



32 LAURIER ROAD, LONDON NW5

DESIGN AND ACCESS STATEMENT

REV B 13 SEPT 2017

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1.0 INTRODUCTION

This Design and Access statement supports planning application for a roof extension to the first floor flat 32 Laurier Road.

LOCATION

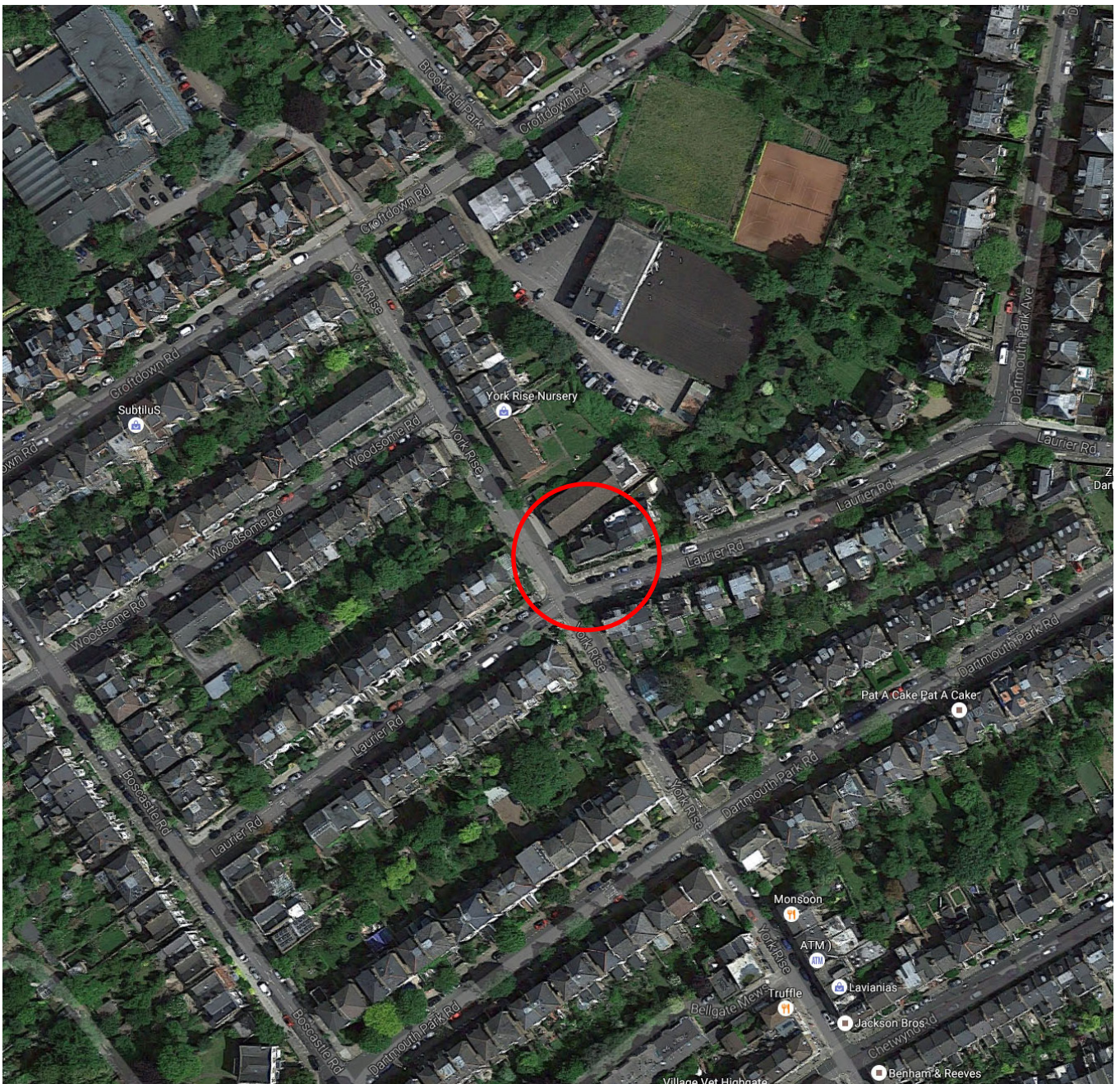


Fig. 01_Location Plan

2.0 HISTORICAL ANALYSIS

CONSERVATION AREA

32 Laurier Road is in Dartmouth Park Conservation Area designated in Feb 1992. The Conservation area charts the expansion of residential London from late 18th Century to the modern day. This particular sub area, with its large detached houses with gardens forming the core of the conservation area, was established at the end of the 19th Century with the culverting of the River Fleet which runs along York Rise.

It is a Semi-rural area with lots of greenery defining boundaries and front gardens. The area was developed The immediate streets have large detached or semi-detached properties between 3 and 4 storeys. Almost are built in brick around the same late 19th century era with pitched roofs and timber windows.

There are also a number of modern housing developments with the Brookfield Estate and York Rise Estate together with modern One off Houses such as 24a York Rise and St Mary Brookfield Hall.

The Conservation Area appraisal lists every house on Laurier Road as being a positive influence on the Conservation Area. The only property which is not considered 'positive' is the application property. It has arguably the most prominent location on the street yet is the least attractive house.

Characteristics are listed in Dartmouth Park Conservation Area Appraisal and specifics to this property and street are listed below in Figs. 02 and 03.

HISTORIC MAPS

The adjacent historical maps (Fig. 04- 06) show the development of this site through the years. The site was originally a large garden for No. 34 Laurier Road which opened up the flank view of the original St Mary Brookfield Hall. No. 32A and 32B Laurier Road are subsequently shown on the 1915 OS map and No. 32 the in shown in 1935 map.

Appendix 2 – Buildings that make a positive contribution

Buildings that make a positive contribution to the character and appearance of the conservation area are those that, whilst not statutorily listed, are nevertheless important local buildings in their own right and make a valuable contribution to the character and appearance of the conservation area. The general presumption is in favour of retaining all

Laurier Road	1a, 1-45 (odd), 2-30 (even), 32a, 32b, 34-48 (even), 52
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Fig. 02_ Extract from Dartmouth Park CAAC Appendix 2 listing building with positive contribution to Conservation Area

boundaries are formed by hedges and low walls and are given greater emphasis because of the lack of street trees. Development was from the east. Most of the houses are by Smerdon or builders associated with him, beginning with the very large No.48, double-fronted, with three half-dormers, in red brick (1884), with a carriage-drive; it was prominent in views up and down the hill, but is now somewhat obscured by trees. On the northern side the other houses sit at an oblique angle to the pavement and are mostly semi-detached villas. No. 46 has a conservatory on its west side, in keeping with the house. No.32 is a two storey block on the corner of York Rise that is built on the site of No.32a's garden; it appears on the 1935 OS map. Many of the part-glazed front doors have attractive original stained glass.

7.59 On the southern side Nos.43&45 were the earliest houses (possibly 1850s): double

Fig. 03_ Extract from Dartmouth Park CAAC

2.0 HISTORICAL ANALYSIS



Fig. 04_1895 OS Map

32 perhaps a single dwelling with much larger garden



Fig. 05_1915 OS map

32A and 32B rebuilt ?



Fig. 06_1935 OS map

First Appearance of No. 32 in its current form

3.0 SITE ANALYSIS

ADJACENT CONTEXT

The application property is on the corner of Laurier Road and York Rise. Laurier Road is one of the most attractive streets in the Dartmouth Park Conservation Area. It is an almost unbroken series of elegant terraced houses on the west side and mixture of detached and semi detached houses on the East side.

York Rise is less formal and is addressed to the west by the side elevations and gardens of Laurier Road, Dartmouth Park Road and Woodsome Road.

Immediately to the northwest lies St Mary Brookfield Church Hall, a long two storey modern 1950s building affiliated to St Mary Brookfield church on the junction of Laurier Road and Dartmouth Park Hill. It contain the church hall together with a children's day nursery and 2 flats, one of which overlooks this property.

Immediately to the North east is 32b Laurier Road, a large 3 storey plus basement Semi detached house.

The corner location makes the building prominent in all surrounding views, north and south along York Rise and east and west along Laurier Road. All these views are important in the Conservation Area due to the high concentration of positive well maintained buildings.

In the long views along Laurier Road the property looks out of context to the surrounding houses as it is of similar frontage but 1 or 2 storey shorter disrupting the stepping eaves line of all properties.



Fig. 07_ Award winning contemporary house by Van Heynigan and Haward on York Rise mentioned in CAA



Fig. 08_ Ordnance survey plan showing key views towards the property

3.0 SITE ANALYSIS

RESPONSE

The response to this corner site is quite complicated. The existing urban scale of the Laurier Road is broken down at this highly visible corner by the existing building which is out of scale with its neighbours. (See Fig. 10). It also happens to be the least attractive building on this street. A building of the same scale or taller than the surrounding buildings would typically be expected on a Nodal corner such as this.

So while a roof addition would improve the scale and massing of this corner within the urban context, attention does not want to be drawn to a less attractive building.



Fig. 09_ View East up Laurier Road at junction with York rise



Fig. 10_ View West down Laurier Road

3.0 SITE ANALYSIS



Fig. 11_ Looking North along York Rise



Fig. 12_ Looking South along York Rise

4.0 EXISTING BUILDING

PLANNING HISTORY

The property was built around 1929 as an extension to 32B (See Fig. 15). The extension contained a rear veranda, kitchen, dining room and Maids room with a secondary entrance for the Maid. These plans were sourced from the Camden Local Archives drainage plans.

Subsequent drainage plans show a further extension to this extension (Fig. 16). converted the extension in to a new house. Elevations show linear metal Crittall windows typical of this era.

Permission was granted in 1985 to change the use to 2 residential flats.

A more recent extension to the north for the ground floor flat was granted permission in 1996 and provides additional kitchen space.

SIGNIFICANCE

The building itself is quite utilitarian. Built in London Stock Brick with painted render banding and white painted concrete lintels over the window openings. The windows are quite wide as might be expected to maximise daylight with light industrial use. The building is of little architectural significance

The property has a communal entrance and very narrow hallway and door way giving access to the staircase to the upper flat which is laid out horizontally with kitchen and bathroom to the rear and living spaces to the front. It is anticipated that the flat below has a similar layout. The upper flat has access to a roof terrace above the 1996 extension.

The building has a flat roof as would be considered normal for a building of this type and era. It is the only building address Laurier Road which is 2 storeys and its prominent location on the corner with York Rise means this corner is somewhat eroded.

The original windows _ which were likely to have been Steel Crittall windows_ have been replaced with UPVC double glazed windows.

There is a beige rendered band across the parapet above the upper floor windows where the original building had railings



Fig. 13_ Elevation to York Rise



Fig. 14_ Elevation to York Rise

4.0 EXISTING BUILDING

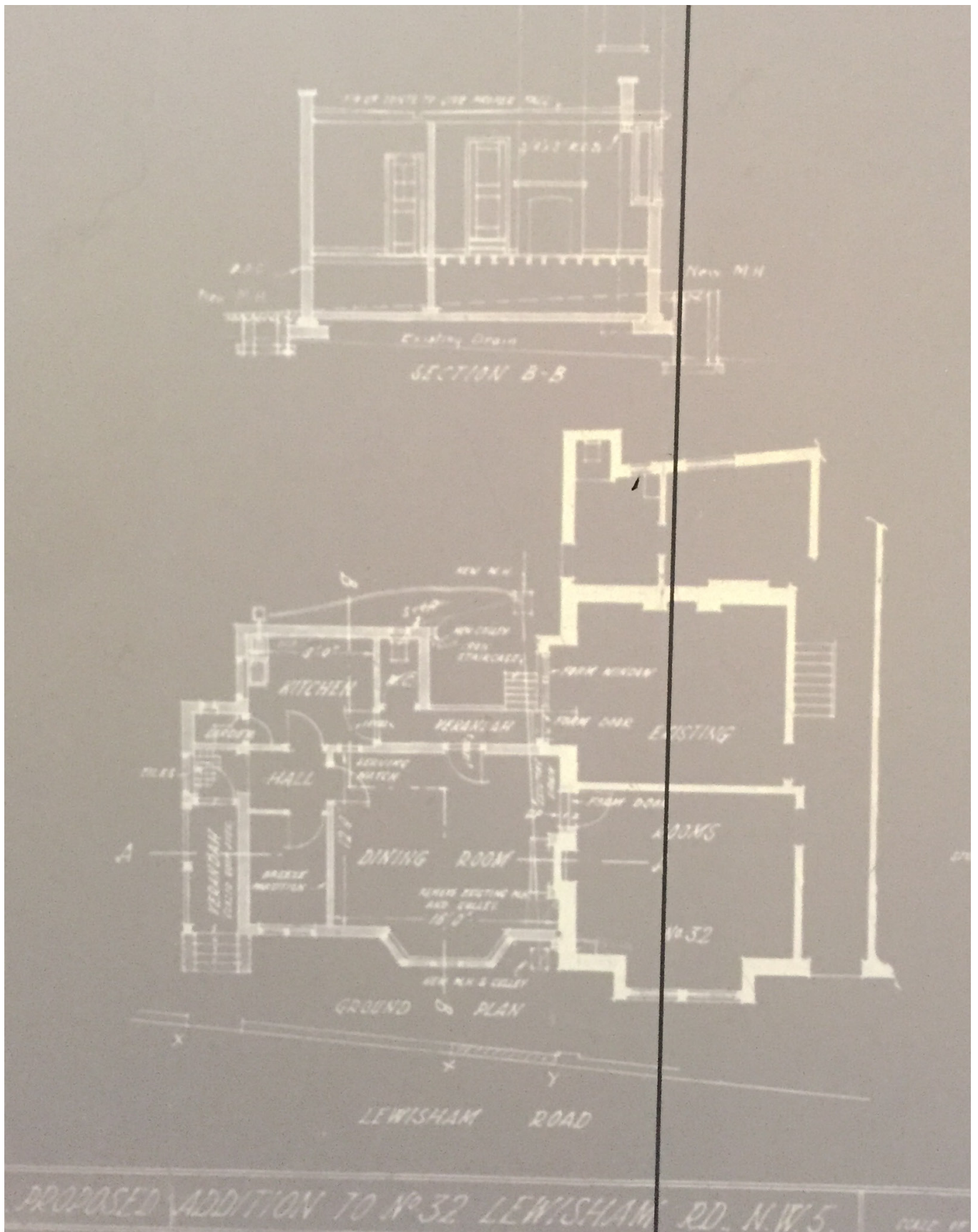


Fig. 15_ Extension to 32B Laurier Road_ 1924 (Camden Archives)

4.0 EXISTING BUILDING

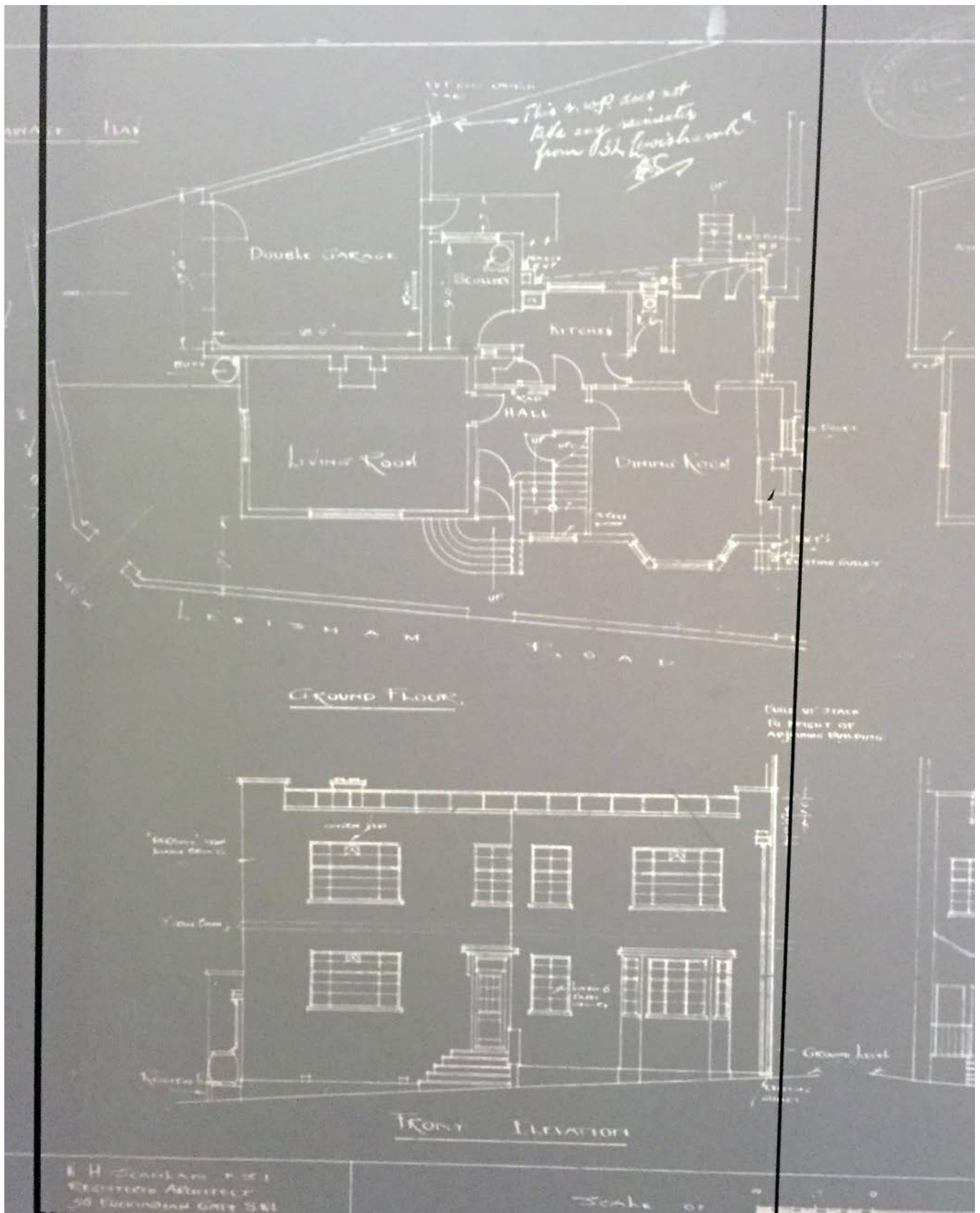


Fig. 16_ Extension to the extension_ 1931 (Camden Archives)

4.0 EXISTING BUILDING

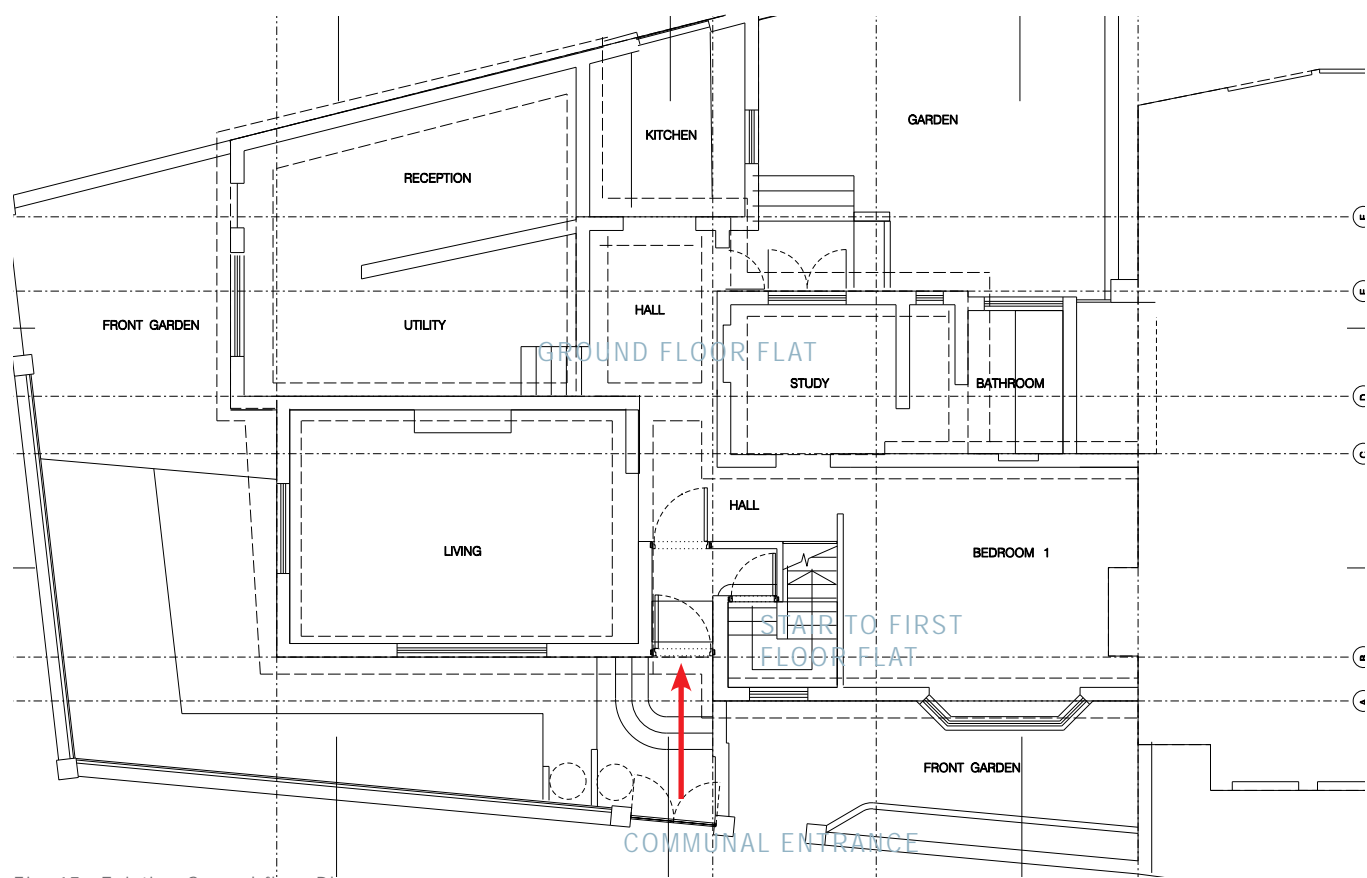


Fig. 17_ Existing Ground floor Plan

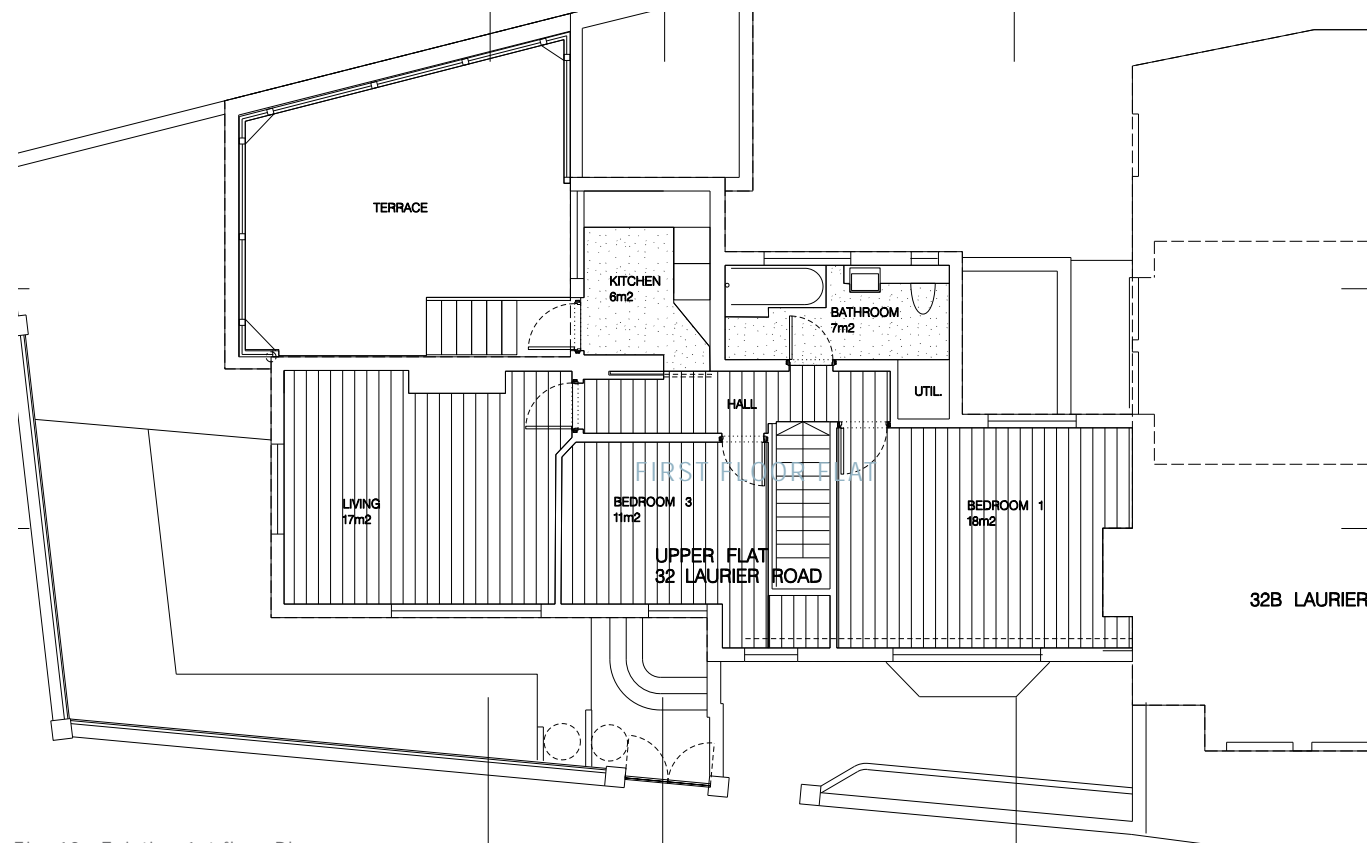


Fig. 18_ Existing 1st floor Plan

5.0 SOCIAL CONTEXT

The proposed development of this site will have minor impact on the streetscape though no less significant than the adjacent houses on the street which are significantly taller than the proposal.

Daylight and sunlight will be affected to 2 properties: one of the bedrooms in 32b Laurier Road and the kitchen and bedroom windows to 1st floor flat St Mary Brookfield Hall. These will be addressed in more detail in this section and are the subject of a daylight and sunlight analysis appended to this statement

Local residents have expressed the desire for its appearance to be improved.

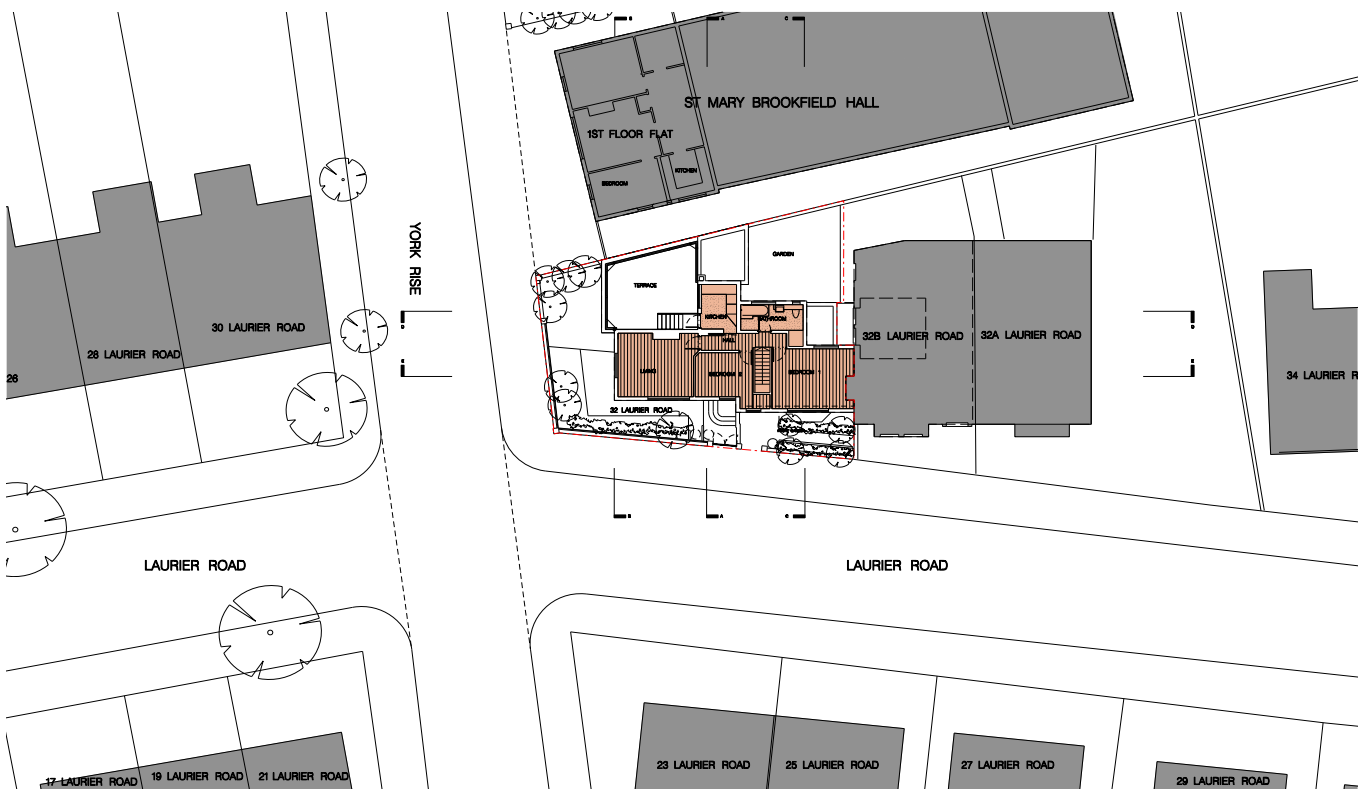


Fig. 19_ Existing Context Plan

5.0 SOCIAL CONTEXT

ST MARY BROOKFIELD CHURCH HALL

This is a modern 1950's building immediately to the north. The space between the hall and this property is used for playing area for York Rise nursery school.

The south west end of the building contain auxiliary amenities of the hall at Ground level including the kitchen and WC facilities which are not habitable rooms do not have the same rights to light.

The first floor flat has habitable rooms addressing this property.

The first window is to a bedroom. This bedroom has a second window facing on to York Rise so any minor impact the proposals have on this window should not be detrimental to the room.

Impact on this windows will be very similar to the kitchen window addressed in the Daylight sunlight analysis (Appendix A). The kitchen has a second small window which has been blocked up.

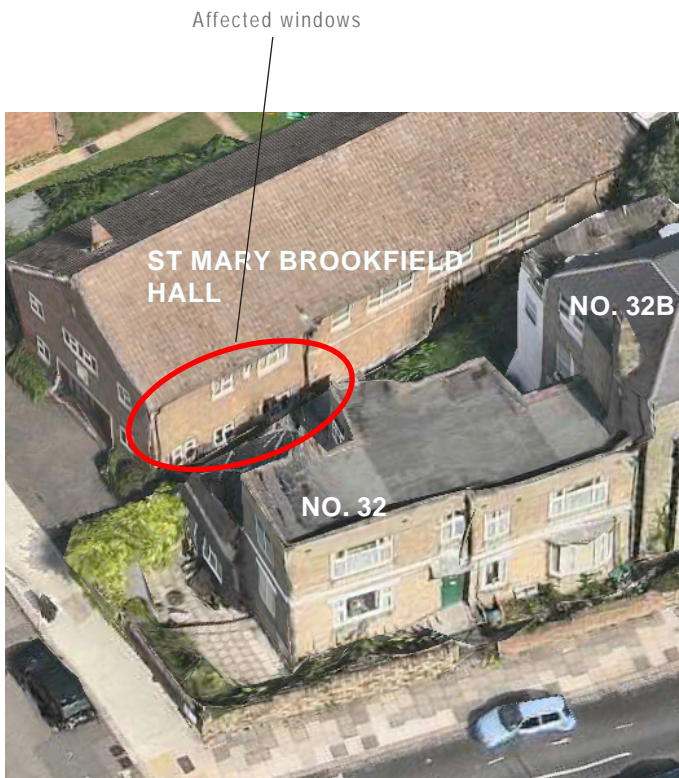


Fig. 20 Aerial view of Mary Brookfield Hall showing windows



Fig. 21_ Terrace overlooking windows to St Mary Brookfield Hall Flat

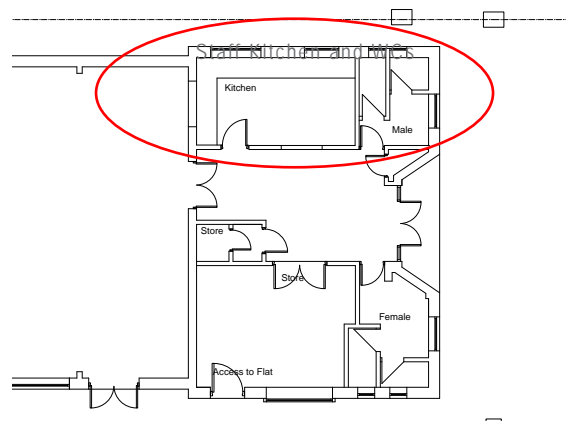


Fig. 22_ St. Mary Brookfield Hall Ground floor plan



Fig. 23 View of play area from Street. Storage area on right.



Fig. 24 Plan showing the only affected area for 2hrs of the day for 3 month of the year



Fig. 25 Aerial view of existing play area at midday 1st July Worst case scenario



Fig. 26 Aerial view of proposed play area at midday 1st July Worst case scenario

YORK RISE NURSERY

The proposal will have a minimal impact on the play area on York Rise Nursery. (See Appendix A). The moves made to minimise the impact on the habitable rooms of St Mary Brookfield Hall have the same impact for the play area. The front area addressing York Rise (currently used for storage due to the already shady location) will be affected with a slight reduction of daylight for during the 2 hours around midday for the 3 peak summer months. The main play area will not be affected.

The area affected by the build will be managed so that scaffolding and work occur during the hours of the day (after 4pm) and/or periods of the year when the nursery is unoccupied.

The proposed windows will not overlook the play area. The windows to the dining room shown in drawing 1213 are at eye level and only give views over the top of the adjacent Hall . You cannot physically look down into the play area. The proposed windows to bedroom 2 ensuite (drawing 1215) cannot see the play area as the kitchen roof to the ground floor flat is in the way and the window will be frosted glass.

We have consulted with the Nursery and the Nursery manager was happy with the information and explanation provided.

5.0 SOCIAL CONTEXT

32B LAURIER ROAD

There are 2 windows directly overlooking this property:

- a bedroom at 1st floor
- and dressing area at 2nd floor.

The roofs of the additional story are pitched to minimise the impact on these windows and the proposed extension falls within BRE recommended guidelines for daylight and sunlight. See Daylight sunlight analysis (Appendix A).

PRIVACY

The 1st floor rooms looks directly in to the first floor bedroom of the application property. The proposal improves this by removing the window which it overlooks increasing amenity for both properties.



Fig. 27_ Aerial view showing affected windows @ 32A Laurier Road

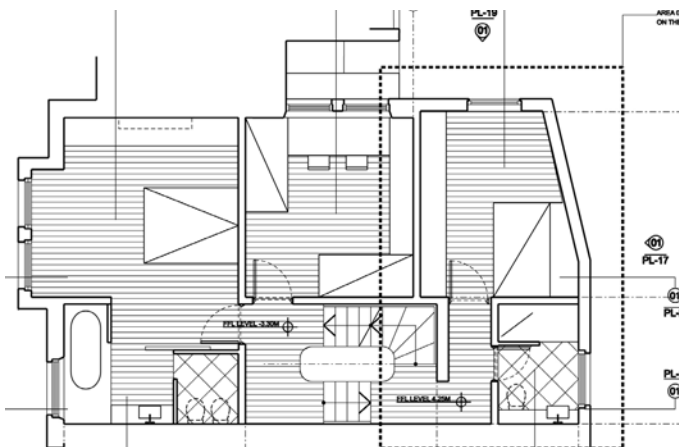


Fig. 28_ Floor plan No. 32 affected windows

6.0 BRIEF



Fig. 29_ View down Laurier Road



Fig. 30_ View up to Highgate



Fig. 31_ Poor quality timber fence, gate and shared front door

The property is designed for a young family in need of to space to expand.

The layout of the property has taken into consideration the daylight to the affected windows and has made an effort to minimise the impact of the proposals.

The current terrace location is largely over shadowed by the building to the south which means there is lots of algae build up. The terrace also looks directly into the windows of the flat in St Mary Brookfield Hall and any noise generated on the terrace in the evenings be right outside the bedroom window

Placing a new bedroom on the footprint of the existing terrace would provide an additional bedroom and move the terrace up a level, away from the bedroom window. Fixed planter and balustrades would prevent overlooking.

The living room kitchen and dining room would best be located on the top floor to take advantage of the views in all 4 directions. The roof are tapered to minimise impact on affected windows.

The current access is less than ideal with 2 flats sharing very small access corridor. Large furniture items cannot be taken around the corner up the stairs.

A new entrance can be provided through the existing stair window which looks as though it should have been a door in the first instance. A new entrance gate would allow the 2 properties to have their own entrances

7.0 DEVELOPMENT

The instinct for the site was to design a contemporary addition which extended the mass of the existing brick corner up to match the other houses on the street and fill in the gap on this very visible corner.

The preapplication scheme started to do this with a large contemporary full height glass window on the corner (Fig. 12), and while the principle of building here was accepted in the preapp the scheme was quite bulky and the window deemed not acceptable by the planners, who favoured a pattern more in keeping with the host building. The subsequent scheme retained the brick top but matched the fenestration of the host building (Fig. 13) .

This scheme felt like a compromise and a missed opportunity so we went back to first instinct to design a contemporary addition. The proposal changed material from brick to zinc in a more lightweight addition which helped to break down the mass and scale of the building whilst retaining a more positive corner to the street. It is this scheme which has been developed.

Comments subsequently received from the council design committee were that the zinc option would work but that the proposal needed to look like a series of zinc blocks related to the brick piece below. This led to the infill of the green roof to create a third zinc box adjacent to No. 32.



Fig. 28_ Preapplication proposal



Fig. 29_ Potential scheme copying window below



Fig. 30_ subsequent proposal

8.0 PLANNING POLICY

POLICY TO BE CONSIDERED

National Planning Policy Framework 2012
London Plan March 2016

LDF Core Strategy and Development Policies

CS5– Managing the impact of growth and development

The proposal maximises the potential of this site while improving the urban context by ameliorating an existing poor quality and sub scale building.

CS14– Promoting high quality places and conserving our heritage

The proposal improves the host building and provides a contemporary considered and high quality addition which will add to and enhance the conservation area which has a heritage of successful contemporary additions.

DP2– Making full use of Camden’s capacity for housing

The proposal maximises the site and enlarges the housing capacity in the area.

DP16– The transport implications of development

There are no transport implications on the development. The construction work is of a domestic scale and would be no different to any refurbishment on the adjacent streets. The works will be contained within the site boundaries and not affect the pavements.

DP21– Development connecting to the highway network

No change is proposed to the existing condition

DP24 – Securing high quality design

The Design team have gone through a long and thorough design process consulting with Local Authority and DP-CAAC and local residents to arrive at a design which we feel is the optimal for the site and the right blend of

DP25 – Conserving Camden’s heritage

As CS14. The proposal will enhance conservation re

DP26– Managing the impact of development on occupiers and neighbours

See 5.0 Social context section

Camden Planning Guidance 2015: CPG1 Design

Camden Planning Guidance 2011: CPG6 Amenity, CPG7: Transport

Amenity, noise and daylight and sunlight have been considered carefully in this proposal.

Dartmouth Park Conservation Area Statement (Jan 2009)

See relevant section

9.0 INVOLVEMENT

We are aware that the site is prominent in the Conservation Area and will attract some interest among the local residents and bodies. As part of this process we have consulted:

- Dartmouth Park Conservation Area Advisory Committee
- Local Authority Planning and Conservation Area officer in Preapplication
- Local Authority Design Panel
- Immediate residents on Laurier Road affected by the proposals,
- St Mary Brookfield church committee
- owner of 32B Laurier Road
- owner Ground floor flat of the application site.
- Group of immediate local residents living adjacent to the property

Concerns were raised about daylight to the church hall flat and overlooking of the flat windows . This has been addressed in the daylight and sunlight analysis and the overlooking issue will be improved with the new addition by raising the terrace locating a planter against the boundary wall as illustrated in the drawings.

The main aspect we took from the feedback was that the residents wanted a positive feature which ameliorates the street rather than detracts it as the current building does.

We presented both a scheme which was in the language of the existing building and a contemporary scheme akin to this proposal. The Contemporary option was much preferred.

10.0 PROPOSAL

10.1 USE

The proposed new addition extends the existing flat.

10.2 AMOUNT

Existing flat is 72m² and is proposed to be extended by 76m². There will be 27m² of terrace amenity space and a front garden as existing



Fig. 26_ Proposed view from Laurier Road

10.0 PROPOSAL

10.3 LAYOUT

GROUND LEVEL

A new front door to match the existing timber painted door is proposed in lieu of the existing stair window. A new canopy with Natural bronze roof would match the existing. The threshold would be lowered and new external stone steps with low brick walls and new stone coping. It is proposed to replace the existing gate and fencing with a new powder coated metal gate with planting replacing the fencing.

We have agreed with the landlord and lower leaseholder to amend the entrance hall, lowering the stair landing and sharing the hall space between the 2 flats to create a storage area at ground floor level for bikes and pushchairs, coats and shoes.

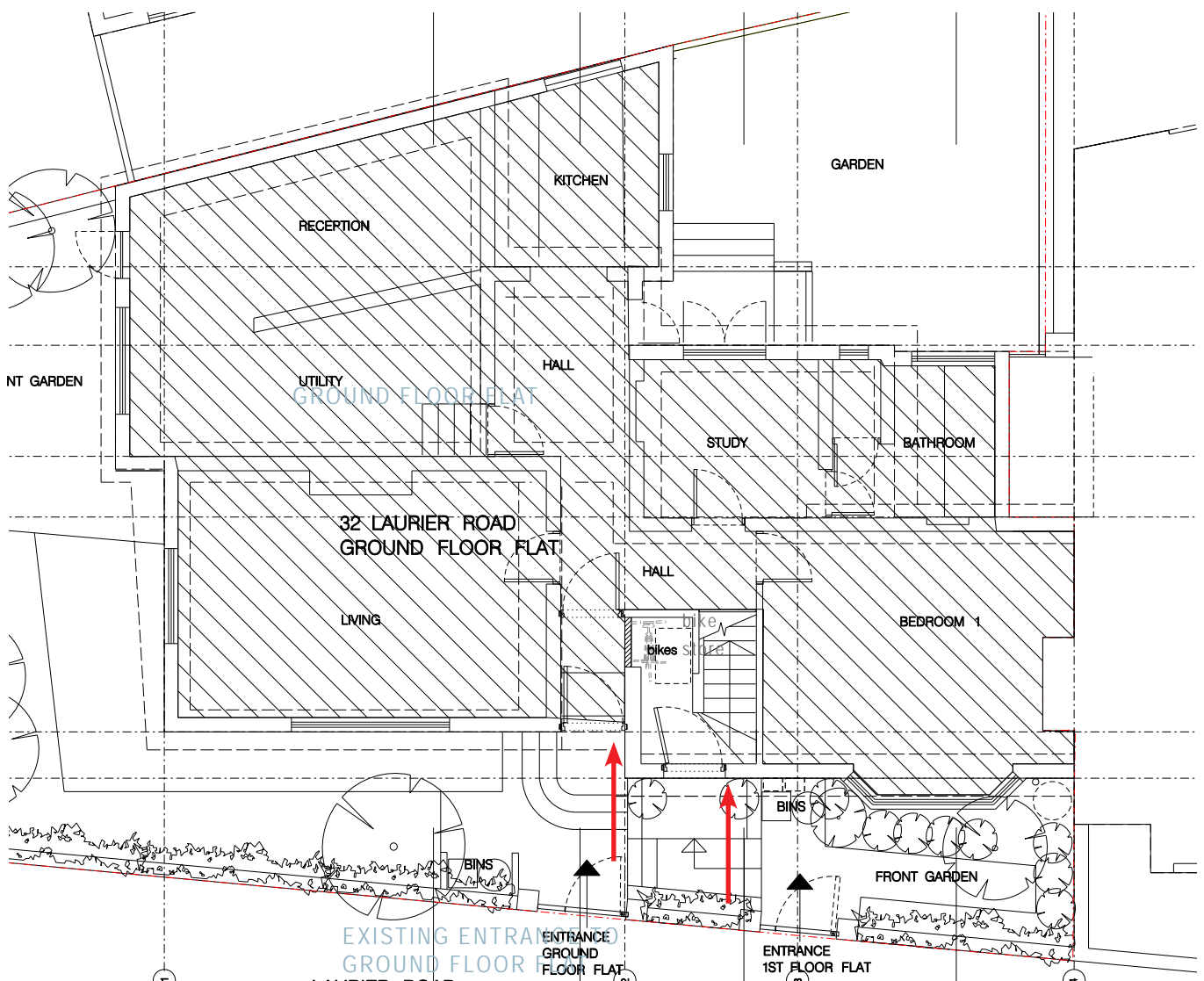


Fig. 27_ Proposed Ground Floor

10.0 PROPOSAL

FIRST FLOOR

A new en suite bathroom is proposed for the master bedroom on the flat roof over the bathroom below. This will block up the existing window which overlooks 32B bedroom window giving more privacy to both rooms. A lean-to roof will minimise the impact on daylight to No. 32B bedroom. Existing bathroom is made slightly smaller.

A new bedroom and en suite over the existing terrace to the north will provide additional accommodation and remove the existing overlooking of St Mary Brookfield flat and noise pollution from the terrace. Steps down from the hall way give access to the new room. The new bedroom has a central window overlooking York Rise and a second window to the rear en suite to get cross ventilation and light to both sides of the room.

The stair to the top floor is located to the rear and will get daylight from the glass doors leading to the terrace landing above. Glass balustrade allows light in to hallway below. A Utility Room is proposed under the stair landing with additional storage.

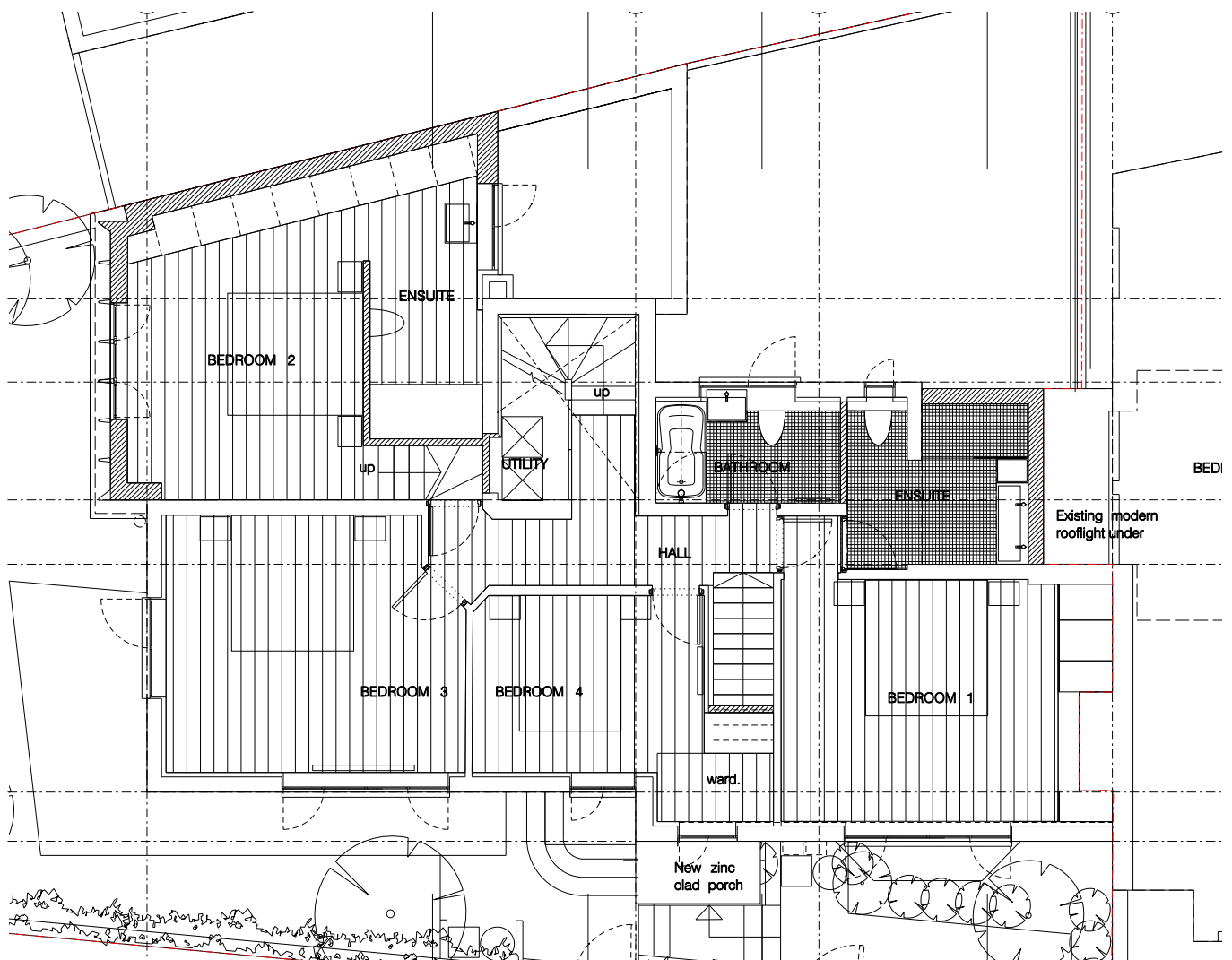


Fig. 28_ Proposed 1st Floor

10.0 PROPOSAL

SECOND FLOOR

The terrace is at a mid level below the top floor and accessed via glass doors from the landing. It is clad in timber and the balustrade kinks back to create a wedge shaped planter which prevents overlooking to the windows below and minimises the impact on light levels to the affected windows. By removing the stair the terrace remains the same size as it currently is 22m².

The top floor is an open plan living room, kitchen and dining room. Windows have been placed to take advantage of key views while negating any overlooking. The space also looks down over stair void and out over the new terrace.

The living area occupies the corner of the building and windows give views up and down Laurier Road and along York Rise in both directions. The mass of the extension is pulled away from the corner back from corner where a small

terrace now gives views over surrounding streets and provides access to the main terrace.

The dining area is in the centre of the space where a linear string of windows open up the view over the top of St. Mary Brookfield Hall up to the spires of Highgate Hill. There is plenty of storage space under these windows.

A terrace (2m²) to the front has folding glass doors which open up to allow al fresco dining in the summer.

The kitchen is at the other end and can be closed off from the main space if desired. Sink over looks front window and a velux allows views up to Highgate and would be treated with louvres to stop any overlooking into 32B window.

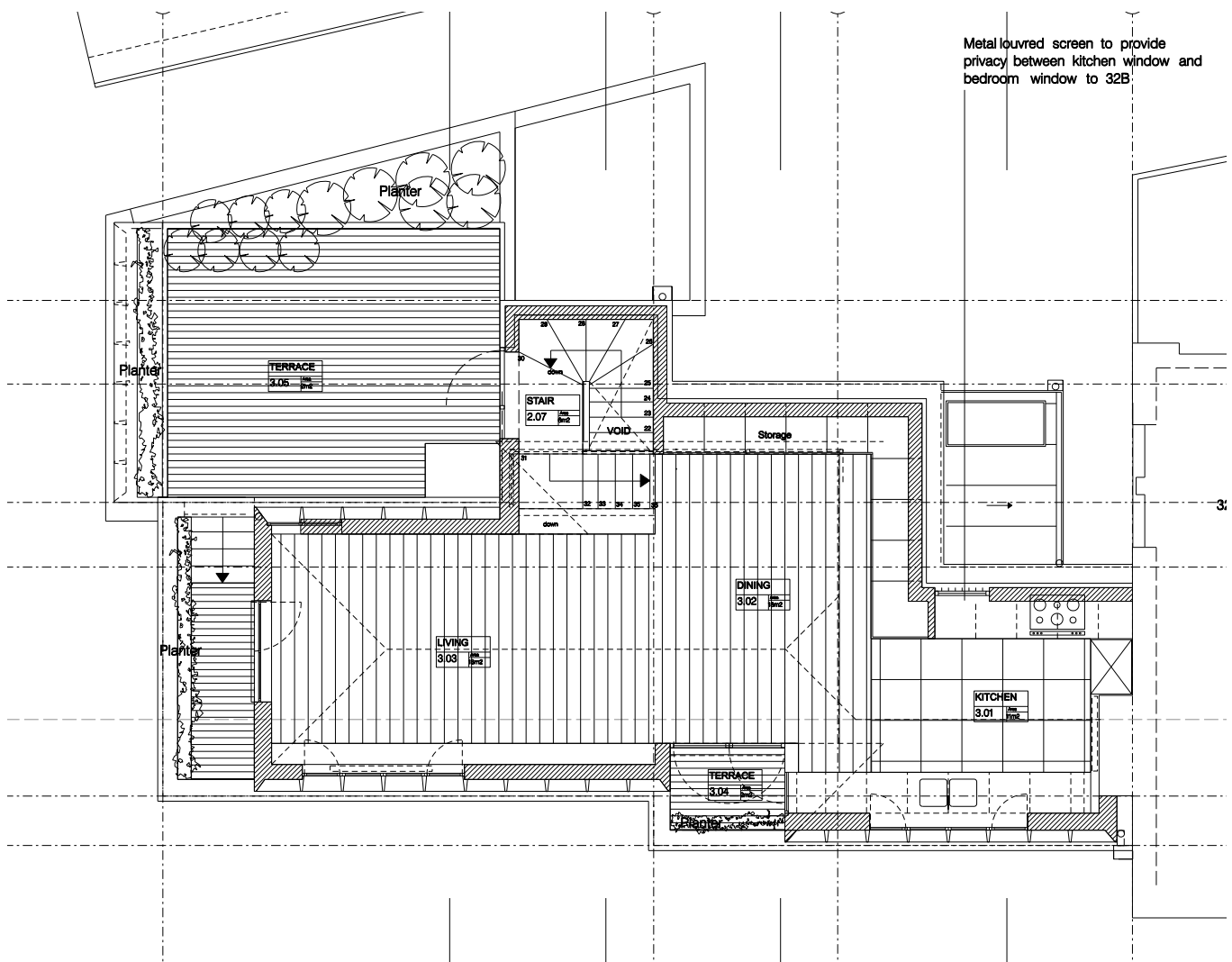


Fig. 29_ Proposed 2nd Floor

10.0 PROPOSAL

10.4 SCALE

The additions are intended to read as 3 separate zinc blocks set back behind the parapets of the existing brick elements they sit on.

The size and scale of the new blocks creates a hierarchy to the elements of the existing building whilst being subservient to it.

The elevational treatment gives each block a front and a side, which allows the additions to be oriented to address a particular street. (See Fig. 30)

1_ The corner piece is set back to reduce the impact on the corner and is oriented to address Laurier Road. The corner block, containing the primary living space, is the tallest and most important of the 3 elements.

2_ The second block adjacent to 32B has lower eaves height to reduce its importance and show the secondary nature of the kitchen behind it. This stepping eaves height responds to the step in plan as the 2 block shift against each other.

3_ The third block is at a lower level and addresses York Rise creating a front elevation for this side. The stepping height is again emphasized by in the step in plan as on the Laurier road elevation. The lower nature of this block suggests it is the front elevation of a secondary block which then makes sense of the general massing.



Fig. 30_ Initial massing sketch

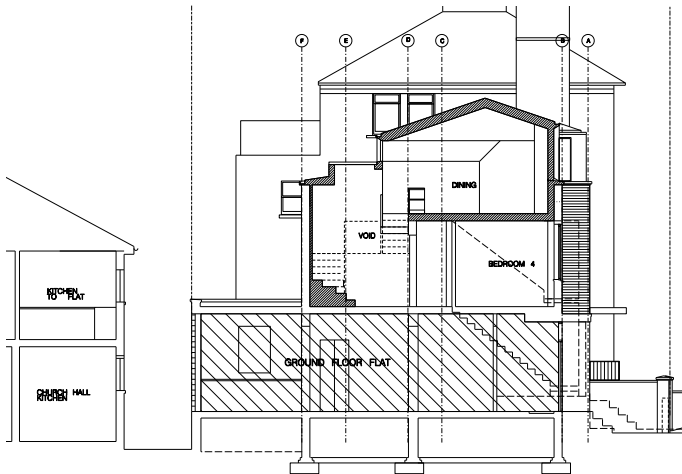


Fig. 31_ Proposed section



Fig. 32_ Age blocks _Not Vital

10.0 PROPOSAL



Fig. 33_ Facade rhythm

PROPORTION

The proportion of the Laurier Road elevation responds to the proportions of 32A and 32B with the relationship between the main house and the lower protruding bay windows. The new additions respond to the second floor string of windows which appear continuous across both semi detached houses mimicking their vertical rhythm.

Fig. 33



Fig. 34_ Front elevation proportioned to match adjacent semi detached houses



Fig. 35_ Aerial South west



Fig. 36_ Aerial North



Fig. 37_ Aerial South

MASSING

The roof over the stair well is also set back to appear as another zinc box sat on top of the existing brick base. The face is pulled away from the St Mary Brookfield Hall to minimise impact on day light and to match the other zinc boxes.

A wrap around window gives views over the top of St. Mary Brookfield Hall up to Highgate Hill and towards Hampstead Heath.

The roofs towards the rear are at a 45 degree angles to minimise impact on play area and affected windows. The shallower pitch on top of this is a continuous surface to disperse water to the edge of the building.

The pitch of the roof and the displacement of the 2 blocks facing Laurier Road determines the eaves height of each block and as such retains the hierarchy which we tried to establish in the initial scheme but does so more subtly.

10.0 PROPOSAL

10.5 APPEARANCE

MATERIALS

The intention is to keep the palette of materials natural and simple using new materials which will compliment the existing building.

WORKS EXISTING FACADES

The work will include renovating the existing building by cleaning up the brickwork, removing the applied render. The modern uPVC windows are proposed to be replaced with double glazed Crittall type windows responding to the 30's era of the host building.

Concrete copings will be replaced with Zinc and the timber fencing to the front will be replaced with dense greenery and powder coated metal gates to match the new windows.

The existing roofs to the entrance canopy and dormer window will be replaced with new natural zinc standing seam cladding and trimming, in keeping with the successful use of zinc within the existing conservation area at 126 York Rise. Rainwater pipework will also be in powder coated metal.

The steel window colour will be a dark grey.



Fig. 38_ Light Brick



Fig.39_ Zinc Standing seam cladding



Fig. 40_ Palette Materials and Colours

10.0 PROPOSAL

NEW ADDITIONS

The new roof boxes are proposed in sheet zinc cladding with a standing seam roof. It is proposed to detail the elevations to create a front and sides using an exaggerated standing seam on front and rear with an over clad cassette panels for the sides.

This creates a vertical rhythm to the front elevations responding to the vertical rhythm of the top section of the adjacent villas.

The top, sides and base of the main zinc clad structure are tapered to create a very thin edge _mimicked on the louvres _to create crisp new additions. The sloped base will keep birds off the covered ledges

Zinc coping will tie in the old and the new elements.

This tool creates a layering to the facade which changes as you see the building from different angles. The secondary layer responds to the host building by matching the window proportions of the existing windows below.

Terraces with a set back zinc box and planting make the top boxes clearly respond to the step in the host building. This will make the property look like 2 separate 3-storey houses. With a 3rd 2-storey piece addressing York Rise

The interior of the roof additions will have exposed timber rafters, at times, visible from the street and spaced to match the external louvres. The internal window surrounds will be in exposed timber.



Fig. 41_ Replacement Crittall Windows and front garden treatment

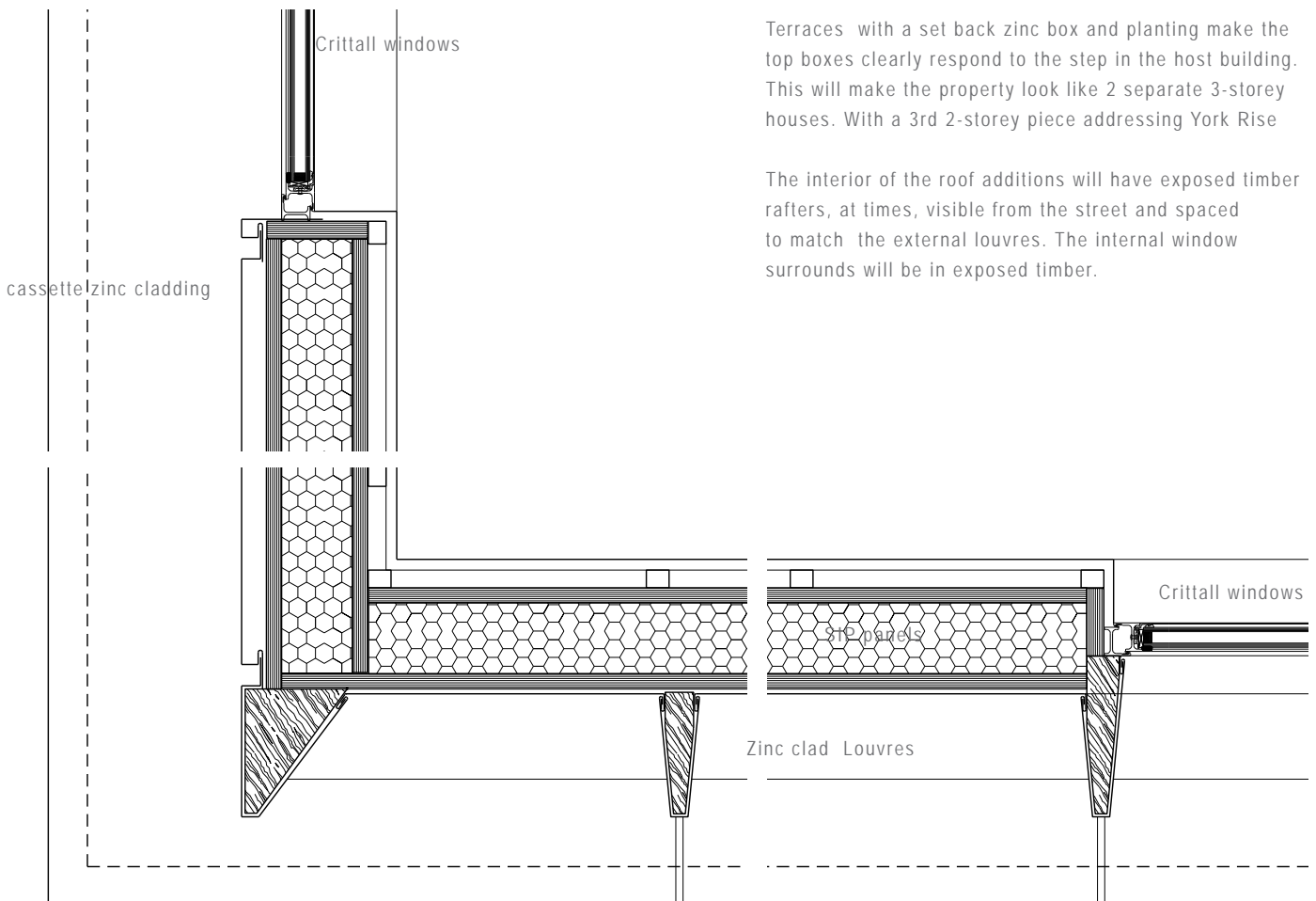


Fig. 42_ Plan detail

10.0 PROPOSAL



Fig. 43_ Rear Terrace

10.6 LANDSCAPE

The proposals include replacement of the front timber fence on top of the existing brick wall with dense bay laurel hedge over to provide privacy to the ground floor windows behind. Climbing Clematis plant will be located adjacent to the bay window to provide privacy to the front garden entrance.

REAR TERRACE

The timber deck with planters to the front with a mixture of plants including climbers. The ground level wisteria will be trained up the building to visually carry the front garden up to the terrace.

The built in planters to the St Mary Brookfield boundary will be kept low and floral to minimise impact on windows below but stop overlooking.

FRONT AND SIDE TERRACE

Low planting behind the parapet to largely hide balustrade and to give additional privacy and a pleasant outlook. Raising greenery up to high level adds to the very leafy feel of the Conservation Area.

10.7 ACCESS

The current flat is not accessible as it is a first floor flat. The new arrangement will make access easier with generous steps to front door and handrails. It will also create storage for buggies and bikes at the ground floor level.

10.8 SUSTAINABILITY

The existing building is a brick thick wall with no insulation. Insulated plasterboard will be applied to the internal walls at first floor to improved thermal insulation of the building and reduce heating requirement. The top floor will be built in sustainable lightweight SIP panels to optimise insulation and keep the structure lightweight.

New efficient heating system and modern radiators and underfloor heating will be installed maximising the efficiency of the building.

New windows will be in high performance double glazing

Water restricters will be used and all sanitaryware will be WRAS approved.

We intend to explore the use of solar panels with a home storage battery to minimise electric running costs. These will be subject of a further application if viable and could be located on the south facing pitched roof without being visible from the street.

11.0 IMPACT ASSESSMENT



Fig.44_ Existing View Laurier Road



Fig. 45_ Proposed view Laurier Road

11.0 IMPACT ASSESSMENT



Fig. 46_ Existing View up York Rise



Fig. 47_ Proposed view up York Rise

11.0 IMPACT ASSESSMENT



Fig. 48_ Existing View down York Rise



Fig. 49_ Proposed view down York Rise

11.0 IMPACT ASSESSMENT



Fig. 50_ Existing view down Laurier Road



Fig. 51_ Proposed view down Laurier Road

12.0 CONCLUSION

The proposal intends to augment the only inelegant building on Laurier Road and to extend it in an appropriate manner sympathetic to the Conservation Area and improves the urban scale.

The host building will be improved by:

- removing UPVC windows and replacing with Crittall
- removing heavy rendered top
- cleaning up brick work

The Conservation Area will be improved by:

- Reinforcing the urban context by providing a strong corner matching surrounding buildings
- using high quality materials which are contemporary but which complement the host building and surrounding conservation area.
- Improving the front gardens with more planting (and privacy) and removing unsightly timber slatted fencing.
- providing new entrance to upper flat so the building will look like 2 separate houses giving it a more domestic scale and providing adequate access for the upper flat which is doesn't currently have.
- use of elegant detailing

The proposal satisfies Planning policy by:

- maximising the available housing stock,
- providing high quality design,
- preserving the local heritage.

This building will always be the anomaly in the street which is otherwise epitomises the Conservation Area. This proposal attempts to embrace that difference and offer something which can be a positive influence on the Conservation Area.