



1613 | 10 Lyme Terrace, NW1 0SN

Design & Access Statement

Planning

File: 1613.12.04-001_DAS



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Document Control

Revision	Date	Comments	Checked
PL01	13.10.2016	PLANNING SUBMISSION	GE

SITE ADDRESS

10 Lyme Terrace
London, NW1 0SN

1.0 INTRODUCTION

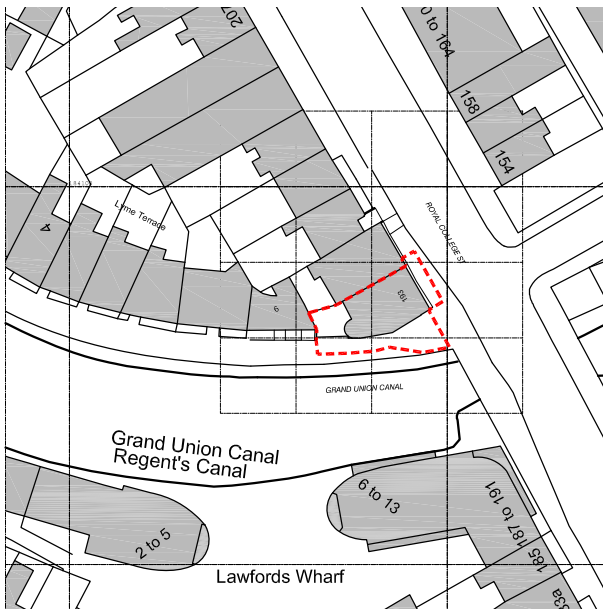
Emrys Architects have prepared this Design and Access Statement on behalf of the owner Philip R. Munger. This document is assembled to support the planning application for balcony and doors to be added to the first and second floor on the rear elevation and for a glass balustrade to the first floor front terrace of 10 Lyme Terrace - to be read alongside Emrys Planning Drawings.

The new proposal respects the traditional character of the area whilst trying to unify the elevation to match the previously consented façade design.

2.0 BACKGROUND INFORMATION

2.1 Site Location

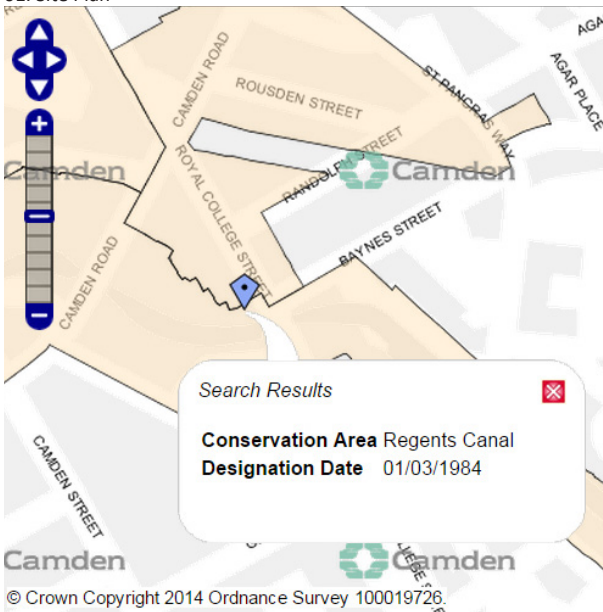
10 Lyme Terrace is situated in the London Borough of Camden and the property lies within the Regent’s Canal Conservation Area (Fig 03). The building is not listed (Fig 04). A Heritage statement is included in section 5.0 of this Design & Access Statement to support the planning application.



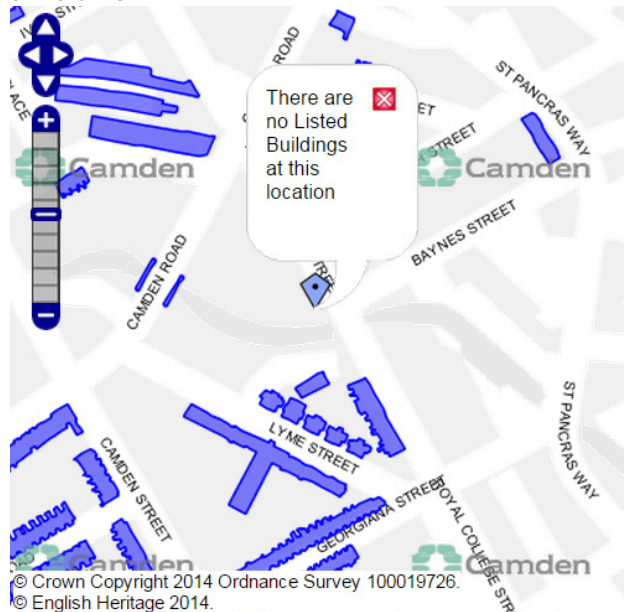
01. Site Plan



02. Aerial View



03. Conservation area



04. Listed building search

2.2 Site Description

The site, that is approximately 145 m2 in size, comprises a four storey house on the corner of Lyme Terrace and Royal College Street. This planning application is only for the balconies and doors to the first and second floors on the rear elevation and altering the previously consented metal balustrade (Ref: 2015/0669/P) on the front elevation to a glass balustrade.

2.2 Site Photographs

The site, that is approximately 145 m2 in size, comprises a four storey house on the corner of Lyme Terrace and Royal College Street. The building is divided into three properties:

-First and second floor flats with common access on 10b/c Lyme Terrace

This planning application is only for the balconies and doors to the first and second floors on the rear elevation and a glass balustrade to the first floor front terrace.



01. View along Royal College Street, South



02. Front Elevation



03. View from Regen't Canal Footpath



04. View along Royal College Street, North

2.3 Planning History

2015/0669/P – Planning permission granted on 24 April 2015 for change of use of massage parlour (Sui Generis) on ground floor and amalgamation with existing lower ground floor residential unit to form a 2 bed residential unit (C3) including installation of glazing to front elevation, formation of front roof terrace at first floor level, rear terrace at ground floor level and alterations to rear fenestration

2015/2674/P – Planning permission granted on 10 November 2015 for the erection of roof level extension with roof terrace in front elevation

3.0 DESIGN STATEMENT

3.1 Design Proposal

The client has approached Emrys Architects to add the balconies and doors (to the first and second floor on the rear elevation) in order to provide additional amenity space, enjoy west facing aspect and rationalise the elevation to match the previously consented lower ground floor and ground floor.

The balustrade to the first floor front elevation is proposed to be glass, instead of the previously consented metal balustrade (REF: 2015/0669/P). This will be in line with the shopfront and roof extension design, unifying the contemporary character of the building. It will also express the original front elevation of the building. (refer to 1613-0400-AP-001 and 1613-0400-AP-002

3.2 Mass, Scale and Bulk

The proposal will not increase the mass, scale or bulk of the existing building. The alterations made to the elevations include adding doors and a glass balcony to the rear elevation on first and second floor and amending the previously consented metal balustrade on the first floor front elevation to a glass balustrade. The proposal does not cause any increased overlooking to other properties and makes the elevation more cohesive as it relates to the previously consented schemes. (Ref: 2015/2674/P and 2015/0669/P)

3.3 Materials

The proposed alterations to the building will be constructed in high-quality materials and in a contemporary design. The new Royal College Street facade at first floor, will be a balustrade with high performance safety glass to be in line with the shop front and roof extension. The french doors to the rear will be steel frame (RAL 7016) to match the previously consented Lower Ground floor and Ground floor doors to the rear elevation (under construction, Ref: 2015/0669/P). The balcony floor and balustrade are proposed to be high performance safety glass to allow maximum daylight and have minimum impact on the courtyard and amenity space below. The existing rear elevation is rendered and the proposed is to make good the rendering and replace the plastic rain water goods with cast iron.

3.4 Proposed Use Classes

The proposal does not affect the use classes of the building.

4.0 DEVELOPMENT CONTROL

4.1 Access

The proposal does not affect the access of the building or neighbouring buildings.

4.2 Amenity

The proposed alterations will not have any material impact on the amenity of neighbouring buildings with regards to overlooking, outlook, sunlight, daylight or noise. The new doors and balconies to the rear don't rise any overlooking to 9 Lyme Terrace.

The scheme will provide the following private amenities spaces:

- First Floor Flat
 - Balcony to the front (6 m²) (previously consented Ref: 2015/0669/P)
 - Balcony to first floor (2.25 m²).
- Second Floor Flat
 - Balcony to Second floor (2.25 m²).

4.3 Waste Management Strategy

As existing.

4.4 Transport Assessment and Cycle Provision

The proposal does not affect the parking requirements for the building.

4.5 Landscape and trees

No alteration to landscape or trees is required.

5.0 HERITAGE STATEMENT

This heritage statement has been included within the Design and Access Statement to justify works on a property located in a conservation area. In this case, the justification is for 10 Lyme Terrace which is included within the Regent's Canal Conservation Area of LB Camden. The existing building is not a listed building.

There will be no alteration to the building footprint, massing, scale or bulk. The proposed external alteration will always preserve and enhance the character of the conservation area. The alterations are listed below:

- First floor flat front balustrade: simple glass balustrade in order to relate with the previously consented shop front (REF: 2015/0669/P) and roof extension (REF: 2015/2674/P).

- First and Second floor balcony to the rear: Camden Planning Guidance 2 (Design) states that terraces will be acceptable on the rear on the properties. In this case in particular, the position of the balcony doesn't affect the heritage of the building.

6.0 APPLICATION DRAWING LIST

EXISTING DRAWINGS - 0100

1613-0100-AP-000 - Location Plan
1613-0100-AP-001 - Section A & B
1613-0100-AP-002 - Elevations 1 & 2
1613-0100-AP-003 - Elevation 3

PROPOSED DRAWINGS - SECTIONS - 0300

1613-0300-AP-001 - Section A & B

PROPOSED DRAWINGS - ELEVATIONS - 0400

1613-0400-AP-001 - Elevations 1 & 2
1613-0400-AP-002 - Elevation 3