

**PLANNING
DESIGN & ACCESS STATEMENT**

**REAR ROOF DORMER EXTENSION
(SIDE INFILL EXTENSION)
NEW ROOF DECKING AND BALUSTRADE
INSTALLATION OF NEW ROOF ACCESS DOOR
INSTALLATION OF NEW
FIRST & SECOND FLOOR WINDOWS**

**AT
23 LAMBOLLE PLACE
BELSIZE PARK
LONDON
NW3 4PG**

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V2

Prepared for Markham/Hillman
by
Simon Middlehurst Architects Ltd
the studio, applewood
marlow, SL7 2LD
tel: 01628 474072
info@middlehurst-architects.co.uk

Job No: 1852

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1.0 INTRODUCTION AND BACKGROUND

- 1.1 This planning application seeks planning permission for the extension of existing rear roof dormer together with new roof decking and glass balustrade, new roof access door and new windows to first & second floors. The proposed extension & alterations have been designed by Simon Middlehurst Architects Ltd.

2.0 SITE LOCATION AND DESCRIPTION

23 Lambolle Place, is located East of the A41 in Belsize Park, Camden. South of Belsize Park Gardens & North of Eton Avenue
The site is located within the Belsize Park Conservation Area:
Sub Area Three: The Eton Avenue Area
The site benefits from excellent roads and London Underground rail network connections and excellent bus routes.
The site also benefits from an array of excellent community and leisure facilities including Parliament Hill and Primrose Hill each within easy access.
The site is positioned at the end of a terraced group of dwellings.
The property is on the first and second floor of the building with commercial unit on the ground floor - currently a car repair garage.
The rear mews has a variety of building styles / materials and glazing and fenestration at all levels from ground floor to roof terrace.

A number of buildings on the mews – Lancaster Stables benefit from roof gardens and terraces.

The terraced buildings and mews date from approx. early 1900's
The street forms a small typical mews development
Lambolle Place and Lancaster Stables have a variety of commercial and residential dwellings.
Most are 3 storey with commercial use on the ground floor and residential accommodation of first and second floors.
A number of properties have additional third floor extensions as well as roof terraces and small roof buildings.
Most have pitched roofs with slate/fibre cement tiles with raised parapets, front dormer windows facing the street and painted stucco or white painted brickwork to the main façade.

Since their original construction it is clear the buildings have undergone numerous minor alterations and modifications to allow them to remain as affordable residential flats providing appropriate accommodation over a period of almost 100 years. Some of the modifications have been undertaken sensitively and appropriately, but some have not.

Simon Middlehurst Architects Ltd have been appointed as architects to undertake the works required to upgrade the property and refurbish it into a high quality modern residential dwelling.

Wherever possible we will endeavour to retain original features and restore them to their original state. Where we propose construction of new additions to the property we will do so in a manner which distinguishes the additions and alterations from that which is original, continuing with the evolution of the building and allowing it to continue to provide appropriate residential accommodation for both now and in the future.

3.0 SITE SURROUNDINGS

- 3.1 The building is situated within the London Borough of Camden. The property comprises an end terraced residential flat above a commercial premises.
The property dates from approx., 1900's.

4.0 PLANNING HISTORY

- 4.1 We have found no recent records of any relevant planning history to this site.

5.0 PURPOSE OF THIS REPORT

The purpose of this statement, is to support the application for planning permission for a proposed new rear roof side dormer extension, new roof decking, glass access door, new glass balustrading and new windows to first and second floors.

This will be achieved by creating a new replacement roof structure to match existing, slate tiling all to match existing.

New windows to match existing.

6.0 PLANNING POLICY CONTEXT

Camden Local Development Framework 2010

The London Plan 2015

Camden Local Plan 2015

Camden: Belsize Park Conservation Area: Article 4 (1) Direction

Camden Supplementary Planning Guidance CPG 2018 /SPG

7.0 INVOLVEMENT

Proposals for the plans have been the subject of a number of initial design consultations.

Preliminary discussions have also taken place with immediate neighbours and residents.

There have been a number of revisions during the design process. Some of the main design issues and details identified during the consultation period and included within the final design proposals are summarised as follows:

Remove existing rear bamboo screening and replace with new
Remove metal balustrading and replace with new glass balustrade
Remove existing rooflight roof access and replace with new glass door access
Improved internal layouts and altered rear windows sizes.
Materials all to match existing.
Parapet wall to be repaired and made good.
New roof dormer extension all materials to match existing.

8.0 EVALUATION

This group of terraced dwellings appear to remain as mixed commercial and residential use.

Our client wishes to retain and improve this first and second floor flat and aims to retain and or re-instate much of the existing details and character of the building. Clearly there are some aspects of the dwelling in its present state which require this general refurbishment to meet modern needs and allow/plan for modern living. For example, providing good living space standards, new plumbing and heating systems and new electrical installations. Other improvements include a new roof access staircase and new roof balustrading to the existing roof terrace.

All floor levels are to have new refurbished walls and floors together with acoustic and fire rated construction. New bathroom facilities, new kitchen facilities and improved external render and decorations

This proposal aims to meet many new building regulations requirements and as far as possible meet new thermal performance targets, but while respecting the original design, character and features and echoing the use of existing materials.

9.0 DESIGN AND ACCESS STATEMENT

9.1 DESIGN PROPOSALS

Accommodation

One x2 bedroom self-contained flat on first & second floors

No increase in floor area.

9.2 DESIGN AND APPEARANCE

Refer to plans, sections and elevation drawings.

9.3 MASS & SCALE

The scale of the proposed extension at the rear is subordinate to the main structure.

The extension complements the retained existing materials.

Proposed windows scale and locations mirror those of existing rear elevations and surrounding buildings.

The glazed roof access will be fully transparent and will also be subordinate to the main structure.

9.4 PROPOSED MATERIALS:

Walls:

Proposed new walls to be insulated cavity brickwork walls with matching brickwork, matching bond and matching pointing and matching decorations (repairs only)

Roof:

A traditional timber roof construction with matching slate tiles and traditional lead flashings.

Flat roof membranes all to match existing.

Windows:

Timber framed glazed traditional hardwood windows, painted to match existing.

All new glazing will meet the required acoustic requirements of

Rw - 38dB double glazed units to front elevation

(note rooflights only).

It is not proposed that a glazing strategy is required, other than to meet SAP testing for building control approval.

9.5 **LANDSCAPING**

N/A

9.6 **REFUSE AND RECYCLING**

Bin storage and recycling storage areas are as existing.
Siting of refuse for collection is currently proposed as per existing methods.

9.7 **SUSTAINABILITY**

Transport:

No change.

Parking:

No Change

Cycling:

No Change

Energy:

The proposals will include a high insulation level and specification. Building Envelope Performance will be designed to achieve high standards within the constraints of the existing building's fabric. Internal lighting and appliances will be provided as low energy, LED lighting where relevant. It is proposed that the client will install equipment to allow residents to monitor energy use. It is proposed that a new SAP Energy calculation and TER/DER calculations are carried out and submitted with a building control application and not as part of the planning process.

Pollution: No emissions to be less than 40NO mg/kWh.

Daylight and Sunlight Assessment:

Preliminary studies in accordance with the "BRE: Site layout planning for Daylight and Sunlight: A guide to good practice. 2nd Edition" indicate that there is NO significant change to the daylight hours affecting existing adjoining dwellings and therefore not applicable this case.

Water & Drainage

Water use (supply from existing)

There are no proposed new connections for Thames Water approvals. All drainage will be connected to existing stacks. Rainwater run-off will be of no significant difference to existing system.

Traffic and Noise:

No additional traffic noise is considered to affect existing conditions. Room standards in reference to noise levels comply with all current standards.

Detailed soil analysis and demolition methods statements are not required with this proposal.

Access:

Access as existing: new staircase to benefit existing floor levels .

Crime Prevention:

No change.

10.0 CONCLUSION

This proposed new rear roof dormer extension and new windows in a group of existing mixed use terraced properties is of a suitable scale and height so as not to impose on the size and character of original buildings and original dwellings in the vicinity.

The new rear access door and roof staircase does not have any negative impact on existing roofscape or adjoining owners.

The architecture and proposed materials are all matching/traditional materials and in keeping with those materials typically used on this group of terraced buildings.

The impact to the frontage of Lambolle Place and Lancaster Stables has been kept to a minimum and therefore has no significant impact on the roof-scape or street scene.

The adjoining dwellings already benefit from roof conversions, roof terraces and various window sizes and styles as do many properties within the vicinity and in the Belsize Park Conservation Area : Sub Area Three

Simon Middlehurst Architects Ltd
April 2018

APPENDIX A**11.00 SITE PHOTOGRAPHS**

Image 1

Existing Front Elevation : 23 Lambolle Place, NW3



Image 2

Existing Side Elevation: View from entering the mews – Lancaster Stables



Image 3

Existing Rear Elevation: Roof Terrace/Bamboo screening & metal balustrading.



Image 4
Existing Rear Elevation: Roof Terrace/Bamboo screening & metal balustrading.



Image 5
Existing Staircase Rood Access: Internal view



Image 6
Existing Roof Terrace Access



Image 7
Adjoining Buildings: Existing Roof Terrace Structures



Image 8
Adjoining Buildings: Existing Roof Structures & Dormer Glazing

