

DM268 Lisburne Road NW3

DESIGN STATEMENT

January 2017

The existing building

Properties on Lisburne Road fall within sub area 2 of the Mansfield Conservation Area. The area was developed during the second half of the 19th century. The prevailing character is residential with three storey terraced houses. Buildings are flat fronted with projected bay windows, recessed entrance doors, visible pitched roofs, prominent chimney stacks and party walls and original two or three storey part width rear extensions. Properties on the west side of Lisburne Road are of classical / Venetian gothic style, while those on the east side are of Queen Anne revival style. There are no gaps between buildings.

Number 16, the subject of this application, is a three storey terraced house that lies on the west side of Lisburne Road. It is constructed from yellow London stock bricks, with red facing bricks to dressings - the arches above windows, a bay window at ground floor and an intricately decorated dormer window. At the rear we find the original offshoot in yellow London stock bricks and red facing red brick arches and corbelled eaves.

The proposal

The aim of this proposal is to enlarge the building at ground floor in order to create a more usable family home, re-oriented to relate better to the rear garden area. The best features of the original house will be preserved and contrasted with a contemporary treatment to the new elements. There will be no change in the appearance from the street.

The main alterations are at the back of the building, where we propose a full width rear and side return single storeyed extension. The new extension will project three metres further out into the garden than the original offshoot and the enlarged open plan ground floor space will accommodate the kitchen, dining and living activities. The side yard will be only partially infilled, creating a small courtyard by the rear façade of the host building, which will bring light and ventilation to deeper areas of the plan.

This little courtyard is a key feature of the proposal. It will be surrounded by floor to ceiling glazed fixed and opening panels, all of timber frame construction. A wooden fence will materialize the boundary with number 18.

The new side return extension will incorporate a glazed sloping roof. This treatment will allow additional natural light to reach further into the living space. Floor to ceiling sliding doors will make the

garden an integrated element of the home, highly visible all year round, and an extension of the living space in the warmer months.

A sedum roof is proposed above the extension, which will provide sympathetic views not only from the back of the house at first floor level but also from the upper floors of neighbouring dwellings.

New external walls will be faced with yellow reclaimed London stock bricks to match the original appearance of the building, to harmonise with the host building and not detract from the character of the Conservation area.

Similar full width rear and side extensions have been erected on several properties on Lisburne Road. The most relevant examples are numbers 2, 52 and 54 all of which were granted planning consent. Their respective application numbers are 2015/2860/P, 2008/1316/P and 2012/0271/P. Number 2 hosts a rear and side extension with a glazed sloping roof. The property does not have a courtyard. Numbers 52 and 54 host a full width rear and side extension with a courtyard. All these rear extensions project at least three metres into the back gardens.

Access statement

As no works are proposed to the front of the house, the current stepped entrance will not be altered. Thus, the property was not, and will not be wheelchair accessible.

The proposal includes no on site parking provision. There is an existing Controlled Parking Zone in Lisburne Road.