

PLANNING APPLICATION SUPPORTING STATEMENT
AND DESIGN AND ACCESS STATEMENT

23 LISBURNE ROAD, LONDON. NW3 2NS



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DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared in accordance with Planning Circular 01/06 and Cobe Guidance 'Design and Access Statements: How to read, write and use them'.

Background

The subject property is located in Lisburne Road, London. NW3 2NS.

The site is a large 4 storey terraced building of tradition construction with traditional face materials.

The site is located within the Mansfield Conservation Area within the London Borough of Camden.

The application that accompanies this Design and Access Statement aims to improve the existing building and ensure that it makes a positive contribution and improved impact on the character of the Conservation Area.

Introduction

This application aims to provide internal alterations to the first floor and a covered area to the existing rear roof terrace. The aims of these proposals are to improve the dwelling's internal layout and external amenity space, and to improve the functionality for its occupiers.

ASSESSMENT

Context

Physical

The site is comprised of a large five bedroom terraced house, located on Lisburne Road within the Mansfield Conservation Area within the London Borough of Camden. The property is not listed.

The property has been the subject of previous planning applications which have been granted consent.

Planning History.

A search of the Local Authority planning register revealed the following applications:

2006/3680/P	23 Lisburne Road London NW3 2NS	Enlargement of an existing dormer window and installation of a new dormer window to the rear elevation of the single dwellinghouse (Class C3).	FINAL DECISION	23-08-2006	Granted
2006/3400/P	23 Lisburne Road London NW3 2NS	Erection of a single-storey extension at rear ground level to single-family dwelling house (Class C3).	FINAL DECISION	31-07-2006	Granted
2006/2682/P	23 Lisburne Road London NW3 2NS	Removal of the existing rear dormer and replacement with a new rear dormer window to single family dwellinghouse.	FINAL DECISION	19-06-2006	Refused

Additionally we enclose a list similar extensions to existing roof terraces within the local area:

2016/6739/P

Site Address 15 Shirlock Road London NW3 2HR

2015/4421/P

Site Address 25 Courthope Road London NW3 2LE

Conservation Area characteristics

The Mansfield Conservation Area can be divided into 2 sub areas of distinctly different character. Sub area 1: Fleet Road runs from west to east, it is a busy, one way road, urban in character which contains commercial premises and retail units mixed with residential properties: Sub area 2 is predominantly residential in character and is laid out on a loose grid pattern with long roads running from east to west and shorter roads running from north to south.

The subject site is located within sub area 2 and is of residential character.

Mansfield Conservation Area was designated by the London Borough of Camden on 11th September 1990.

Economic and Social

The site is located within a residential area. There are no direct economic or social issues arising as a result of this proposal. Lisburne Road is located within walking distance to the local services and facilities.

and the proposed changes and improvements to the property will ensure that it is suitable for the current and future housing market.

INVOLVEMENT

The proposed scheme will have minimal impacts beyond the site's boundaries and for this reason community involvement has been kept to a minimum. It is not proposed to alter the use or the external appearance of the frontage of the property, and similar examples of development of this type have taken place already in the area.

EVALUATION

Opportunities and strengths

- An opportunity to improve external appearance of the building and relate it to the wider surroundings.
- Maximise the use of the building and amount of internal space available for use by occupants.
- Consent has recently been granted for similar roof extensions in the local area.
- Area has a strong character and guidance exists to inform development.

DESIGN

A scheme has been developed that aims to retain and enhance the character of the Conservation Area. The proposals will result no changes to the frontage of the building.

Changes are proposed to the rear of the building with the formation of a covered area to the existing roof terrace. The proposed structure will occupy 50% of the existing roof terrace at third floor level. We propose a lightweight glazed structure forming a covered area. The proposed structure will be minimal in scale and volume and will be of a contemporary design complimenting the traditional form of the host building.

We additionally propose internal alterations to the first floor level.

Use

The house is already in residential use and there are no plans to deviate from this use, only to provide additional residential floorspace.

Amount

The proposal will increase the size of the property marginally in floorspace terms and will provide an improved level of accommodation at first and third floor levels.

Scale

The proposed structure will result a marginal increase in scale. .

Layout

The proposal will result in changes to the internal layout of property at first floor level providing an improved level of internal amenity.

Landscaping

There are no plans to alter the existing landscaping treatment of the house.

Access

As outlined earlier in this report, the site is located within in close proximity to the local services and facilities.

Photographs of the site.



Front elevation



Existing roof terrace with access doors