

# Design and Access Statement

12C Lawn Road, Belsize Park

08 February 2018



Front elevation of 12 Lawn Road

# Design and Access Statement and Heritage Statement

## Introduction

These statements support an application for amendments to the first floor flat at 12 Lawn Road. The building is a Victorian semi detached house, built approximately 1860 and was converted into flats in the early 20th Century. These amendments include the addition of a kitchen waste pipe to connect to the existing mains, a boiler flue and a small kitchen extract grill. Whilst internal works are not subject to planning approval, they are described here to explain the reasoning for the proposed amendments.

## Design and Access Statement

### Assessment

The building is located in the Parkhill and Upper Park Conservation Area. Whilst not listed, it sits in a row of buildings to the east side of Lawn Road which are noted in the Conservation Area Appraisal as making 'a positive contribution to the conservation area'.

The buildings are characterised by the elegant proportion of the front elevation, with generous ceiling heights and glazing particularly at ground and first floor levels. The buildings also feature large gardens and a wider space between the buildings in comparison with more recent developments in the area.

The side elevation of the building features windows in a more ad hoc arrangement, as well as extensive pipework added when the building was divided into flats. Further down the street the buildings feature pipework and flues similar to that proposed in this application as well as some more substantial infill extensions.

The division of the building in flats has created a somewhat awkward layout on the first floor. This features the kitchen located to the rear of the property, with the main living space to the front featuring a small annex space to the side and an entrance area which is in need of reconfiguration.

### Design

It is proposed to move the kitchen to front of the property to make better use of the small annex space adjacent to the living room, and in doing so create space for a second bedroom to the rear. It is also proposed to reconfigure the landing and entrance area of the flat to provide a more sensible layout which complies with current building regulations.

As a result of these changes to the internal layout, it is necessary to add a kitchen waste pipe to the side of the building to connect to the existing downpipes. The side elevation already features extensive pipework, and as such the addition of one further pipe connecting to the existing system would have a minimal impact. Additionally there are already several examples of similar works along Lawn Road (as shown in Appendix 1) and as such the addition of an additional pipe would not be detrimental to the conservation area.

The property also currently has electric heaters installed. It is proposed that these are replaced by gas boiler system which will require the addition of a small flue to the side of the building as shown on the side elevation. The distance between this flue and the neighbouring building is approx 7m and as such would cause no disturbance to this property. The elevation of neighbouring building is shown in Appendix 1 (Photograph 2).

### Use

The application does not alter the use of the building, which remains residential.

## **Amount**

The application does not affect the amount of the property.

## **Layout**

The application improves access to the property internally by altering the entrance door to create a landing which complies with building regulations.

## **Scale**

The application does not propose any amendments to the scale of the building.

## **Landscaping**

The application does not propose any amendments to the landscaping of the property.

## **Appearance**

The alterations are designed to have a minimal impact on and respect the existing building. The front elevation of the building is left untouched.

## **Access**

The application does not alter access to the building itself, but improves access to the flat internally by reconfiguring the entrance area.

## **Heritage Statement**

A Heritage Statement is required for applications in a conservation area, as noted in Camden's Local Area Requirements for Planning Applications (February 2014). As noted in the Design and Access Statement the building is not listed but is located in the Park Hill and Upper Park Conservation Area.

This statement takes into consideration documents such as the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (July 2011), the Belsize Conservation Area Design Guide, Camden's Planning Guidance Document (Section 11) and National Planning Policy Framework (Section 12). As such the alterations are designed to have a minimal impact and in doing so preserve the character of the building and the conservation area as a whole.

The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (July 2011) notes the group of buildings along the east side of Lawn Road as making a positive contribution to the conservation area. As documented Appendix 1, many of these buildings already feature similar alterations, and further similar works would not be detrimental.

We have considered the requirements in the Belsize Conservation Area Design Guide (the adjacent conservation area to Parkhill and Upper Park, which features a character similar to that found on Lawn Road). This states that 'services such as flues (including for biomass boilers), soil and vent pipes and new chimneys should always be located on the side or rear elevation' (page 9). As the primary character of the building is expressed through its front elevation, this remains untouched in the application.

Finally, we have designed the alterations to have the minimal impact possible as recommended in Camden's Planning Guidance Document which states 'plant and machinery should be located as close as possible to their end use, e.g. boilers should be located near to the hot water or heating users, to minimise use of ducting materials, loss of resource and visual blight' (Section 11).

## Appendix 1

Photographs showing the context of the scheme and similar alterations along Lawn Road.



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- 1 Existing side elevation of 12 Lawn Road showing extensive existing pipes. Photograph taken 17/12/17.
- 2 Side elevation of No. 13 Lawn Road showing neighbouring windows over 7m away from the proposed boiler flue. Photograph taken 17/12/17.
- 3 Existing side elevation of 11 Lawn Road showing pipework and extractors located towards the front of the side elevation, as well as the relative prominence of the front elevation. Photograph taken 31/01/18.

## Appendix 1 (continued)

Photographs showing the context of the scheme and similar alterations along Lawn Road.



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- 4 Existing side elevation of 5 Lawn Road showing existing pipes running from near the front elevation of the property. Photograph taken 31/01/18.
- 5 Existing side elevation of 9 Lawn Road showing pipework and extractors located towards the front of the side elevation. Photograph taken 31/01/18.