

Planning Services  
Camden Town Hall  
Argyle Street  
London WC1H 8EQ

26<sup>th</sup> September 2018

**REF: 6 Laurier road London NW5 ISG**

**Design Process, Appearance & Access**

**Key points**

The property is a four storey terrace house, lower ground floor, ground, first and second. It is located within the Dartmouth Park Conservation Area DPCA.

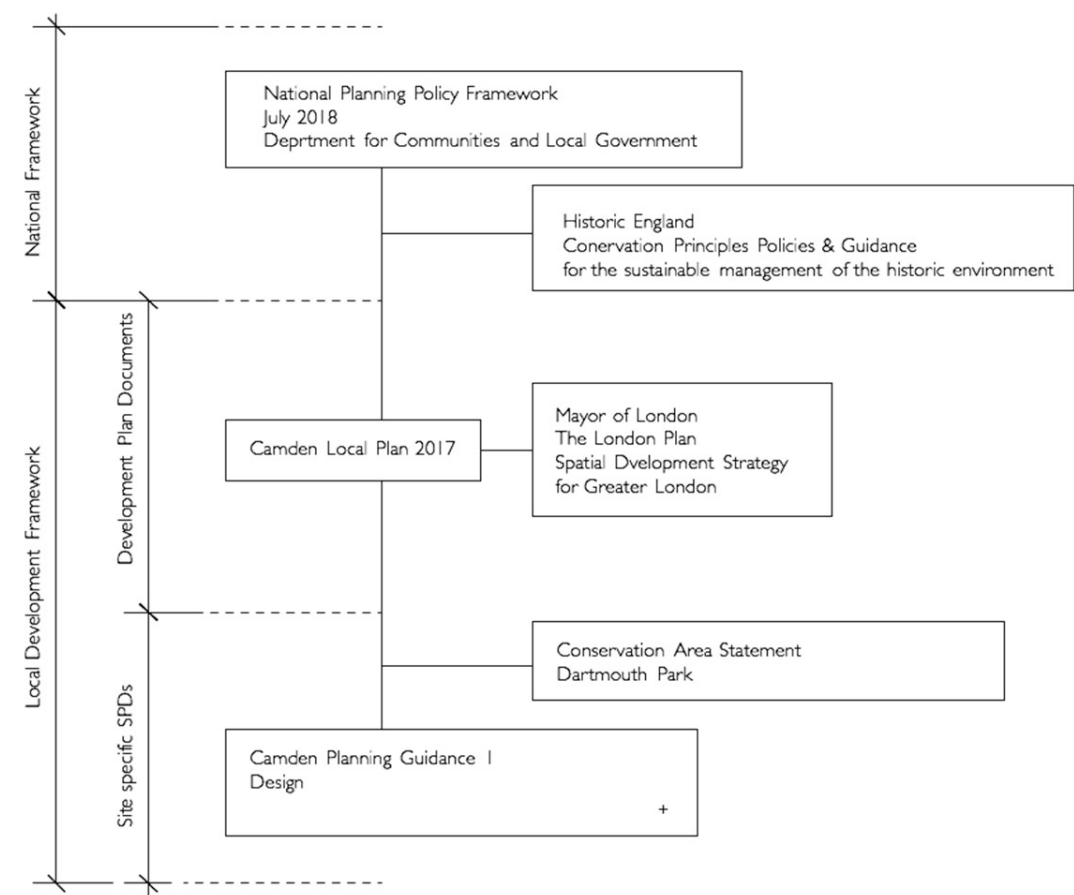
The proposal is to extend the lower ground side return

Extract from the DPCA

**7.32 Laurier Road (West)** (until the 1930s, Lewisham Road). The section between York Rise and Boscastle Road was built by Crockett in the 1870s. This short straight street has on the north side terraces grouped in threes (Nos. 2-30), with three floors, semi-basement and raised ground floor. The two storey bay sash windows have segmental arches and stucco surrounds and there is stucco at the semi-basement level. The sash windows have a segmental arch on the upper floors. The south side (Nos. 1-21) has a similar design but grouped differently. The properties have three storey rear extensions with a curved parapet. Cast-iron railings form the boundary to Nos. 1 - 17 providing a strong visual frontage to the group. The grouping of buildings provides a rhythm to the street and important gaps between buildings. At the west end of the street is No. 1c a house by and for van Heyningen & Haward, 1986, a brick house that is attached to a far less distinguished block of flats. No.1c has the height of the rest of the street but its own rhythm within the façade; the interest is in the arrangement of square windows.

**Statutory Context**

The following framework documents are referred to:



## National Framework

Communities & Local Government  
Planning Policy Statement 5  
Planning for the Historic Environment

*Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets*

*HE7.5 Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.*

## ANNEX 2: TERMINOLOGY

### CONSERVATION

*The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.*

In our view the proposed works are respectful of the local heritage and seek to celebrate and enhance the historical character.

The development seeks to enhance the local heritage by creating a contemporary new addition that responds to current needs.

Historical England, English Heritage (EH)

## CONSERVATION PRINCIPLES POLICIES AND GUIDANCE FOR THE SUSTAINABLE MANAGEMENT OF THE HISTORIC ENVIRONMENT

### *Assessing Heritage Significance*

*Understand the fabric and evolution of the place*

*62 To identify the cultural and natural heritage values of a place, its history, fabric and character must first be understood. This should include its origins, how and why it has changed over time (and will continue to change if undisturbed), the form and condition of its constituent elements and materials, the technology of its construction, any habitats it provides, and comparison with similar places. Its history of ownership may be relevant, not only to its heritage values, but also to its current state.*

We would like to see this statement from EH as an acknowledgement that change is a natural and welcome process. Granted the historical character of the property should be preserved and enhanced where possible but changes and additions from part of the natural development of buildings.

## Local Development Framework

Mayor of London  
The London Plan  
Spatial Development Strategy for Greater London

### *Policy Areas*

### *Design principles*

### *4B.1 Design principles for a compact city*

*The Mayor will, and boroughs should, seek to ensure that developments should:*

- \* maximise the potential of sites*
- \* promote high quality inclusive design and create or enhance the public realm*
- \* contribute to adaptation to, and mitigation of, the effects of climate change*
- \* respect local context, history, built heritage, character and communities*
- \* provide for or enhance a mix of uses*
- \* be accessible, usable and permeable for all users*
- \* be sustainable, durable and adaptable in terms of design, construction and use (see Chapter 4A)*
- \* address security issues and provide safe, secure and sustainable environments (policy 4B.6)*
- \* be practical and legible*
- \* be attractive to look at and, where appropriate, inspire, excite and delight*
- \* respect the natural environment and biodiversity, and enhance green networks and the Blue Ribbon Network*

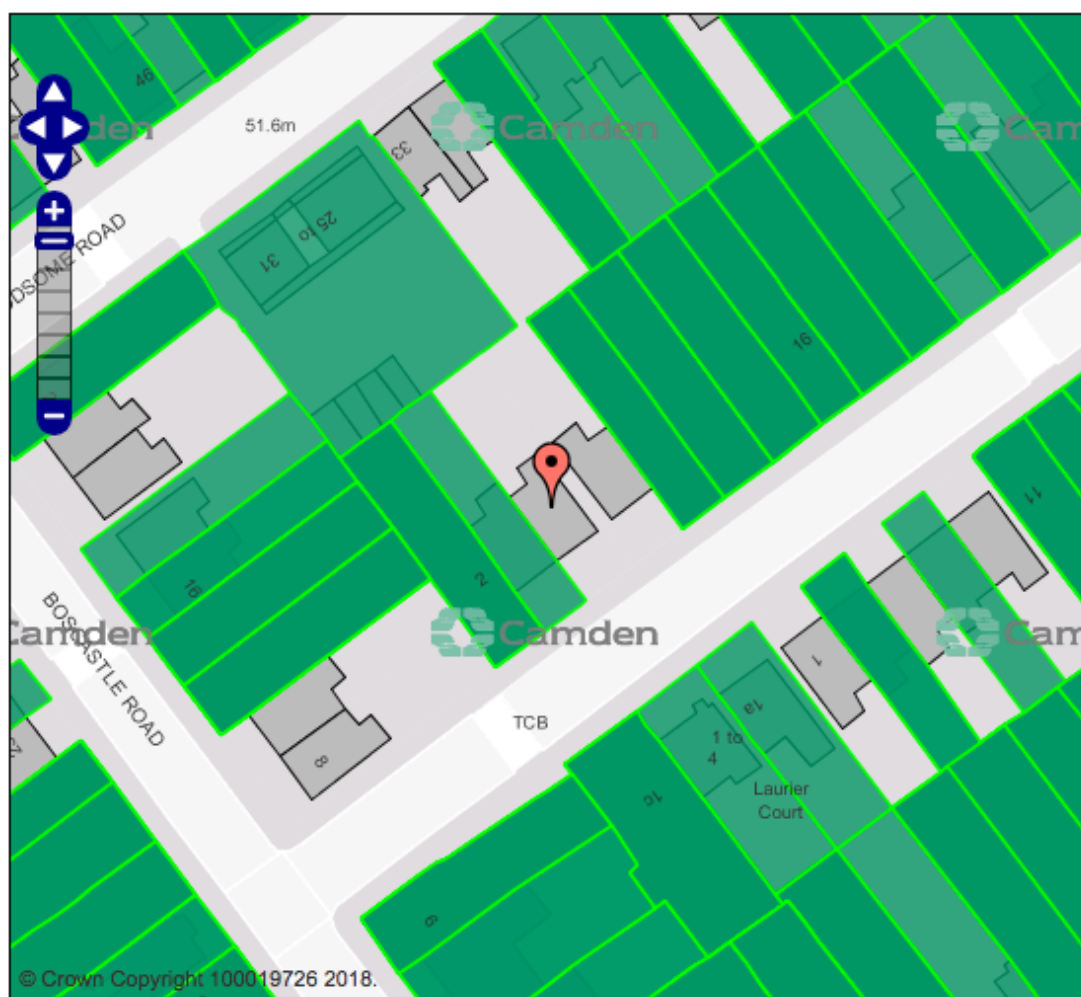
\* address health inequalities (policy 3A.23).

*These principles should be used in assessing planning applications and in drawing up area planning frameworks and DPD policies. Design and access statements showing how they have been incorporated should be submitted with proposals to illustrate their impacts.*

We would like to offer that in the spirit of the London Plan the proposed development seeks to maximize the use of the historical property.

## Council Policy

Extract from the GIS Interactive planning map:



## Camden Local Plan 2017

### 7 Design & Heritage

#### Local Context & Character

*7.2 The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

*character, setting, context and the form and scale of neighbouring buildings;  
the character and proportions of the existing building, where alterations and extensions are proposed  
the prevailing pattern, density and scale of surrounding development;  
the impact on existing rhythms, symmetries and uniformities in the townscape  
the composition of elevations  
the suitability of the proposed design to its intended use;  
inclusive design and accessibility;  
its contribution to public realm and its impact on views and vistas; and  
the wider historic environment and buildings, spaces and features of local historic value*

*7.3 The Council will welcome high quality contemporary design which responds to its context, however there are some places of homogenous architectural style (for example Georgian Squares) where it is important to retain it.*

*7.4 Good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development which integrates into its surroundings. Character is about people and communities as well as the physical components.*

In line with HE and the London Plan there is an emphasis to preserve and enhance the historical context. It is our view that the proposal is respectful of the historical building and contributes positively to the local context and character.

The on-going development of the historical neighbourhood is as important as the preservation of the historical fabric. We believe that from the future's perspective the proposed development will be seen as a positive contribution to the evolution of the neighbourhood.

#### Details & Materials

*7.9 Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings should be retained wherever possible, as their loss can harm the appearance of a building by eroding its detailing. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.*

*7.10 Schemes should incorporate materials of a high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour, tone and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.*

We consider the proposed design carefully integrates with current period context.

The proposed materials have been specified to respect the existing building and enhance the character

#### Conservation areas

*7.46 In order to preserve or enhance important elements of local character, we need to recognise and understand the factors that create that character. The Council has prepared a series of conservation area statements, appraisals and management plans that assess and analyse the character and appearance of each of our conservation areas and set out how we consider they can be preserved or enhanced. We will take these into account when assessing planning applications for development in conservation areas. We will seek to manage change in a way that retains the distinctive characters of our conservation areas and will expect new development to contribute positively to this. The Council will therefore only grant planning permission for development in Camden's conservation areas that preserves or enhances the special character or appearance of the area.*

*7.47 The character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses. These elements should be identified and responded to in the design of new development. Design and Access Statements should include an assessment of local context and character and set out how the development has been informed by it and responds to it.*

We consider the proposed works are very minor and will have no effect on the existing character of the area

## Camden Planning Guidance I, Design

### 2 Design Excellence

#### General guidance on design

2.6 Camden is committed to excellence in design. The borough contains many special and unique places, many of which are protected by conservation area status. In accordance with draft London Plan policies

7.1–7.7, Core Strategy policy CS14 requires development schemes to improve the quality of buildings, landscaping and public spaces and we will not approve design which is inappropriate to its context or fails to improve the character of an area.

2.7 We are working with our partners to promote design excellence and improve public buildings, landscaping and the street environment. We have established the Camden Design Initiative which seeks to encourage involvement, awareness and understanding of good design and this is promoted through the bi-annual Camden Design Awards which acknowledge high quality and innovative design. We are also a promoter of the national Civic Trust Awards which are awarded to buildings judged to have made a positive cultural, social or economic contribution to the local community.

2.8 In order to achieve high quality design in the borough we require applicants to consider buildings in terms of context, height, accessibility, orientation, siting, detailing and materials. These issues apply to all aspects of the development, including buildings and other structures (e.g. substations, refuse or cycle storage), outdoor spaces, landscaping and access points and should be considered at an early stage in the design of a development, as these elements are often difficult to change in later stages.

#### Context

2.9 Good design should:

- positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views. This is particularly important in conservation areas...

#### Building design

2.10 Good design should:

- ensure buildings do not significantly overshadow existing/proposed outdoor spaces (especially designated open spaces), amenity areas or existing or approved renewable energy facilities (such as solar panels). For further information, refer to CPG3 Sustainability Renewable energy (A shadowing exercise may be required for tall buildings or where they are near open spaces);
- consider the extent to which developments may overlook the windows or private garden area of another dwelling;
- consider views, both local and London wide, and particularly where the site is within a recognised strategic viewing corridor (as shown on the policy Proposals Map);
- consider the degree of openness of an area and of open spaces, including gardens including views in and out of these spaces
- contributions to the character of certain parts of the borough;
- provide visual interest for onlookers, from all aspects and distances. This will involve attention to be given to both form and detail;
- consider opportunities for overlooking of the street and, where appropriate, provide windows, doors and other 'active' features at ground floor; and
- incorporate external facilities such as renewable energy installations, access ramps, plant and machinery, waste storage facilities and shading devices into the design of the development. Careful consideration must be given to ensure that the facility does not harm the built environment.

The proposed works comply with these requirements

#### Materials

2.12 Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials. We will encourage re-used and recycled materials, and further guidance is contained within CPG3 Sustainability (Sustainable use of materials).

In line with these requirements the proposed extension to the side return is minor in nature

### **Conclusion**

In our opinion the proposal complies with all the requirements established in the local Development Framework and the Design Guidelines amongst others.

### **Use**

The current use of residential is maintained.

### **Layout**

The internal layout remains exactly the same, access from the highway remains the same. The only change to the internal layout is to create a larger open plan kitchen living room area.

Yours sincerely,

Sebastian Camisuli

On behalf of:  
Martins Camisuli Architects