

DM268 Lisburne Road NW3

## **DESIGN STATEMENT**

June 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 5-bedroom 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 existing house at ground floor and divide the extended building into 2no. x 2-bed self-contained flats, allowing the owners to downsize within the family home following the anticipated departure of their children.

In terms of appearance, 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. 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 framed construction. A wooden fence will materialize the boundary with number 18.

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.

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.

Consent for the above alterations was granted in May 2017, Application Ref: **2017/0517/P**.

Internally, the resulting building will be divided into two dwellings:

**Unit 1** will be accessed on the ground floor via the communal hall, and will occupy most of this level with exclusive use of the rear garden and the small side courtyard. A large bedroom will occupy the front, a small study will open onto the new internal courtyard, and the main room to the rear will accommodate Living, Dining and Kitchen areas; New stairs will lead to a second bedroom on the existing first floor rear offshoot, overlooking the new extension sedum planted green roof. A complete bathroom, Utility area and additional storage under the stairs are accessed from the corridor. The GIA of this unit is 85.3sqm.

**Unit 2** will be a maisonette occupying the first and second floors of the existing main house. The entrance door will be on the first floor landing, accessing the Living area and kitchen via a protected lobby. From this lobby the existing stairs lead up to 2no. bedrooms and a bathroom on the second floor. The GIA of this unit is 70.6m<sup>2</sup> (including only areas height >1.50m).

#### **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.