

Lidlington Place

Design and Access Statement
Planning Supporting Statement

Lidlington Place Camden

Introduction

This Design and Access Statement supports the accompanying planning application. Unagru Limited has been employed by the applicant to submit the planning application. This statement should be therefore read in conjunction with all other materials submitted in support of the planning application described below for the above address.

Proposal Overview

The proposal, described in the pages below and the attached drawings, consists in the construction of a two-storey self-build home on ground floor and basement levels. Following a lengthy consultation process with the Planning Department, the proposed design has been prepared taking into account the following characteristics:

- The site is within a conservation area: Camden Town CA.
- The need to propose a building that is in keeping with the existing garden character and therefore limited in height.
- The need to propose a building that is in keeping with the existing garden character and therefore covered with a green roof.
- The need to provide an adequate solution for the treatment of the boundary.
- The need to provide adequate lighting into the the proposed building.

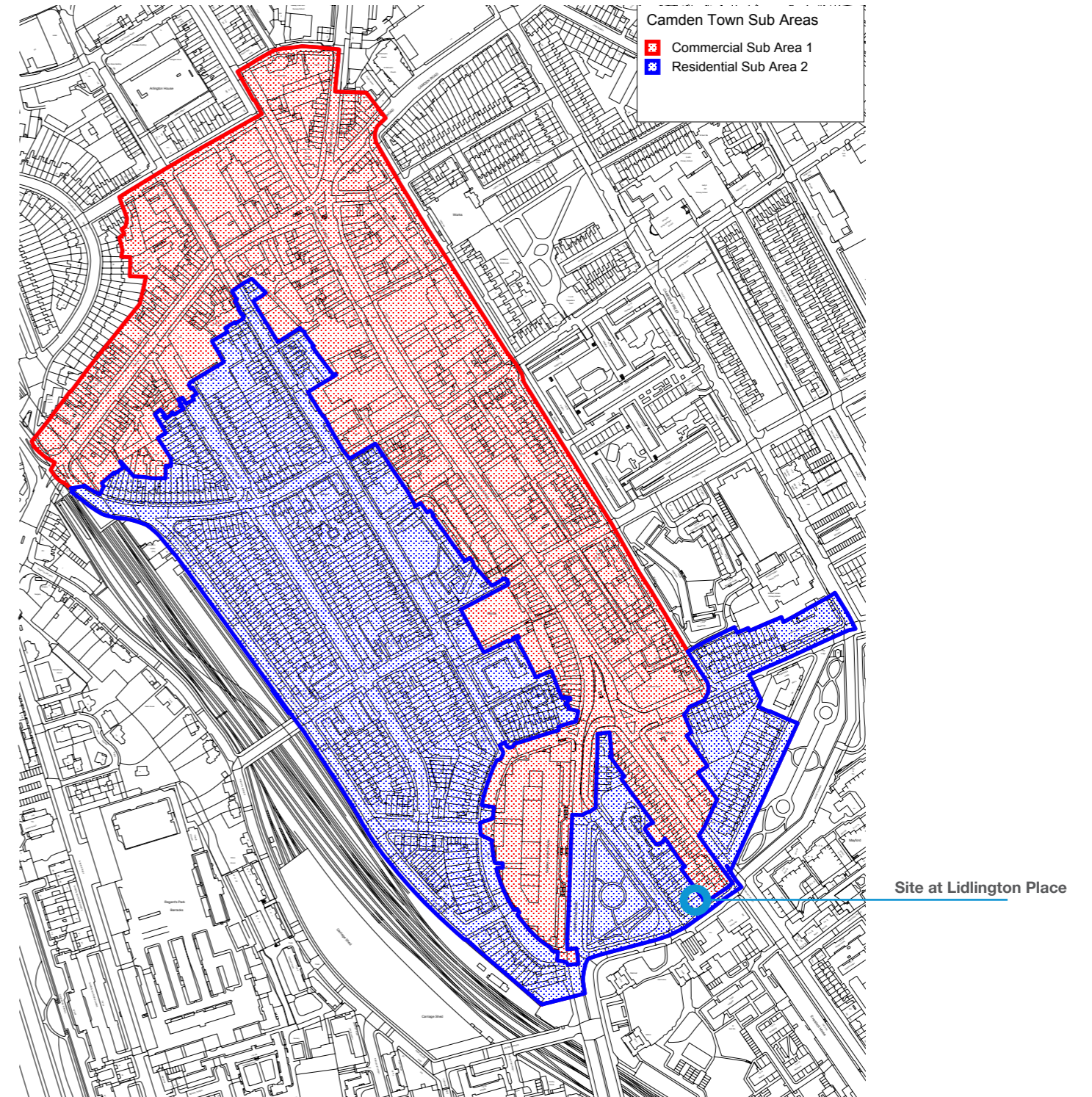


Existing Situation

The site is currently abandoned and empty, mostly covered in asphalt, with direct access from Lidlington Place. The access gate, facing South, is in poor conditions. The brick boundary wall along Lidlington Place is in continuity with the adjoining plots, measuring approximately 1800mm from the street level. The site is surrounded by rear gardens, with the exception of the Western boundary site, which is used as carpark.

Context

The plot is on the Southern Edge of the Camden Town Conservation Area. Lidlington Place is a small street connecting two larger roads with a more commercial vocation: Eversholt Street and Haringdon Square. The site is therefore within the Camden Town Conservation Area at the boundary between the residential and commercial sub-areas.



Existing Situation

Land Registry Address: Land on the North side of Lidlington place.
Land Registry Title No. LN136819
Council Address: Land at rear of nos. 76-75 Oakley Square Lidlington Place NW1 1NH

Context

The plot is on the Southern Edge of the Camden Town Conservation Area. Lidlington Place is a small street connecting two larger roads with a more commercial vocation: Eversholt Street and Haringdon Square. The site is therefore within the Camden Town Conservation Area at the boundary between the the residential and commercial sub-areas.

The Site

The site is currently abandoned and empty, after being used as car park for several years. The site is covered in asphalt, with direct access from Lidlington Place. The access gate, facing South, is in poor conditions. The brick boundary wall along Lidlington Place is in continuity with the adjoining plots, measuring approximately 1800mm from the street level. The site is surrounded by rear gardens, with the exception of the Western boundary site, which is used as carpark.

Planning History:

9866 - The erection of a double garage at the rear of 75 and 76 Oakley Square, N.W.1. and formation of a means of a means access to Lidlington Place – Granted 01/01/1971

32122 - The erection of a two storey studio house with car-parking space. – Refused 27/05/1981

8802029 - Erection of a double-garage on land at the rear of 75 and 76 Oakley Square as shown on 2 un-numbered drawings. – Refused 21/06/1988 – Appeal Allowed 01/12/1989

2008/4496/P - Erection of a double garage to the rear of the property, access to which would be via Lidlington Place. – Refused 02/12/2008 for “inappropriate material selection”.

The 1989 Appeal Officer underlined how the site should was not considered of prominence within the Conservation Area:

I see from the information before me that the proposed garage is within the Camden Town Conservation Area. Although neither party relies upon this fact I have considered the requirements of S.277(8) of the 1971 Act and in particular whether the proposal would preserve or enhance the Conservation Area. It seemed to me that the site is not a prominent one within the Conservation Area, lying as it does to the rear of properties and not dominant in the street scene. I am satisfied that if the proposal is implemented the character and appearance of the Conservation Area would be preserved.





View of the site from Lidlington place



View towards West from the site



View towards North from the site



View towards East from the site

Proposal

In line with the pre-application advice, the approach has been to provide a design that would sit discreetly behind the boundary. A building more akin to a garden building than a new unit.

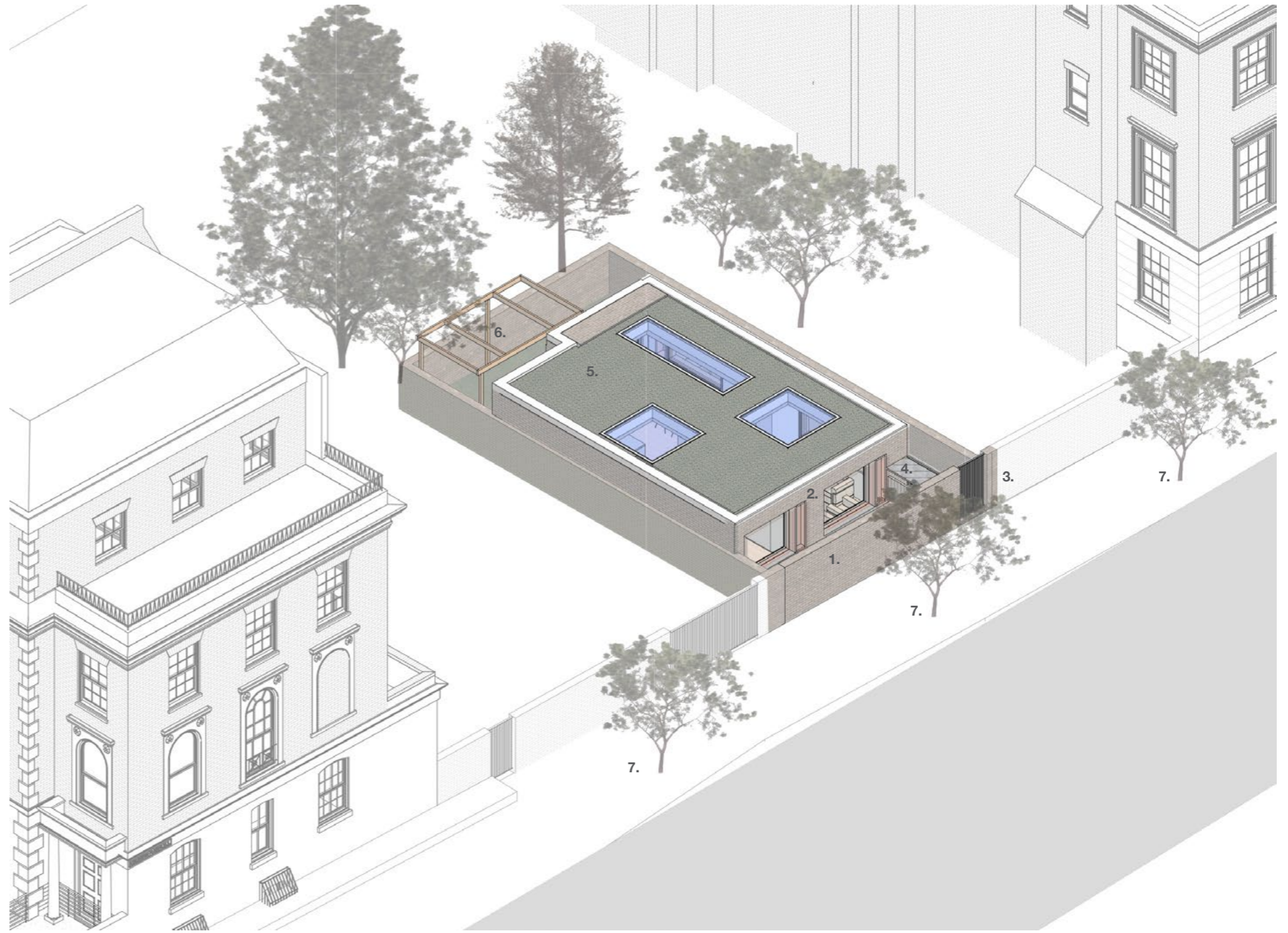
Massing:

The building is therefore arranged on the ground floor and basement levels. The ground floor only occupies approximately 60% of the total 107 square metres, thus allowing a generous setback on three of the four sides. To further reduce the visibility of the building both from Lidlington Place and the adjoining properties, the ground floor is approximately 800mm below street level. This allows maintaining the overall height of the building 500mm beyond the fence level. In order to access the lowered GF level, the access from the road is set on the Eastern edge of the site, with gentle steps.

Preapplication Advice

A bulkier scheme, comprising of three storeys above ground, was submitted for pre-application advice. The report underlined the negative impact of the large building, mainly as it was obstructive of the views from the street to the terraces' rear gardens. The advice also noted how a smaller structure, of one storey above ground, could be appropriate. In subsequent correspondence with the Council, a height of 500mm above the existing boundary wall on the street was deemed acceptable, in combination with a setback from the street boundary. The proposal reflects the advice.

The advice also mentioned a preference for the new proposal to resemble more "an outbuilding" than a new independent construction. The scale and choice of materials also reflects this advice.



Legend:

1. rebuild boundary wall to match the existing
2. reduced height and set back on street side
3. entrance from street: Aluminium patterned mesh gate in bronze colour
4. waste storage
5. green roof
6. rear patio garden with pergola
7. approximate location of new trees to be planted by TFL

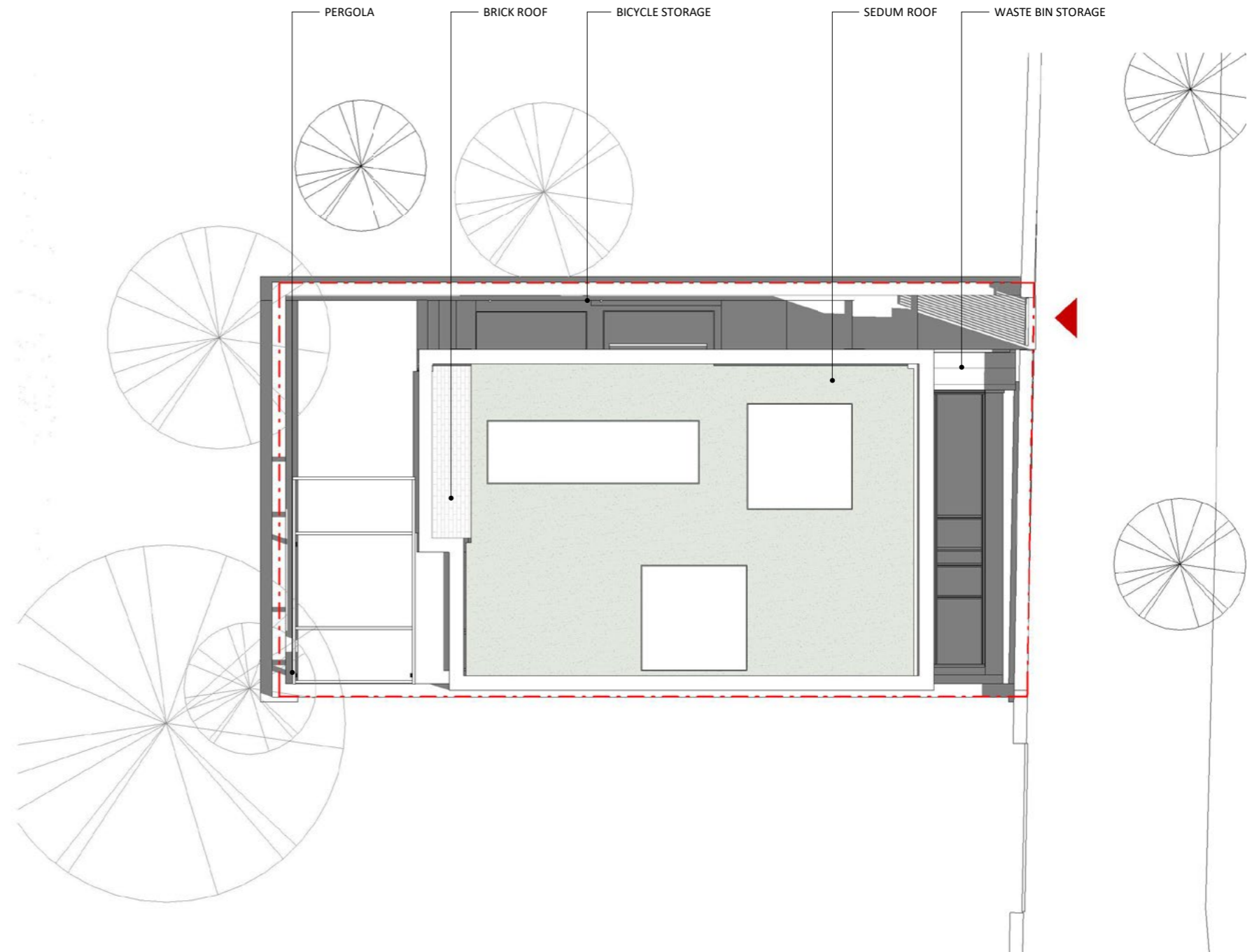
a. Use and Layout

Layouts:

We enter the building through the East facade: a stone architrave highlights the entrance door, in dark hardwood. On the ground floor, there are one single bedroom, as well as the living, dining and kitchen areas, with direct access to the rear garden. Five steps allow overcoming the difference in level between the interior and the garden.

An interior staircase connects to the basement, which is arranged to provide three more bedrooms (two doubles and one single), two bathrooms and a generous plant area.

Large roof lights will provide light to all inhabitable rooms, as is confirmed in the lighting assessment attached to the application.



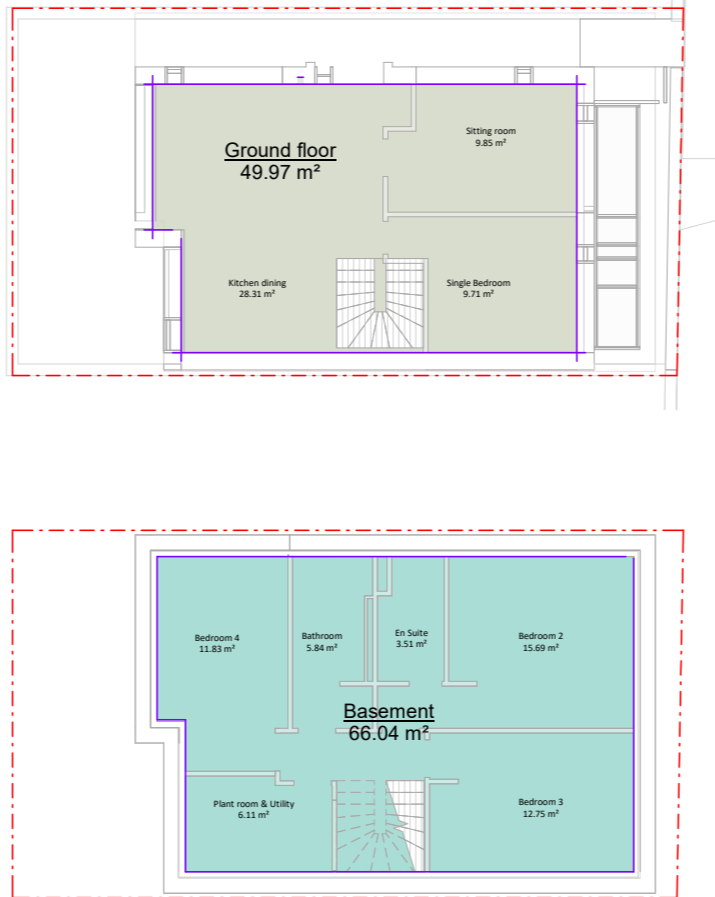
Approximate GIAs are:

Basement	66.0 sq.m.
Ground Floor	49.9 sq.m.
Total GIA	116 sq.m.

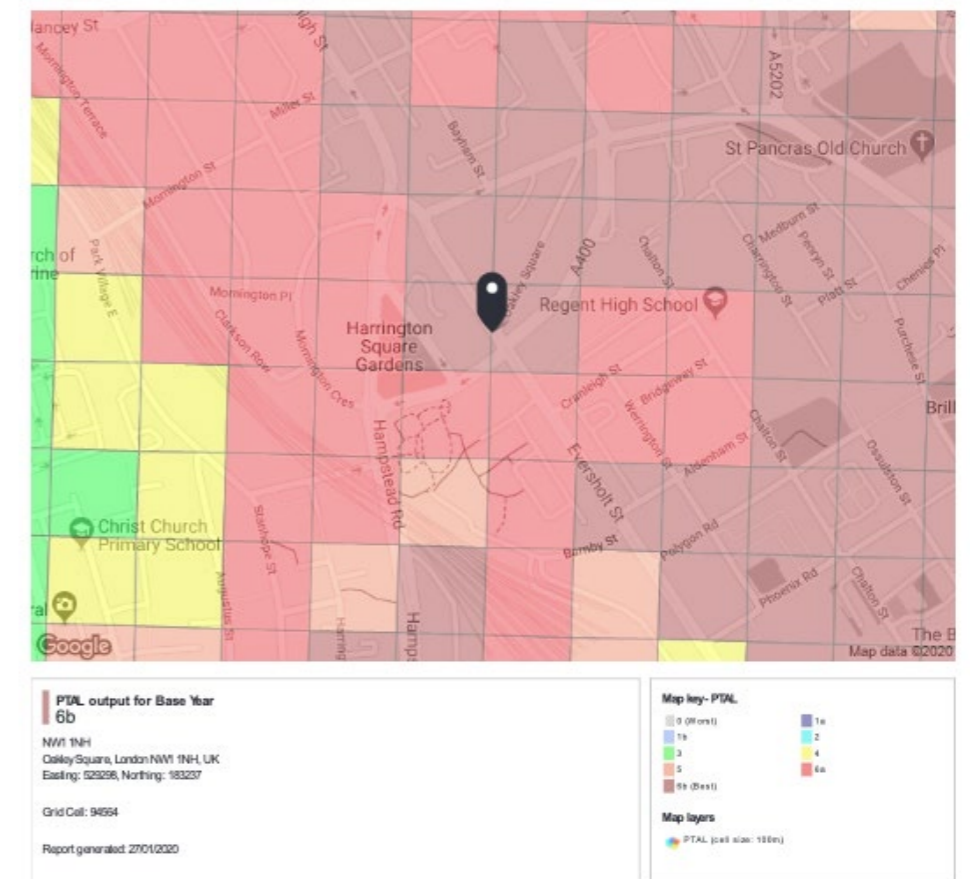
The resulting 4bed 6people house on two stories is therefore abundantly within the London Plan's prescriptions.

b. Access

Access to the property will be exclusively pedestrian and via a gate with key. In line with the pre-application advice, space has been set aside for safely storing two bicycles inside on site. The site has the highest PTAL score of 6B.



Proposed GIAs



Site PTAL Record

c. Scale

The proposal has been designed to have the least possible impact on the street scene, the views to the rear gardens, and the adjoining properties. The building's setback and height allow it to blend appropriately in the context.

d. Appearance of the scheme

The site is currently vacant, unwelcoming and disordered. In our opinion, the new boundary wall and entrance gate will significantly enhance the area's appearance. The building will be hardly visible, being only 500mm higher than the front boundary wall. Within the boundary, the proposed building will be clad in London Stock brick, to match the adjoining properties. The exterior walls will terminate with a white coping stone detail, which will wrap around the building. The same material will frame the entrance door. The fenestration, in dark hardwood, will not be visible from the street. The gate to the road will be in fabricated in patterned aluminium mesh panels and will incorporate a small mailbox, as well as the street number. All the metalwork will have either bronze or black finish.



View of the proposal from Lidlington Place and facing North West

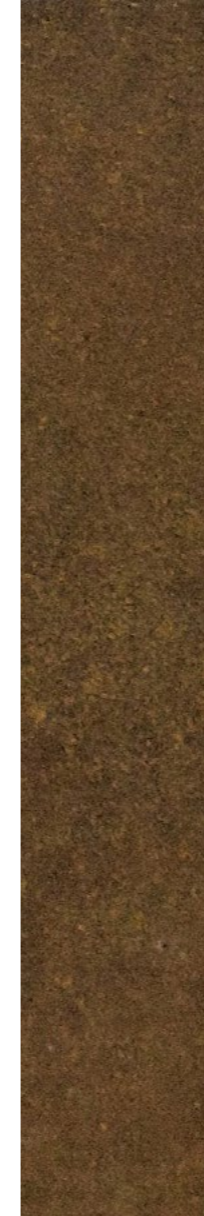
d. Appearance of the scheme _ materials



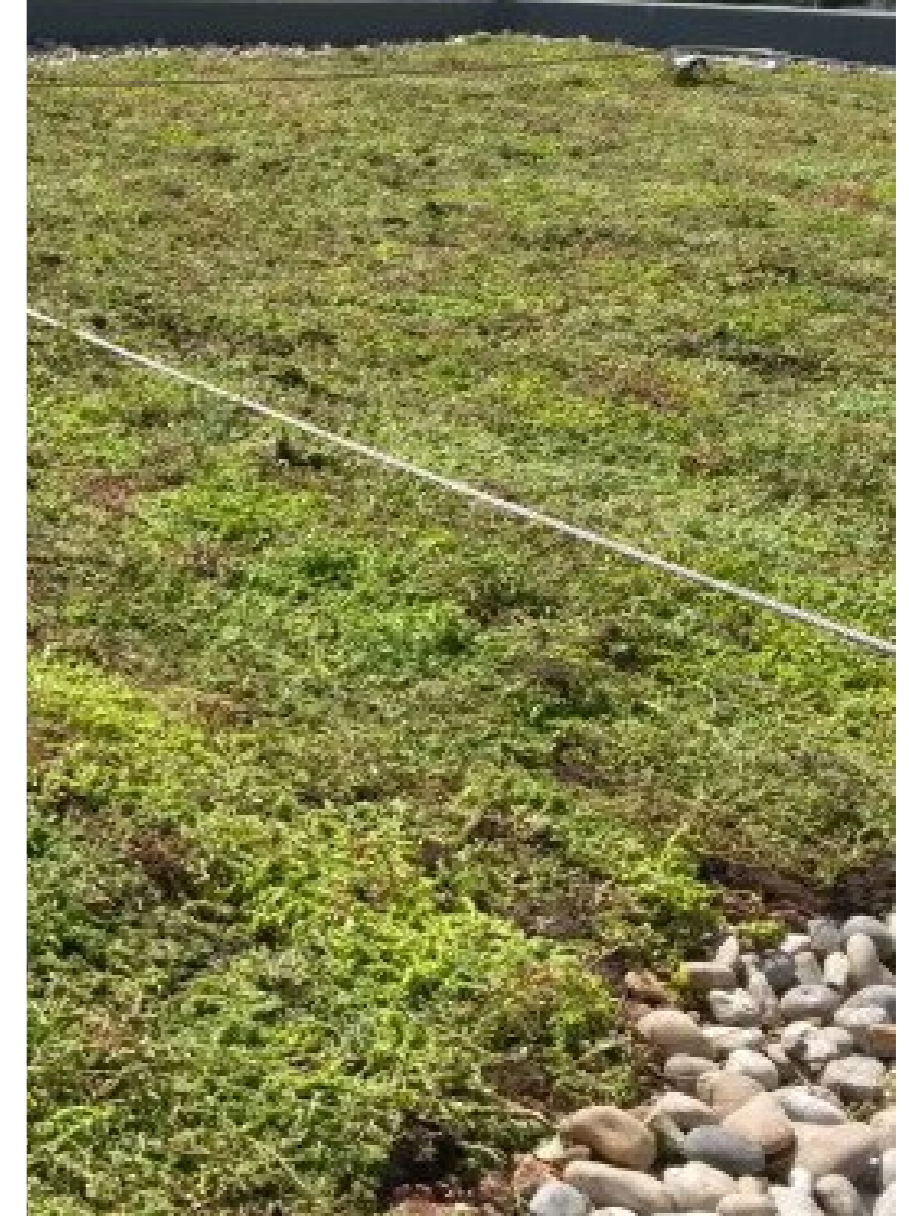
Front boundary and exteriors walls: London stock brick



Mahogany or fark stained oak window and door frames



Bronze colour ironmongery and entrance gate



Green Roof

e. Living Conditions

Given its scale and position, the construction will have a limited impact on the surrounding properties in terms of the sense of enclosure, lighting or privacy. The building's floor finish level will be lower than the surrounding ground, which will result in a smaller scale and render impossible the views from the house to adjoining properties.

f. Arboricultural

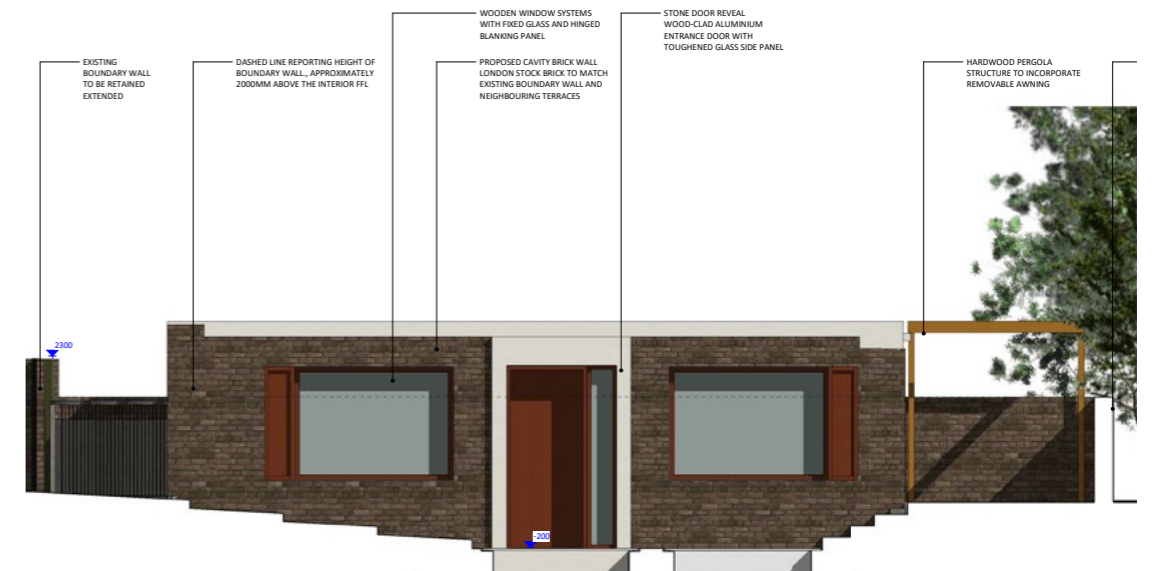
The design has been approached having in mind the wellbeing of the surrounding trees. An arboricultural assessment and report have been used to outline the maximum extension of the basement. The report's recommendations have determined the relationship between the ground floor and the rear garden: to avoid any possible damage to the roots of the surrounding trees, the garden level at the rear of the house has not been lowered. For further information, please refer to the report attached.

g. Flood risk and Basement assessment

Further information on the basement impact on the surrounding properties, as well as flood risk is attached.



North Elevation of the building



East Elevation of the building



South Elevation from the street



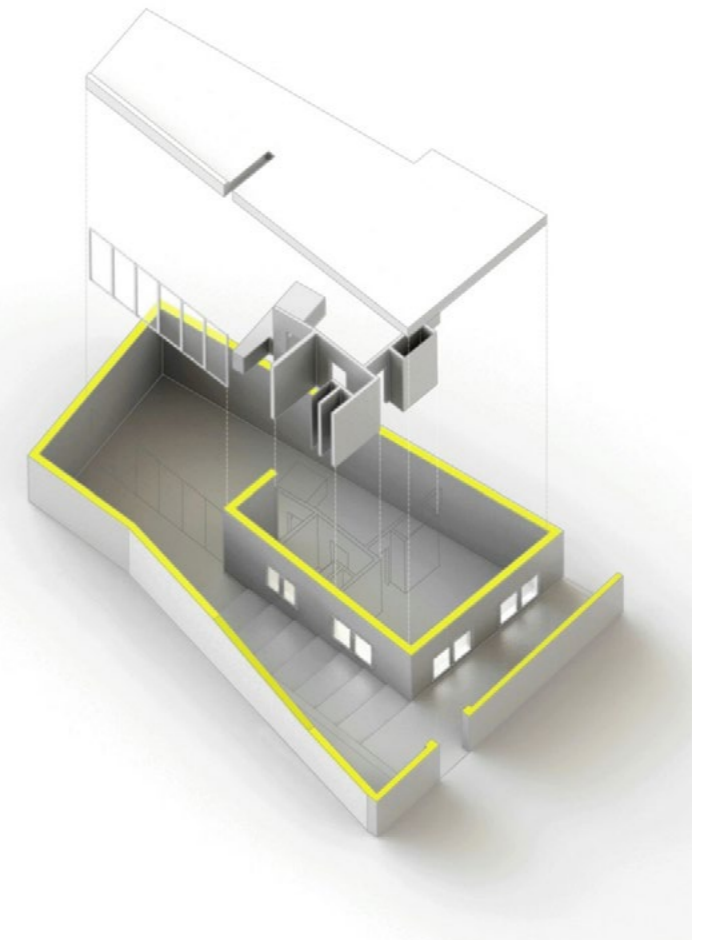
West Elevation of the building

Similar developments

Spiral House

Architects: Jack Woolley
Materials: Brick and glass

A home conceived as a 'single wall spiralling to the centre of the space' to form the dwelling. The property is set at ground level, but steps gently downwards to create a home with generous internal space and a small walled garden.

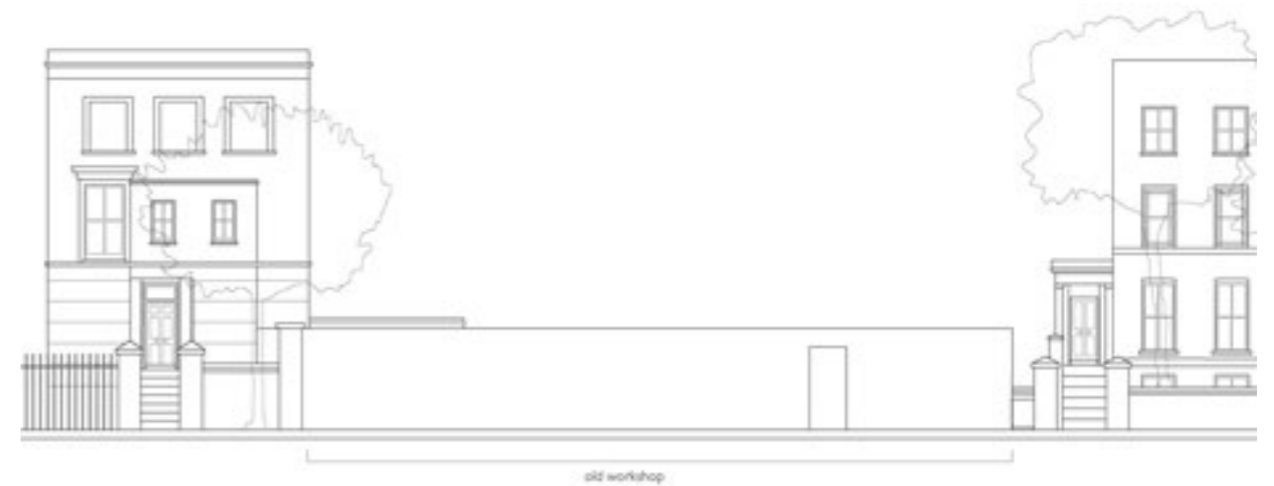
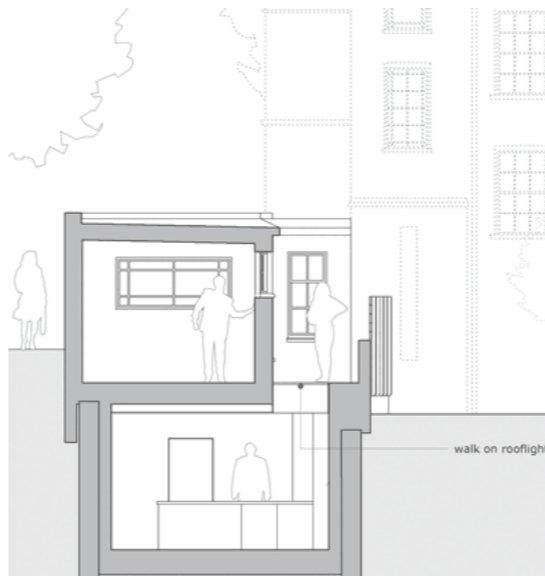


Similar developments

Old Workshop

Architects: Jack Woolley
Materials: Brick and glass

A two storey, one bedroom home in the London Borough of Islington is constructed on a constrained site. The Old Workshop is spread across the ground and basement level, barely noticeable from the street. Light enters the property through carefully placed walk on roof lights. Windows face the rear to ensure there is minimal overlooking.



Conclusions

We have laid out the case to demonstrate how in our opinion the proposal would not harm the character of the Camden Town Conservation Area. On the contrary, a new boundary wall and carefully detailed pedestrian gate along Lidlington Place, would enhance the street scene, when compared to the current abandoned site.

The proposed dwellinghouse is designed to minimise the impact on all the neighbouring properties and to maintain the views from the street to the terraces' rear gardens.

The proposed massing, tectonics, choice of materials and layout are all aimed at creating a humble structure, which would sit quietly behind the boundary walls.

The proposal would afford a new, much needed, dwellinghouse for a growing family in place of derelict land.

Unagru is an architecture, urbanism, interiors, and landscape design practise based in London.

We provide modern, light and comfortable design solutions for a wide array of needs. Our services embrace all aspects of architectural and urban design, investment and construction: feasibility studies, project management, development management, planning consultancy, contract administration, master planning, and research.

We are research-oriented and extremely engaged in urbanism and sustainability.

We have successfully delivered several projects ranging from mixed-used developments to single dwellings and refurbishments.

We believe in contextual architecture and urbanism that foster collective growth, and enhance our cities.

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