

# Design & Access Statement

**ALTERATION AND EXTENSION  
55 LANCASTER GROVE  
LONDON NW3 4HB**



*Prepared by*

**BB PARTNERSHIP LTD**  
CHARTERED ARCHITECTS

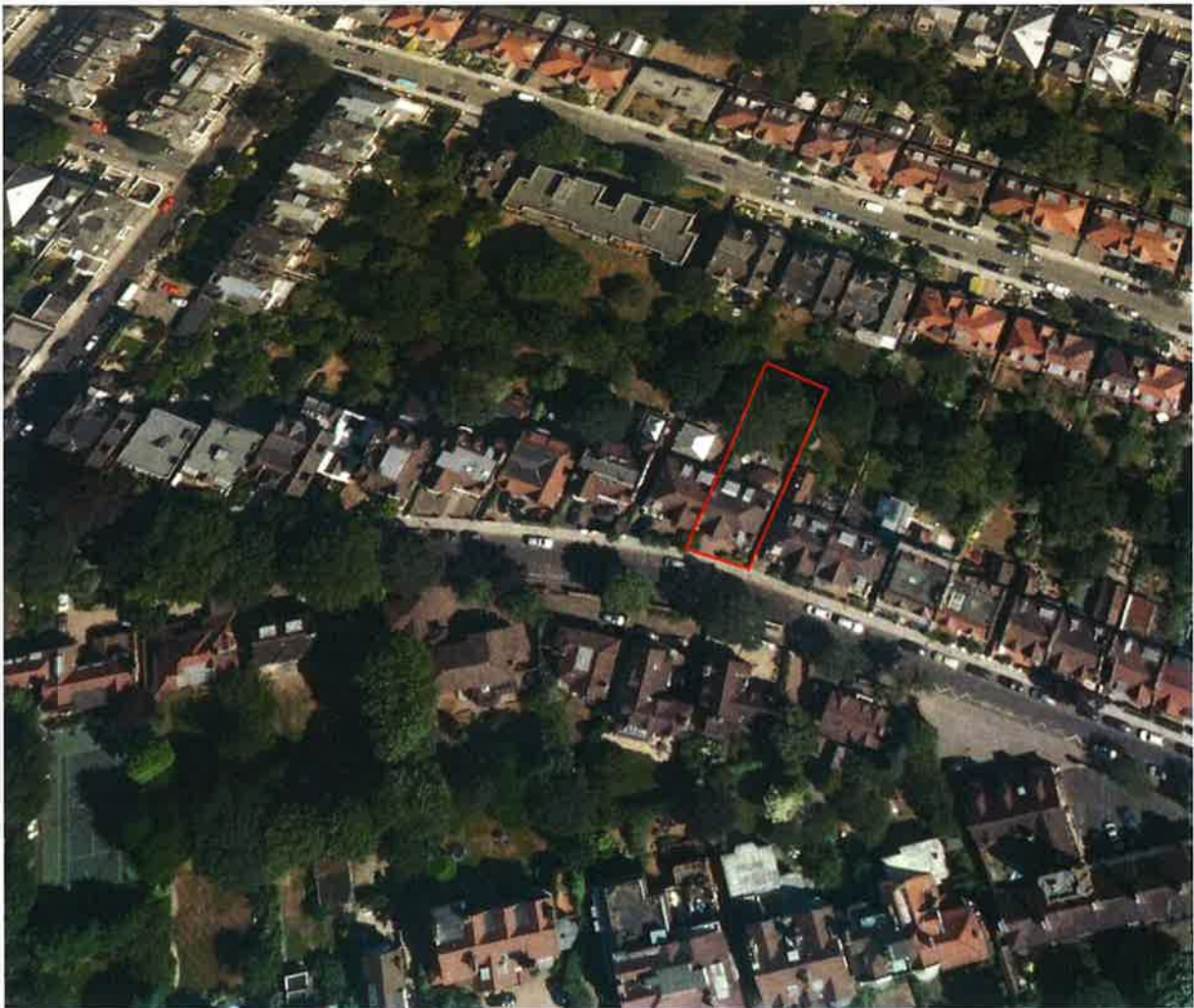
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## 1.0 INTRODUCTION

This design and access statement has been prepared by BB Partnership Ltd in support of the full planning application for works to 55 Lancaster Grove and is to be read in conjunction with the submitted existing and proposed drawings (prepared by BBP), Breeam Domestic Refurbishment Pre-Design assessment (prepared by EB7), tree survey and impact report (prepared by Arbtech) plus basement impact assessment comprising structural drawings, construction methodology and site and soil investigation report and analysis (prepared by SJP in conjunction with GEA).



ARIEL VIEW



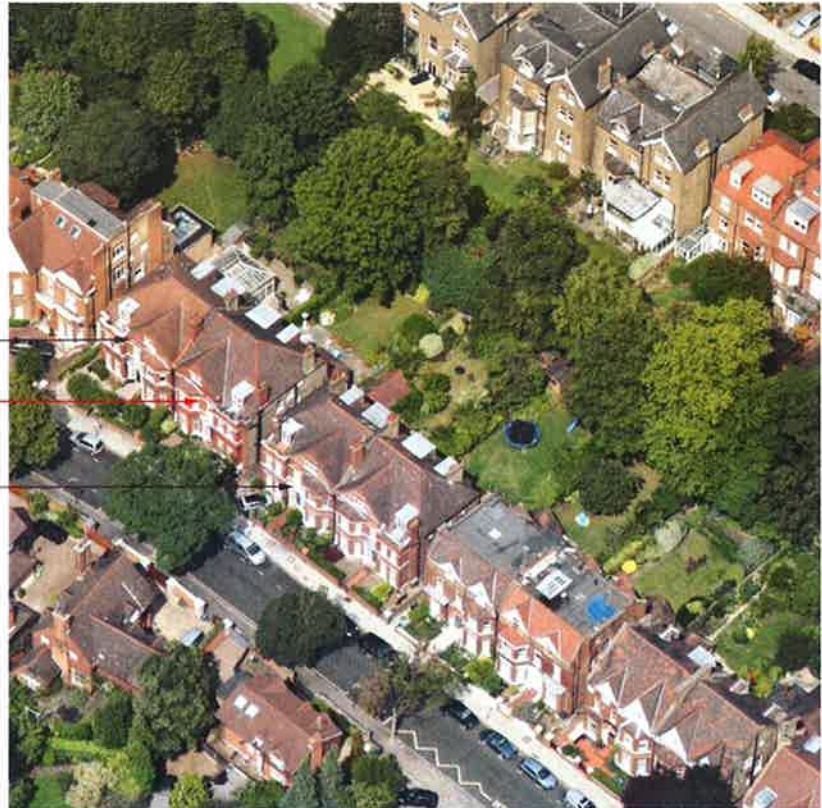
## 2.0 THE EXISTING SITE & HOUSE

The property is located in the Belsize Conservation Area within the Eton Avenue sub-area. The BCA sits on the rising land at the bottom of Haverstock Hill and Hampstead at the top and extends westward to Swiss Cottage. It forms a triangle of land bordered by Haverstock Hill, Adelaide Road and Fitzjohn's Avenue.

53 Lancaster Grove

**55 Lancaster Grove**

57 Lancaster Grove



BIRD'S EYE VIEW

The house part of a group of wide-fronted semi-detached 'villas' and dates from the 1890's. It is located in the southern section of Lancaster Grove, an area that has a distinct and broadly uniform character with consistency of materials that are generally red brick and clay tile with hipped roofs and decorative brick detailing.



FRONT ELEVATION

The house itself is a single- family dwelling and its front, rear and side facades remain generally unaltered except for a modern single storey rear extension that was built on or about the 1980's/90's.



SIDE ELEVATION



REAR ELEVATION

### **3.0 PLANNING HISTORY**

The planning history comprises the following:

- 2007/5087/P - Enlargement of existing basement with lightwells to front and rear and enlarged side window at ground floor level - Approved
- 2010/4734/P - Renewal of planning permission 2007/5087/P - Approved
- 2013/5869/NEW - Renewal of planning permission 2010/4734/P - Withdrawn
- 2014/7402/PRE - Pre-application submission - (dealt with by Katrine Dean)

## **4.0 PROPOSAL**

### **4.1 Proposal Summary**

The proposal comprises the following alterations to the property:-

- A. Enlargement of the existing basement
- B. Replacement of the existing single-storey rear extension with new
- C. Alterations to door and windows at ground floor level on side elevation.

The works will also include alterations to the interior of the property but these are not covered in this statement as they are not planning relevant.

Similarly it is proposed to add a rooflight onto the rear slope but this is also not covered by this statement as it is permitted development

### **4.2 DESIGN PRINCIPLES**

#### **A. Enlargement of existing basement**

The proposal is effectively the same as that which was approved under the planning applications in 2007 and 2010 (see 3.0).

The footprint of the basement will extend under the footprint of the existing house and project partially into the rear under the extension and garden. It is proposed to introduce two small lightwells to the front of the property which will be covered by metal grilles set flush with the existing ground level. There are no lightwells proposed to the rear, instead, there will be three structural glass rooflights positioned close to the existing house.

The basement will be a discreet addition to the property and will not be a visible architectural element. As such it will cause no harm to the appearance and the setting of the property nor the character of the area

The accompanying reports and drawings demonstrate that the basement will also cause no harm to the built and natural environment or local amenity nor result in flooding or ground instability or have a detrimental impact on the existing trees. The size of the garden will remain unchanged

This proposal will therefore comply with Policy DP27

#### **B. Replacement of the existing single-storey rear extension with new**

The new replacement extension has been designed in a contemporary rather than traditional and in a form and scale that respects the existing property as well as the adjoining ones.

Its footprint follows that of the existing extension in width and in terms of length projects forward but only as far as the rear wall of the adjoining extension at No.57 so it aligns with it. This line is the building line that all rear extensions to nearby properties follow.

The extension will have a flat roof which will be lower than the ridge line of the extension it will be replacing and will align with the ridge line of the extension at No.57. As such its scale will sit more comfortably in relation to the form of the existing house, relate more successfully with the group of first floor windows above and will be subservient to the existing bay.



In order to break down the form of the extension a stepped glass rooflight has been introduced to run along the top of the side and rear elevations. The transparency of this architectural feature will reduce the height of the brick walls and thereby the mass of the envelope.

The external materials will be a traditional but used in a modern way and so will complement the historic fabric

The design has been approached with care, consideration and sensitivity. The end result takes into account the character of the host and adjoining properties plus their surroundings. The extension will be a subservient and respectful addition to the existing house and there will be no detrimental impact to the adjacent properties (see 5.0) or character of the conservation area.

This proposal will therefore comply with council policy CPG1 Design - Section 4 (Extensions, alterations and conservatories), DP24 - securing high quality design, DP25 - conserving Camden's heritage and DP26 - managing the impact of development on occupier and neighbours

#### **C. Alterations to door and windows at ground floor level on side elevation.**

These alterations will be of a minor nature. They will comprise the relocation of the existing side entrance door and adaptations to windows.

These alterations will not be visible from the street or any other public domain and will therefore have no detrimental impact nor cause any harm to the host property, adjacent properties or character of the conservation area.

This proposal will therefore comply with council policy as referred to in B above



## **5.0 OTHER MATTERS**

**5.1 Parking** – The car parking facility will remain the same as existing, namely, in the front forecourt garage and on the driveway. Bicycles will be stored within a bike store at the rear of the house.

**5.2 Refuse** - The refuse bin storage will remain as existing, namely, located along the side passage

**5.3 Amenity** – Due to the size of the garden the proposal will have no detrimental effect on the amenity space of the house. nor on that of the adjoining properties.

**5.4 Overlooking and Overshadowing** - The proposals will not create any overlooking or overshadowing issues and will have no detrimental impact on the privacy currently being enjoyed at the adjoining properties.

## **6.0 SUSTAINABILITY**

Camden's adopted Local Development Framework expects that:-

*"developments (except new build) of 500 sqm of residential floorspace or above or 5 or more dwellings to achieve "very good" in EcoHomes assessments prior to 2013 and encouraging "excellent" from 2013;*

As the proposal is small this LDF policy will not apply to this project

Camden Core Strategy Policy CS13, paragraph 13.9 expects that:-

*"development or alterations to existing buildings to include proportionate measures to be taken to improve their environmental sustainability, where possible. "*

*"All buildings, whether being updated or refurbished, are expected to reduce their carbon emissions by making improvements to the existing building. Work involving a change of use or an extension to an existing property is included. As a guide, at least 10% of the project cost should be spent on the improvements."*

In order to comply with this policy the proposal will be developed and constructed to achieve BREEAM Domestic Refurbishment standard of 'Very Good' (see report prepared by EB7)

## **7.0 TREES**

Council policy seeks to protect and improve the contribution trees make to the landscape character of the local area.

A tree survey has been carried out by Arbtech. They have prepared an arboricultural development report plus an arboricultural impact assessment drawing and a tree protection drawing (see attached). The report confirms that the proposal will respect the tree protection area of those existing trees which are healthy and of good quality and will have no detrimental impact on them. The planning policy will therefore be complied with.

## **8.0 ACCESS STATEMENT**

The proposal will not alter the existing vehicle and pedestrian access arrangements into the property.

## **9.0 SUMMARY & CONCLUSION**

The design has been approached with care, consideration and sensitivity. The proposal is of a high standard of design using good quality materials. The end result takes into account the character of the host and adjoining properties plus their surroundings. The extension will be a subservient and respectful addition to the existing house and there will be no detrimental impact to the adjacent properties or character of the conservation area.

The basement will not be a visible architectural element and as such it will cause no harm to the appearance and the setting of the property nor the character of the area. The accompanying reports and drawings demonstrate that the basement will also cause no harm to the built and natural environment or local amenity nor result in flooding or ground instability or have a detrimental impact on the existing trees.

The proposal will be developed and constructed to achieve BREEAM Domestic Refurbishment standard of 'Very Good'.

**In summary the proposal will comply with the thrust and spirit of the conservation area guidelines and all the relevant conservation, design and sustainability policies and should therefore be recommended for approval.**