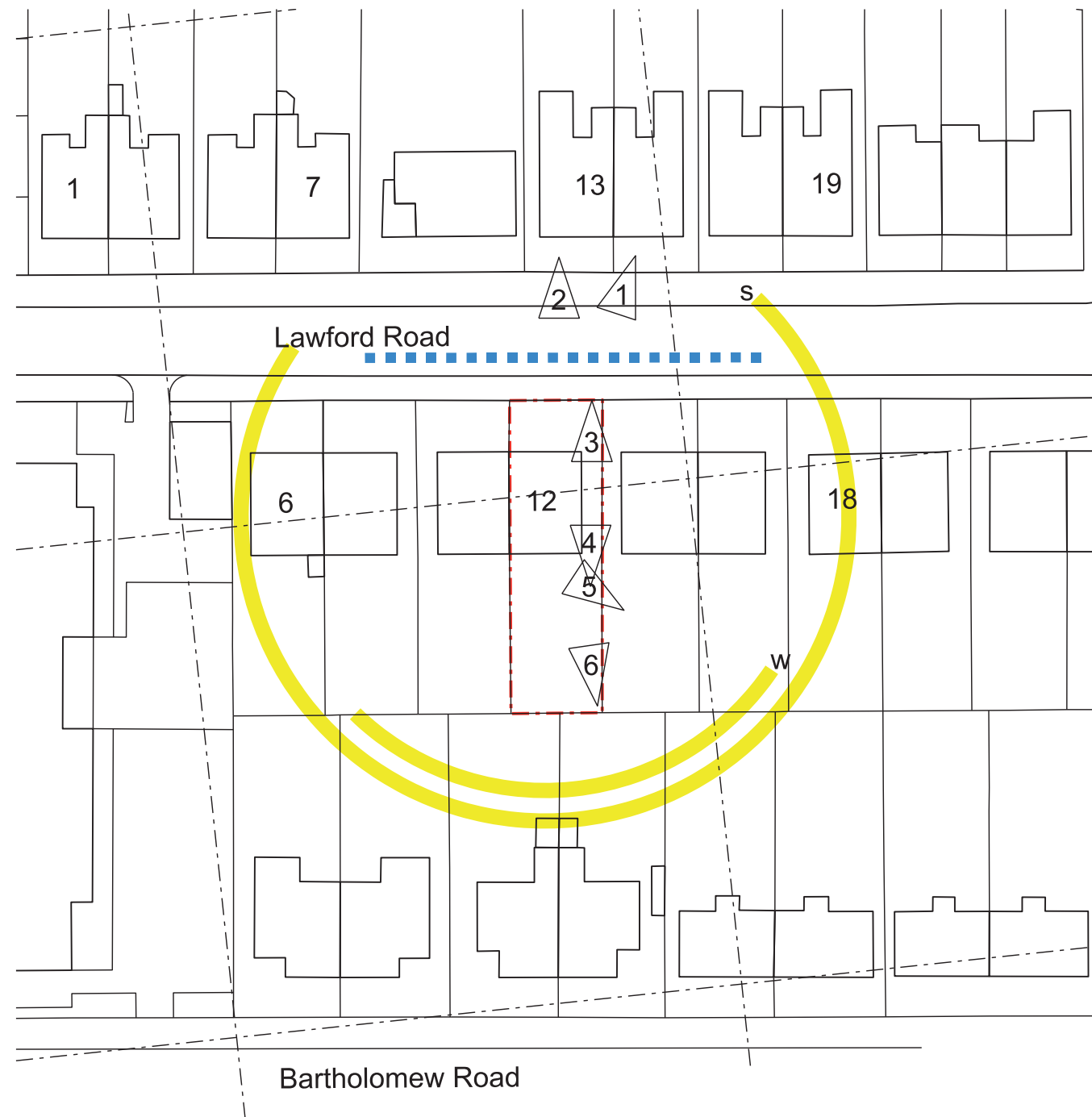
Geometry and Site Analysis

The house is north facing and bounded by Lawford Road to the North, and residential gardens to the West, South, and East. Lawford Road has restricted permit street parking.

The primary elevation has a northern aspect and sits back from the road by nom. 5.1 M. The house also has a generous rear garden with a nom. depth of 15.7 M to the boundary to the south and a nom. width of 8.82 M. the existing site has an area of 281.5 M², and the existing building has a footprint of 70.7 M².

Some level of ambient noise is generated from Lawford Road but this is in the main residential traffic.

There is a change in level from the roadway but this is accommodated by the existing steps and temporary ramp within the front of the property. The rear garden is considered 'flat'. A measured site survey has not been carried out and perimeter levels indicated on the section and elevations are an estimate based on site tape measures. Ground conditions are also to be established as well as the position of water tables however the property does not appear to suffer significant issues from damp.



Key:

- Residential vehicular noise ■ ■ ■
- Sun path diagram - w = winter, s = summer ■
- Photo locations

Misc. Photographs of Existing Condition



1. Front facade



2. Front facade showing access to timber screen



3. Timber screen



4. Access to apartment entrance



5. Rear facade



6. Rear facade

Section 1

Context and Local Character

The St. Bartholomew Hospital Estate was thought to have been constructed in the 1860's and comprises a series of semi-detached 3 and 4 storey Victorian Villas, of similar scale and character, with raised entrances, shallow pitched roofs, and overhanging eaves. The principle elevations have some 'Italianate' embellishment but the buildings remain relatively simple in detail to the side and rear facades. The streetscape is reasonably uniform with the exception of a modern health centre to the west end of Lawford Road and a small scale 3 storey block of flats opposite, appearing to date from the 1960's. To the south are adjoining residential gardens with properties of a similar scale and character. Some properties in the vicinity do benefit from extensions in a mix of modern and traditional styles.

The predominant materials are a yellow London Stock brick, white painted stucco and render, slate roofs, and painted timber windows and doors.

Externally, the building at 12 Lawford Road has been subject to some alteration, particularly the upper floor rear facade, which appears to have been significantly reconstructed; but much of the design features to the frontages remain except for a black painted timber lined gate accessing the side of the property. Specifically with respect to 12A Lawford Road: internally, little remains of any original features as all the rooms having been subject to refurbishment during the 20th Century.

The buildings are located within the Bartholomew Estate Conservation Area.

Planning

A Pre-Application (Ref: 2014/6315/PRE) was submitted to Camden Planning Department on 3rd October 2014 covering the proposed extension work and alterations to the existing external fabric; but excluding the proposal for alteration to the gated entrance.

The alteration and extension proposals have been developed following advice from the Planning Officer and were considered uncontentious and in line with planning guidance on 26th November 2014.

Section 2

Description of Proposals

Refer Appendix for proposed plans.

This 2 bed flat was bought approximately 18 months ago to provide a new home for a mother and her teenage daughter. The proposed works include a general refurbishment of the accommodation but, in addition, a modest extension has been proposed. This extension allows a dining area to be incorporated adjacent to the kitchen and living room, and so will enable meals to be shared other than by sitting on the sofa. Importantly, it will also provide both mother and daughter with a table to sit at for home working and study.

Ground floor apartment internal works

The internal works comprise the remodelling of the kitchen and bathroom; and the redecoration of existing walls and replacement of floor finishes.

New openings within the external fabric

It is proposed to replace the existing worn entrance door with a painted timber panel door. It is also proposed to install two new windows in the side elevation to provide direct daylight to the dining room and kitchen. One of these windows is to reinstate an opening that existed in the original building as suggested by the brick in-fill illustrated on Pl.4. If required, these windows can be fitted with white translucent glazing for privacy.

The existing door and side screen opening in the rear facade, off the living room, is to be opened up to improve daylight and visual aspect to the external garden space. It is proposed that the existing painted surround to this opening is replaced and extended toward the boundary with a render finish that will be in keeping with the rear facade treatment on the adjoining property.

Rear Extension

The proposed extension is to be single storey: half the width of the rear facade at 3.65 M, extending by 2.75 M from the existing facade, and with a sedum planted green flat roof behind a parapet with a level of 3.14 M above external ground level; the proposed extension is unobtrusive and modest in size, having a foot print of just over 10.12 M², in respect of the scale and massing of the existing buildings.

Gated Access to the Side Elevation

The existing side entrance gate and screen will be refurbished, redecorated, and fitted with access control ironmongery.

Appearance / Finishes

The external appearance is generally to match the character of the surrounding buildings. Materials for the proposed extension will reflect the character and type of materials used within the existing fabric i.e. matching yellow London Stock Brick, white render, and painted timber windows/doors. The refurbished gated entrance to the front facade is proposed to mimic the existing entrances common to adjoining properties with reuse of the existing metal security topping and new painted doorway.



1. White Render



2. Yellow London Stock Brick



3. Sedum Roof

Appendix

Existing Drawings:

- PL (10) 001 - Site Location Plan
- PL (10) 005 - Existing Lower Ground Floor Plan and Rear Elevation
- PL (10) 006 - Existing Section and Side elevation

Proposed Drawings:

- PL (10) 010 - Proposed Ground Floor Plan & Rear Elevation
- PL (10) 011 - Proposed Section and Side Elevation
- PL (10) 012 - Proposed Sectional Elevation
- PL (10) 015 - Proposed Extension



NOTES:

■ Site Boundary

REV	DATE
P1	09.02.15 ISSUE FOR PLANNING

- NOTE
- Do not scale from this drawing.
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 - Report all drawing errors, omissions and discrepancies to the architect.

PROJECT TEAM	
CLIENT:	Ms K Lipworth
PROJECT MANAGER:	
COST CONSULTANT:	
PLANNING CO-ORDINATOR:	
STRUCTURAL ENGINEER:	Hardman Structural Engineers
SERVICES ENGINEER:	
PLANNING AUTHORITY:	Camden Planning Department
BUILDING CONTROL:	Camden Building Control

LOCATION

N
↑

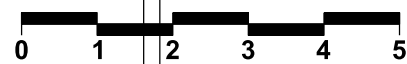
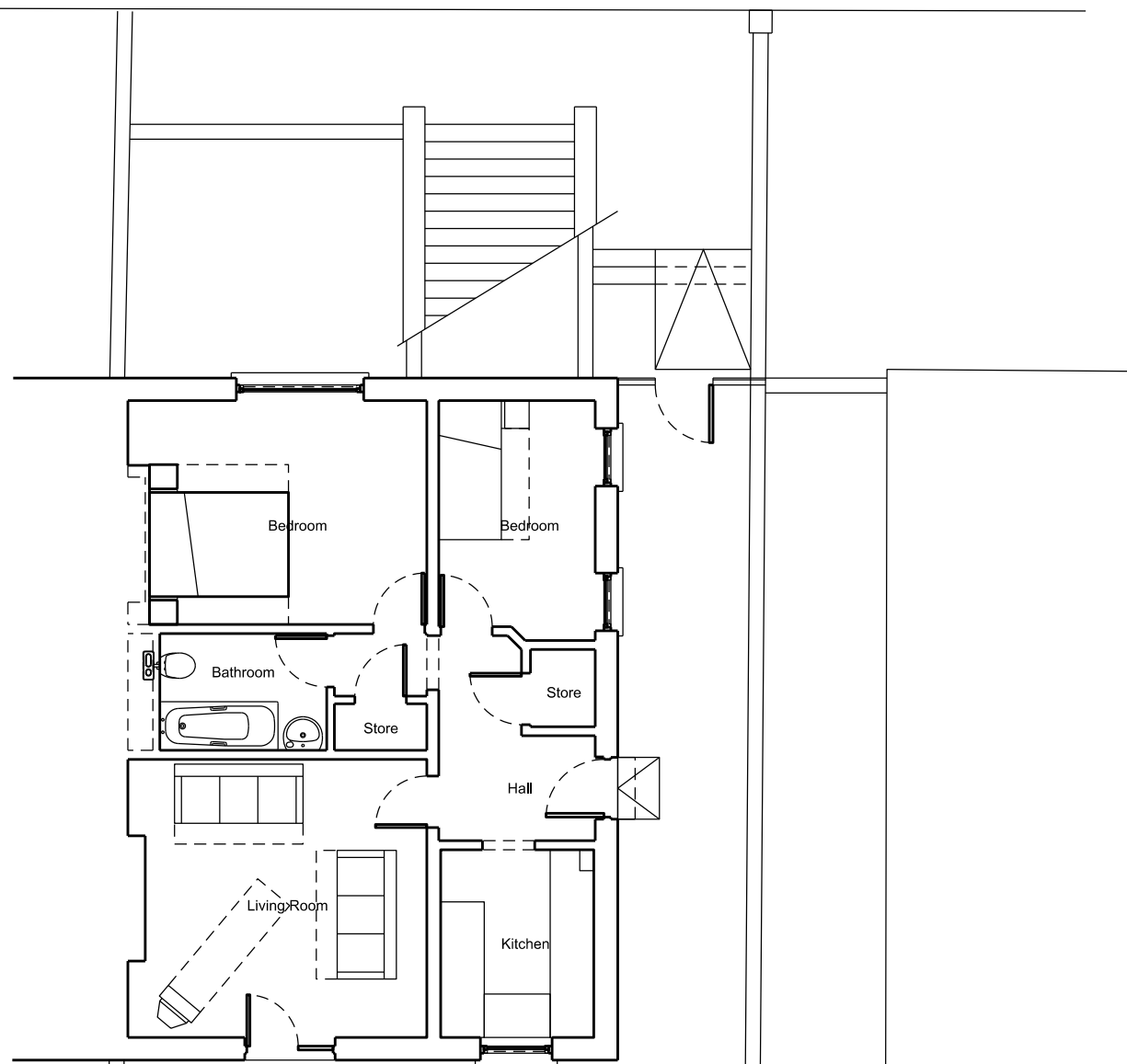
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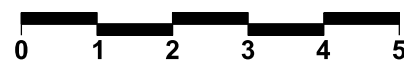
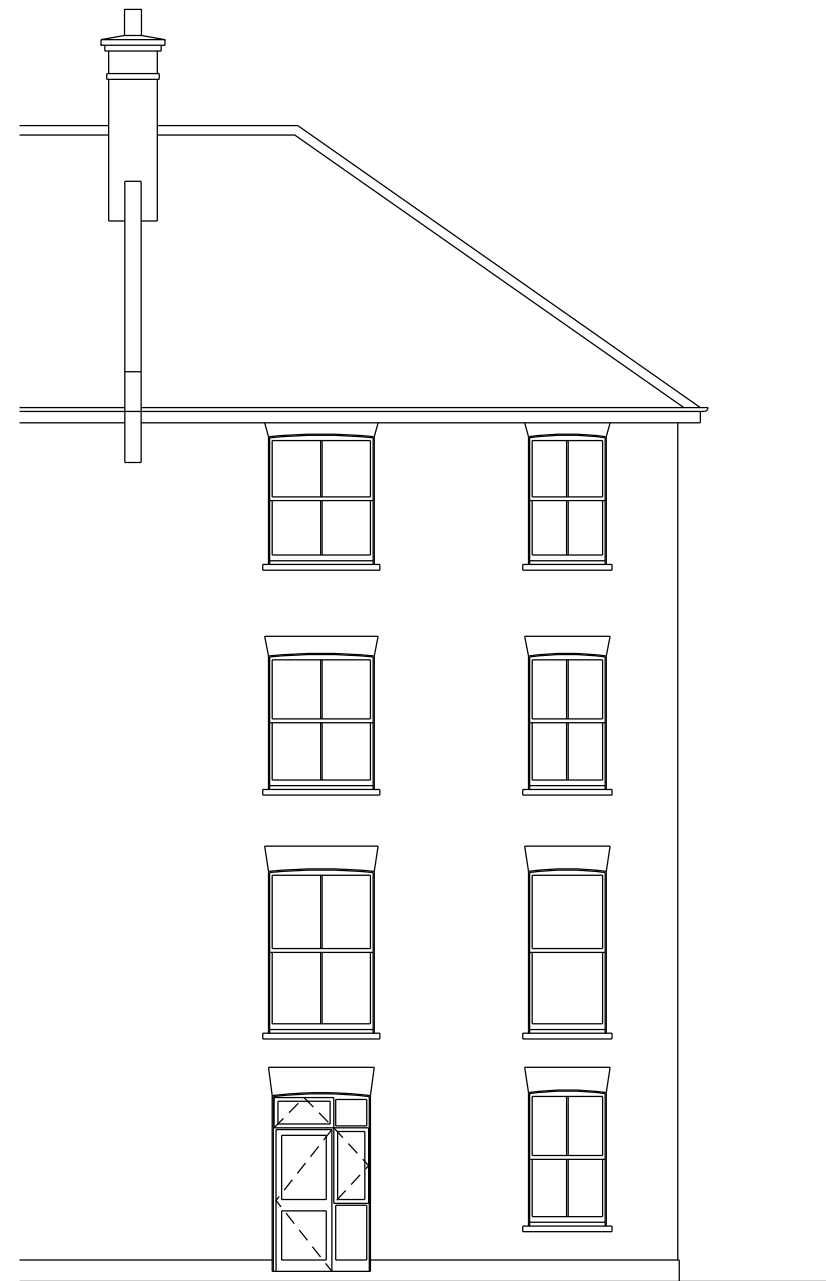
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 Site Location Plan

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project	zone	type	CISB element	drawing no	revision
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01 Ground Floor Plan



02 Rear Elevation

NOTES:

REV	DATE
P1	09/02/15 ISSUE FOR PLANNING

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STRUCTURAL ENGINEER:	-
SERVICES ENGINEER:	-
PLANNING AUTHORITY:	Camden Planning Department
BUILDING CONTROL:	Camden Building Control
CONTRACTOR:	-



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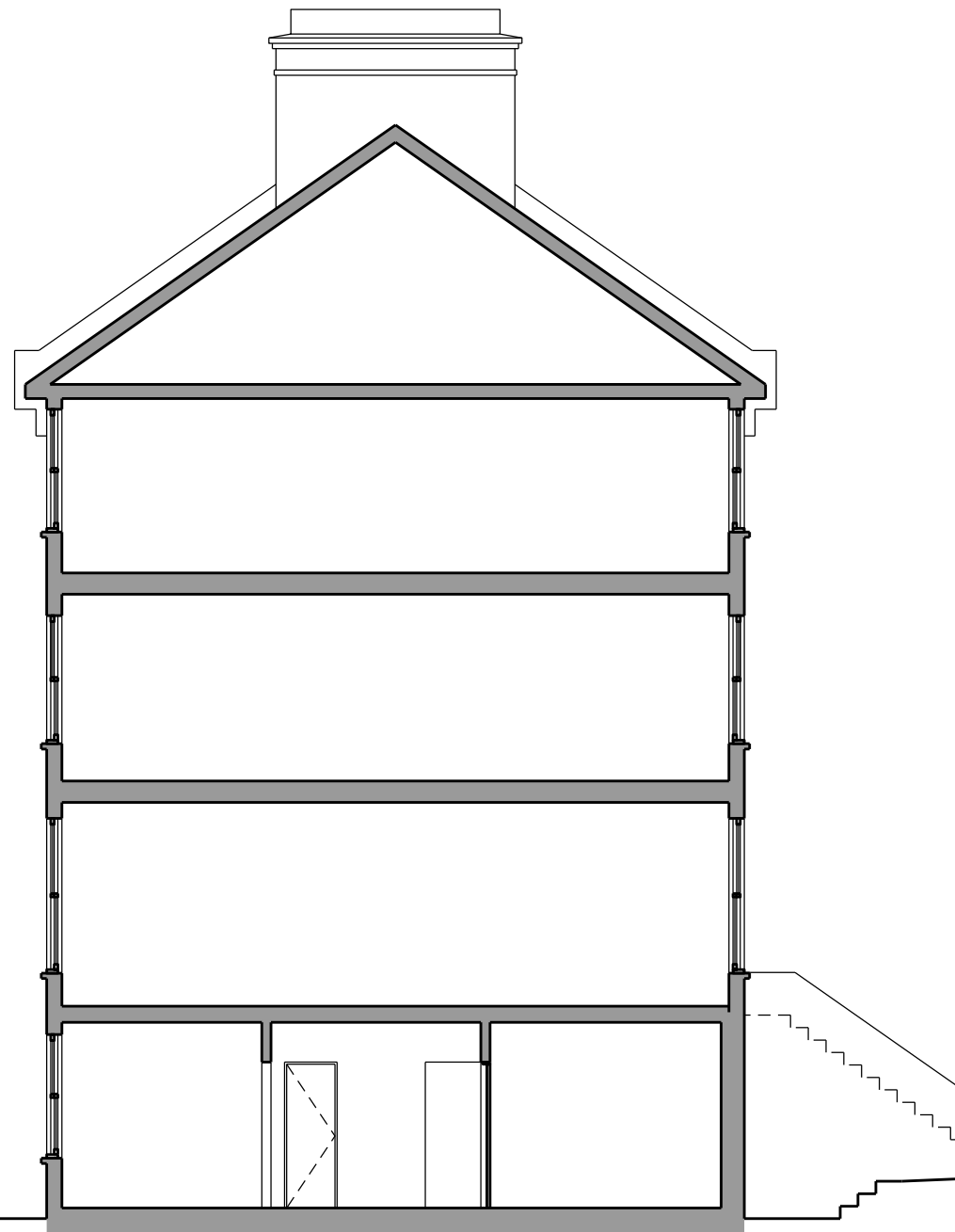
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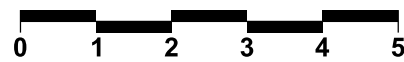
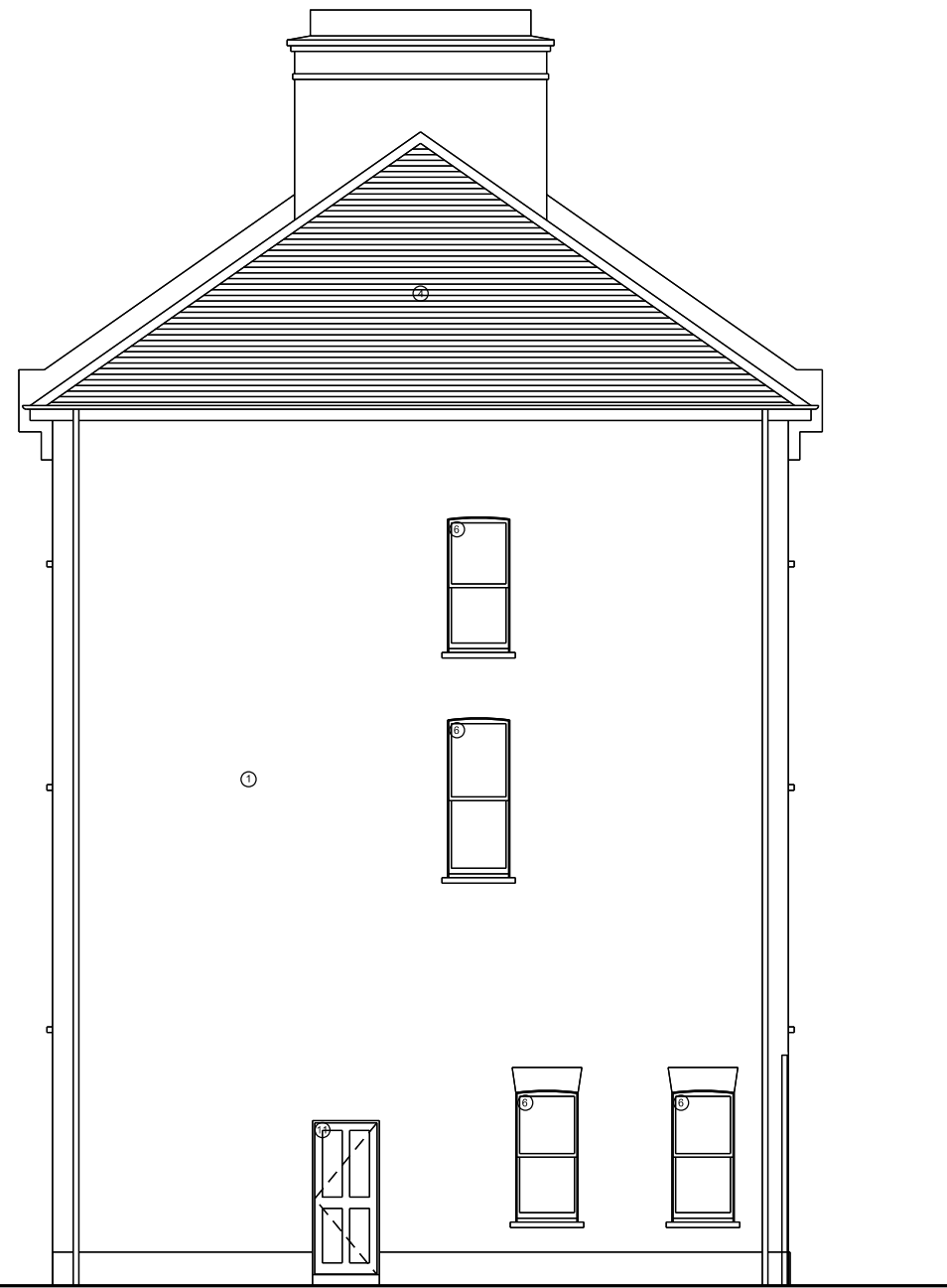
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Existing Ground Floor GA & Rear Elevation

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project	zone	type	CISB element	drawing no	revision
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01 Section



02 Side Elevation

NOTES:

Key:

- ① Existing London Stock brick
- ② New London Stock brick to match existing
- ③ New white render
- ④ Existing slate roofing
- ⑤ New slate roofing to match existing
- ⑥ Existing timber sash windows
- ⑦ New timber sash windows
- ⑧ Composite PPC metal faced roof light
- ⑨ Composite PPC metal faced sliding doors
- ⑩ New timber entrance door
- ⑪ Existing timber entrance door

REV DATE

P1 09/02/15 ISSUE FOR PLANNING

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CONTRACTOR:	-



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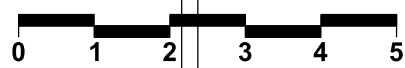
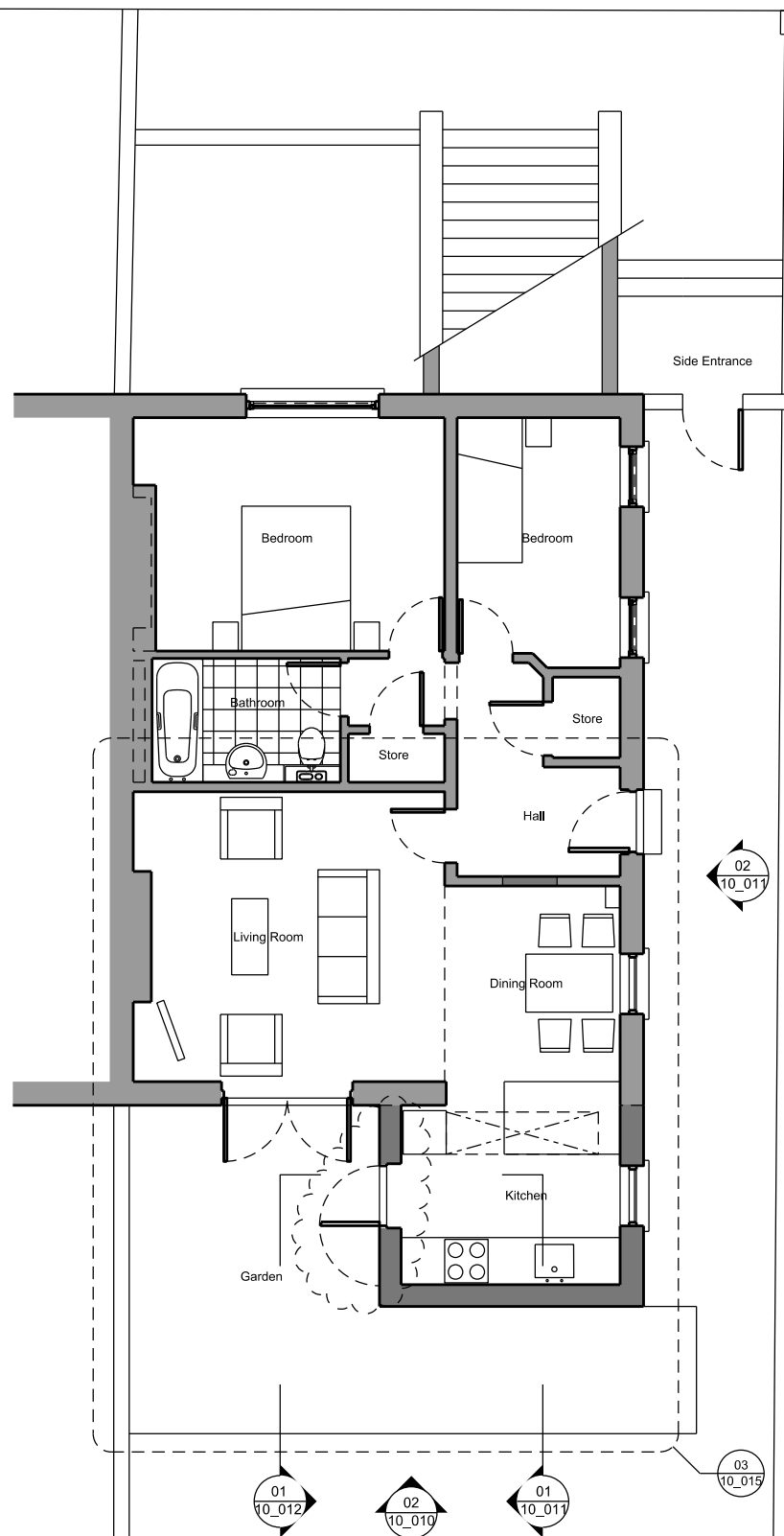
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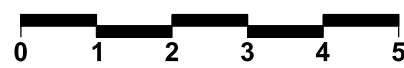
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Existing Section & Side Elevation

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project	zone	type	CISB element	drawing no	revision
14004	-	PL	[10]	006	P1



01 Lower Ground Floor Plan



02 Rear Elevation

NOTES:

Key:

- 1 Existing London Stock brick
- 2 New London Stock brick to match existing
- 3 New white render
- 4 Existing slate roofing
- 5 New slate roofing to match existing
- 6 Existing timber sash windows
- 7 New timber windows
- 8 Composite PPC metal faced roof light
- 9 New painted timber doors
- 10 New painted timber entrance door
- 11 Existing white render to No.10

REV DATE

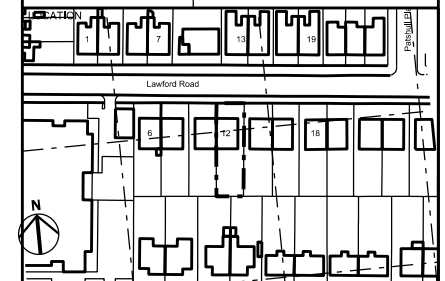
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SERVICES ENGINEER:	-
PLANNING AUTHORITY:	Camden Planning Department
BUILDING CONTROL:	Camden Building Control
CONTRACTOR:	-



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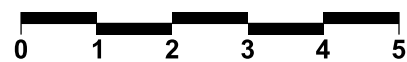
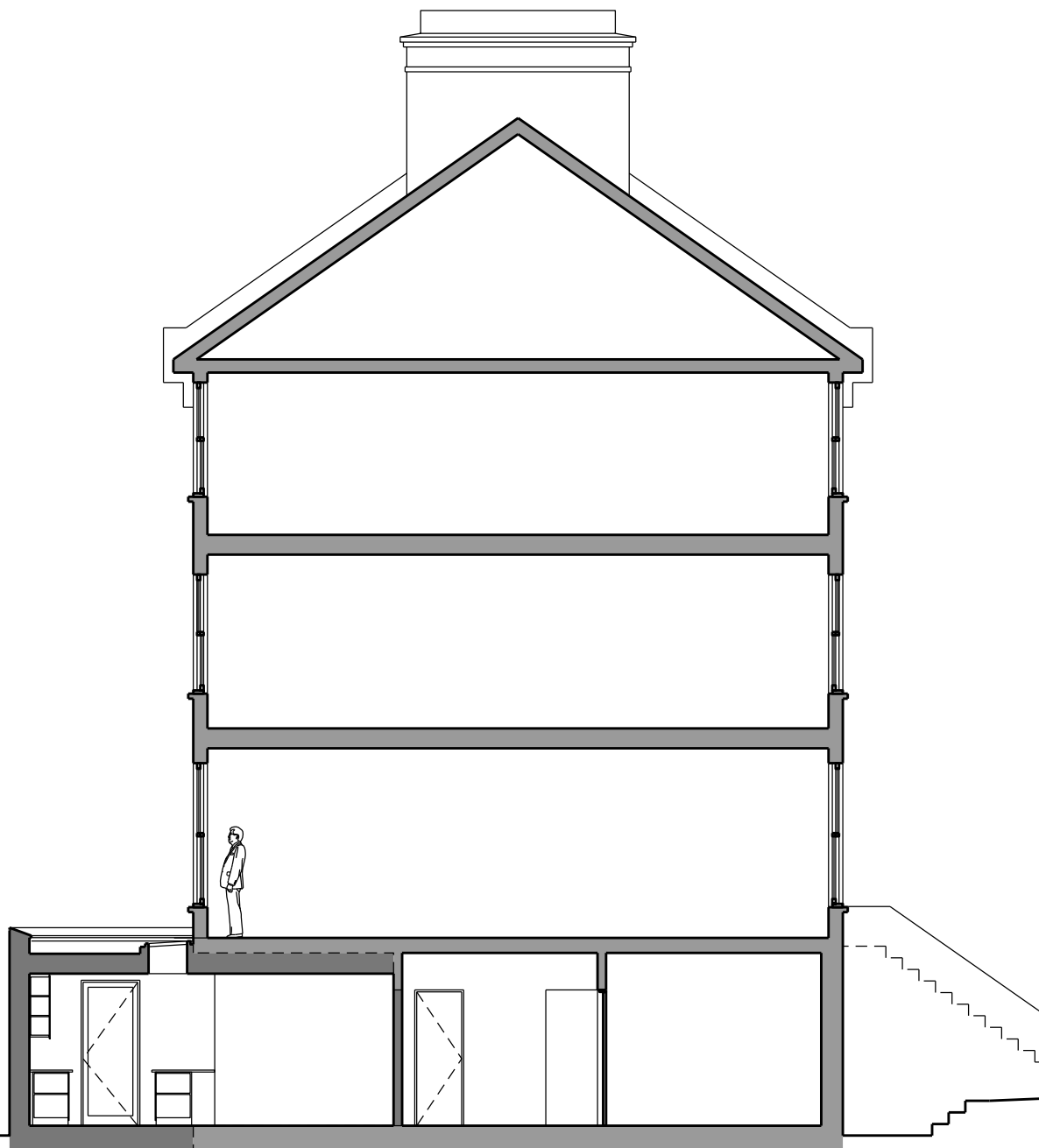
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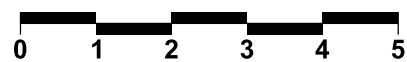
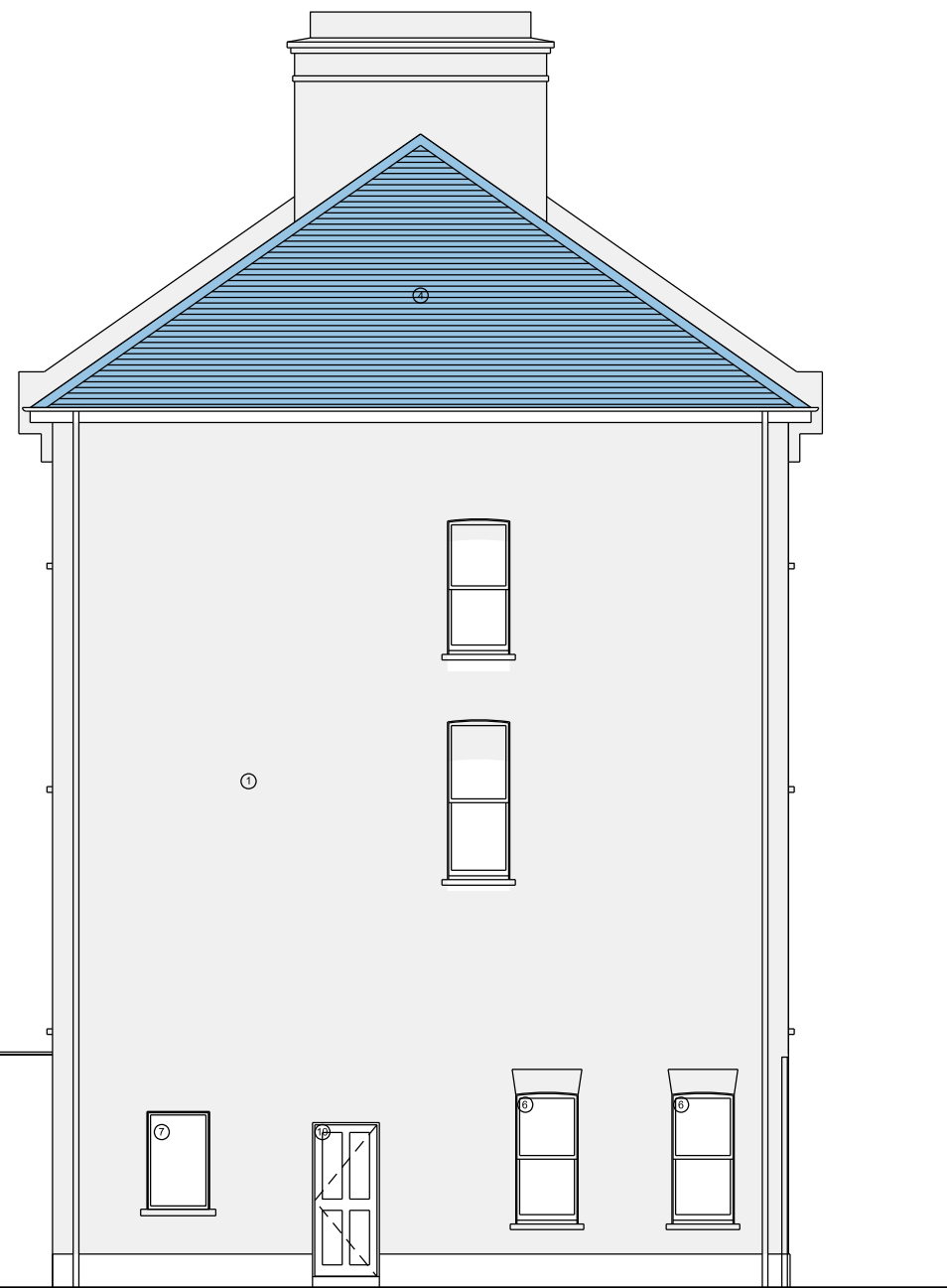
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Proposed Ground Floor GA & Rear Elevation

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01 Section



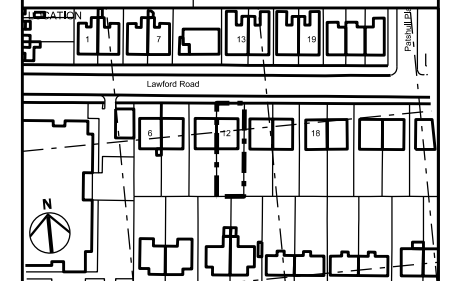
02 Side Elevation

- NOTES:
- Key:
- ① Existing London Stock brick
 - ② New London Stock brick to match existing
 - ③ New white render
 - ④ Existing slate roofing
 - ⑤ New slate roofing to match existing
 - ⑥ Existing timber sash windows
 - ⑦ New timber windows
 - ⑧ Composite PPC metal faced roof light
 - ⑨ New painted timber doors
 - ⑩ New painted timber entrance door
 - ⑪ Existing white render to No.10

REV	DATE
P1	09/02/15 ISSUE FOR PLANNING

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CONTRACTOR:	-



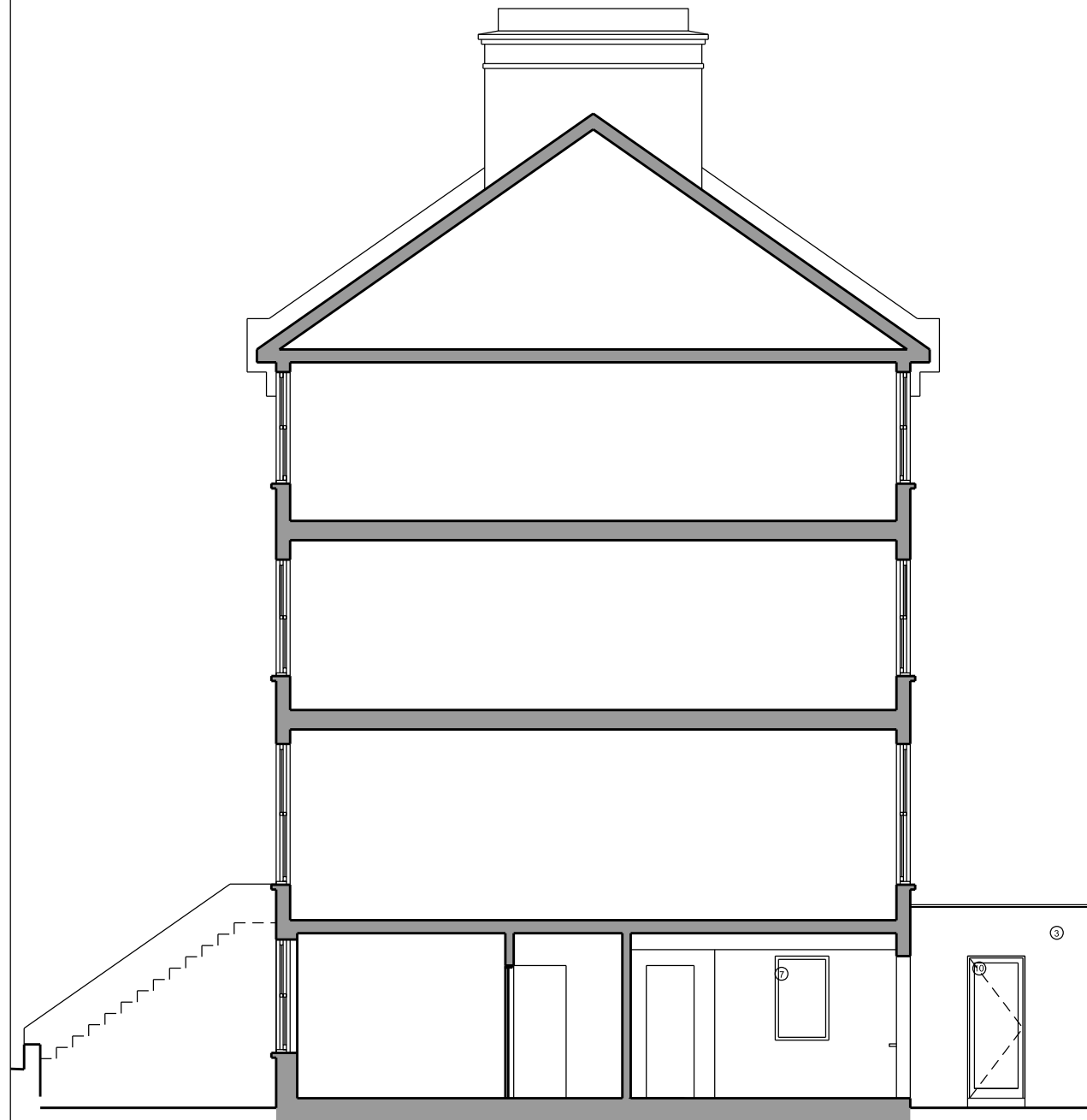
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job title
 12 A Lawford Road

drawing title / location
 Proposed Section & Side Elevation

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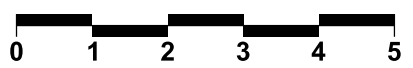
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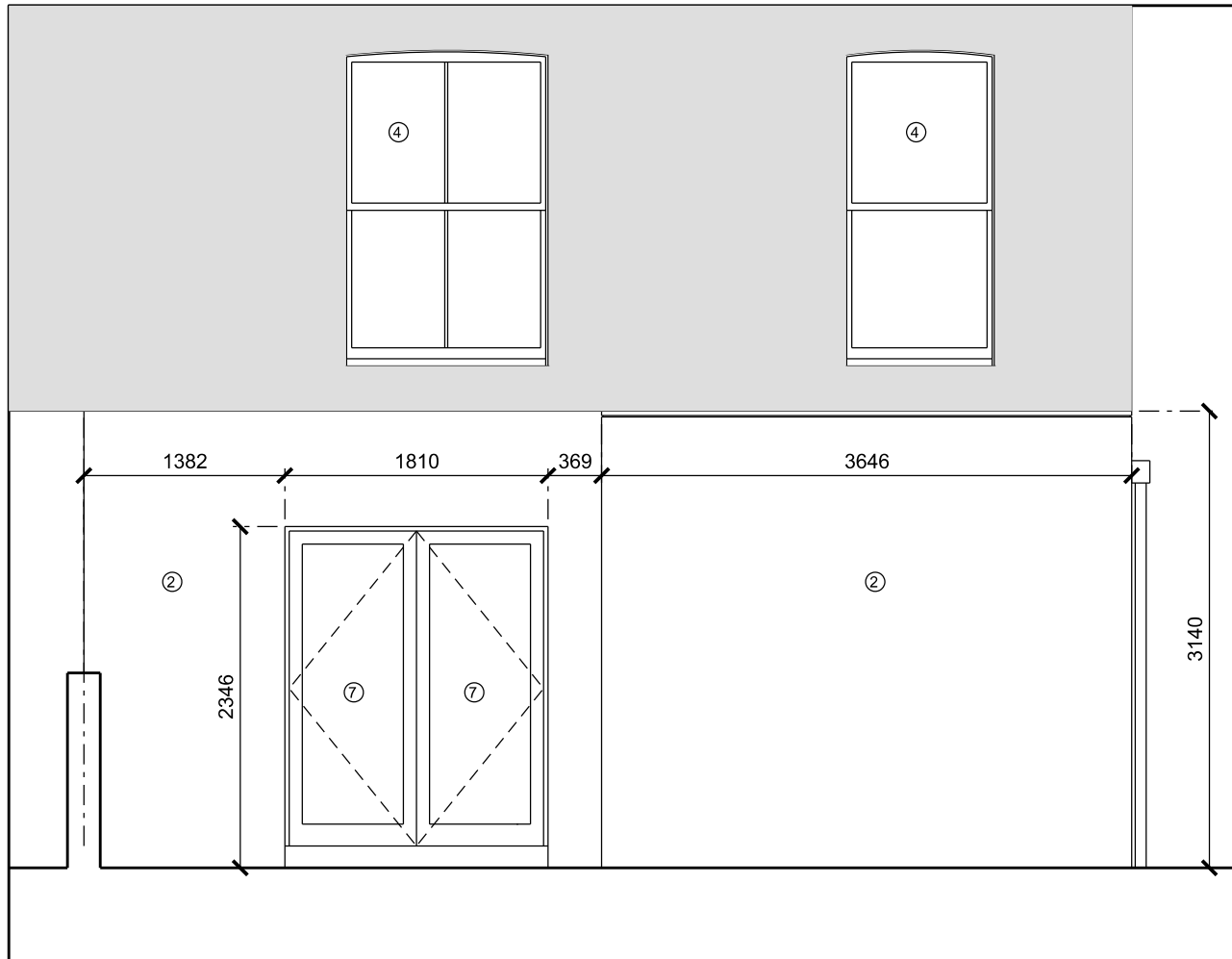
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Proposed Section & Side Elevation

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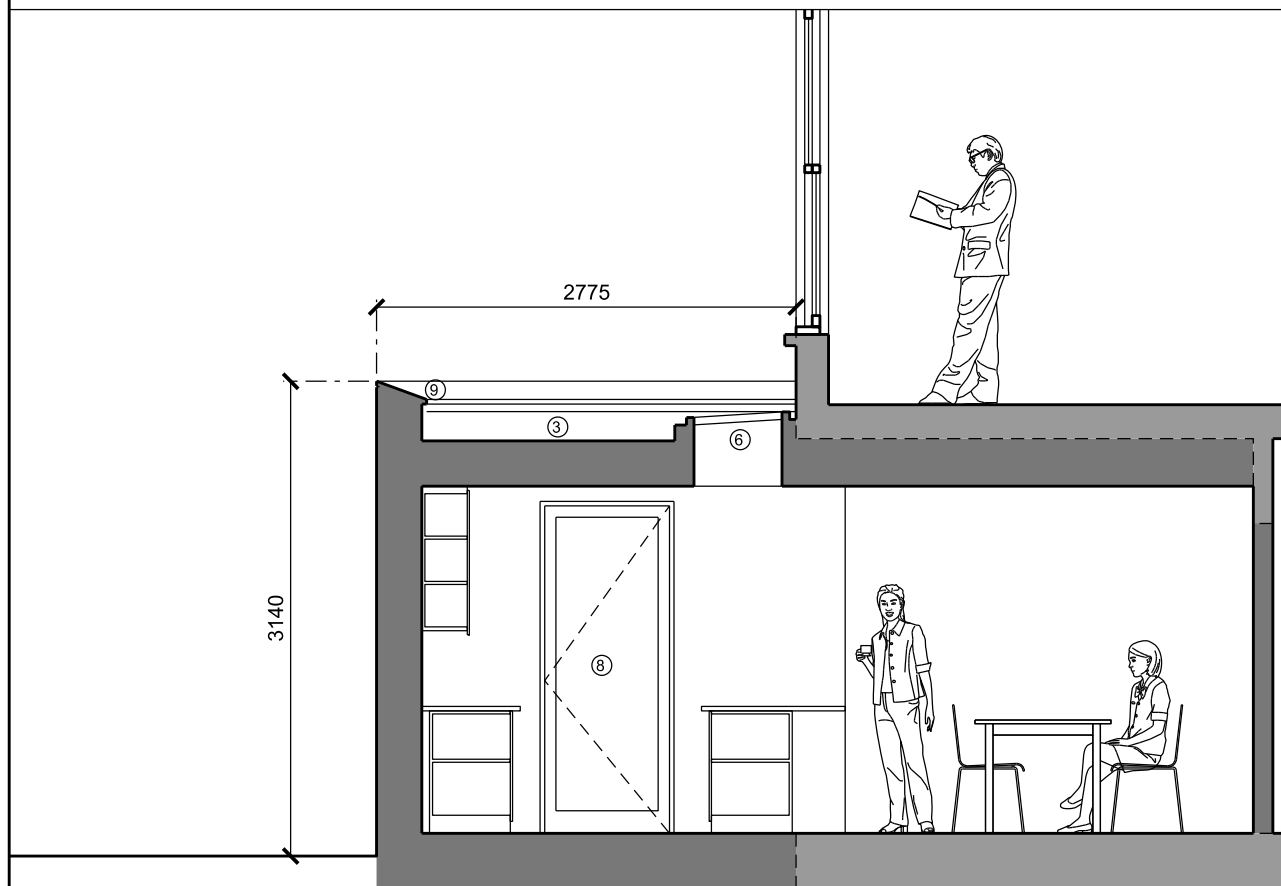
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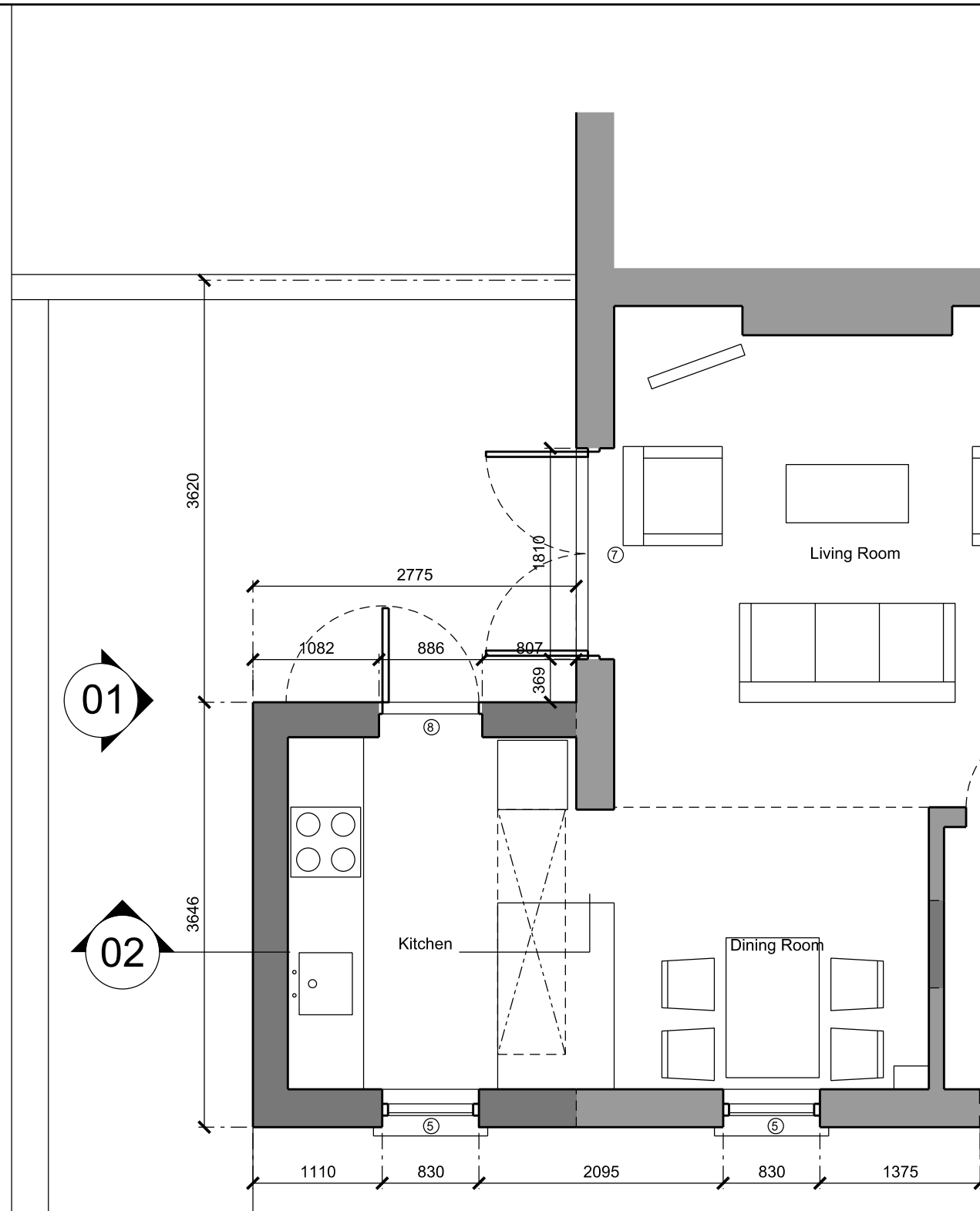
01 Section



01 Rear Elevation



02 Section



03 Ground Floor Plan



- NOTES:
- Key:
- ① Existing London Stock brick
 - ② New white render
 - ③ New flat roof
 - ④ Existing timber sash windows
 - ⑤ New timber windows
 - ⑥ Composite PPC metal faced roof light
 - ⑦ New painted timber doors
 - ⑧ New timber painted entrance door
 - ⑨ PPC aluminium coping
- Existing Structure
- New Structure

REV	DATE	DESCRIPTION
01	13/12/14	ISSUE FOR INFORMATION
P1	09/02/15	ISSUE FOR PLANNING

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PLANNING CO-ORDINATOR:	-
STRUCTURAL ENGINEER:	-
SERVICES ENGINEER:	-
PLANNING AUTHORITY:	Camden Planning Department
BUILDING CONTROL:	Camden Building Control
CONTRACTOR:	-



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job title
12 A Lawford Road

drawing title / location
Proposed Rear Ground Floor Extension

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project	zone	type	CIS/B element	drawing no	revision
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