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Architects

26D Lambolle Road

Design & Access Statement

July 2020

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Project Address:

26D Lambolle Road,
London,
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1.0 Introduction

This Planning Statement has been prepared by Daria Wong Architects in support of a planning application at 26D Lambolle Road for two new inset balconies on the rear facade, as well as the installation of a conservation window on the side facade, in the kitchen.

The following text will explain the design approach and how the local vernacular and context has been taken into account, whilst demonstrating its compliance with planning regulations, in line with the Camden Local Plan (2017), Belsize Park Conservation Area Appraisal and Altering and Extending Your Home CPG (March, 2019).

Front Elevation from Lambolle Road

2.0 Context and History

26 Lambolle Road is not listed, but it does it sit in the Belsize Park Conservation Zone. The site is aligned south-west to north-east. It is bounded by Lambolle Road at the front and the gardens of the properties along Belsize Park Gardens to the rear and is located in an area of Camden that underwent extensive regeneration in the 1870s, as the Westminster Estate was gradually sold off and its land redeveloped for housing. The property was converted into four self contained flats in 1987.

Satellite View, Google Maps

Key:

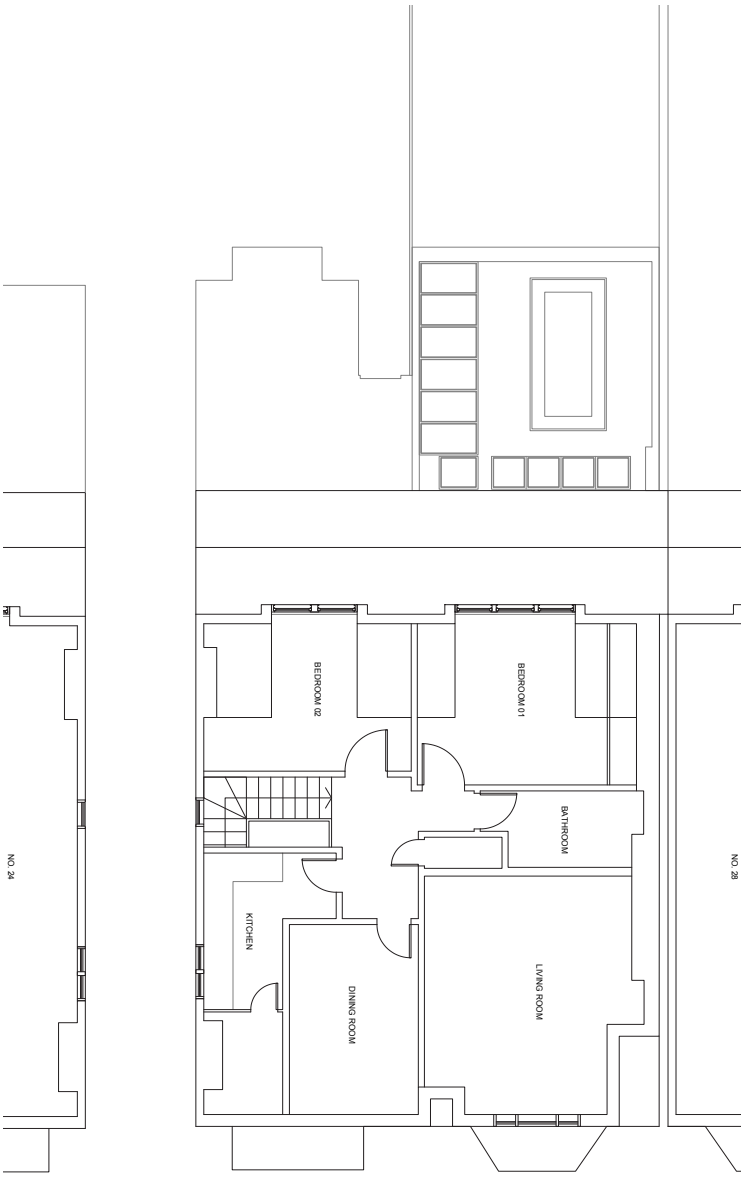
Site Boundary

3.0 Existing

26 Lambolle Road is a three-storey semi-detached dwelling, with attic space, located on a quiet residential road and was constructed in the late 19th Century in the Victorian Style. It displays the typical architectural features of the time, including large bay windows with mouldings and feature brickwork.

The property has undergone several alterations, beginning with its conversion into four self contained flats in 1987. Following this, Flat B constructed a single storey rear extension and two no. conservation rooflights have been installed in the rear roofslope.

The existing dwelling accommodates a small kitchen, dining, living room, bathroom and two bedrooms with attic space above.



Existing Second Floor Plan

Existing Rear Elevation

4.0 Design

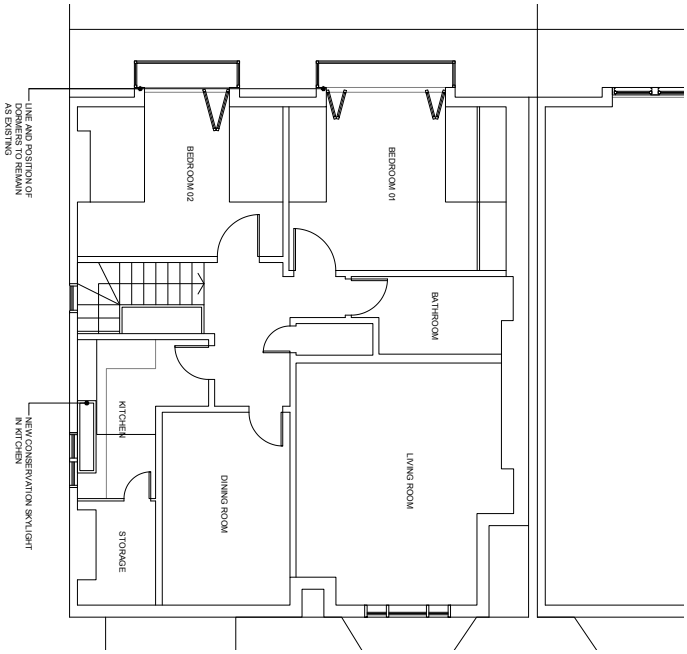
The proposal seeks to expand and improve on the quality of the living spaces within the building.

The existing dormers, their sizes and positions will remain unchanged. The two new inset balcony spaces will project slightly forward of the existing dormer window line, which will allow for both bedroom spaces to be transformed when the bi-folding doors are opened. With no access to garden space, these modestly sized balconies will provide some much needed amenity as well as allowing greater penetration of air and light into the apartment, which will improve current living conditions. The extent by which the balcony cuts into the existing roof space has been co-ordinated so as to be as unobtrusive as possible, whilst maintaining a suitable offset from the existing eaves line of the building.

New glazing will also be introduced in the kitchen, which suffers from a lack of adequate daylight and ventilation. A conservation skylight, will also allow for the improvement of this space, and update this 19th century building for 21st century living.

The design submitted proposed replacing the windows in the larger dormer with a pair of bi-fold doors and the smaller dormer with a single pair of bi-fold doors, both with full height glazing.

A short metal balustrading in a contemporary design was proposed to the edge of the new inset balconies.



Proposed Second Floor Plan - as submitted

Proposed Rear Elevation - as submitted

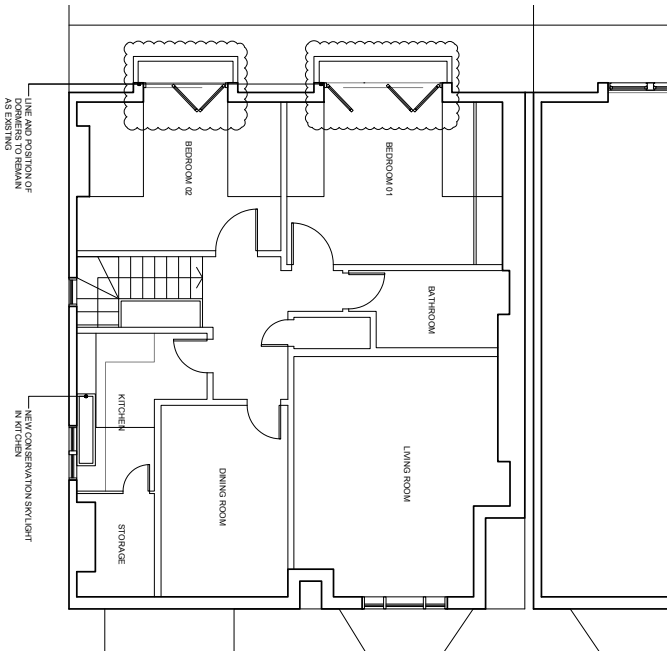
4.0 Design

Following discussions with the LPA the design was amended to provide a solution to both elements that was more in keeping with the local context and preserve the contribution of the host building to the conservation area.

The revised design omits the metal balustrading and proposes a small tile clad upstand in its place.

The glazing in the proposed doors have also been changed so that their appearance more closely resemble the proportions and arrangement of the windows that they will be replacing. The extent of glazing has been reduced and features such as the window cill will be replicated to provide uniformity with the neighbouring buildings.

The 4 doors in the larger dormer have been replaced by 3 doors matching the three windows that form the dormer.



Proposed Second Floor Plan - amended

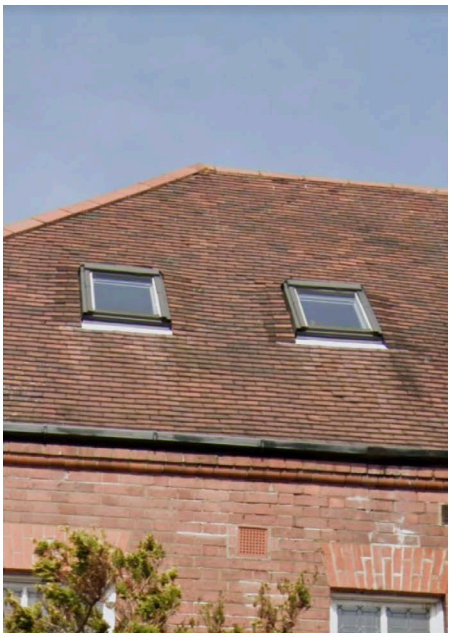
Proposed Rear Elevation - amended

5.0 Materiality

The proposal aims to sympathetically respond to the existing building and its immediate context. The existing dwelling is constructed from a standard red stock brick, with the roof in a red clay tile.

The existing dormers which are in need of maintenance will be kept and updated, the painting renewed. The design of the new doors will replicate the existing windows proportions and glazing extent in its deisgn. The proposed skylight in the kitchen will be a conservation style window, matching the style of those granted permission in the front elevations along Lambolle Road. All new windows will provide the quality, durability and longevity that the scheme requires. Being well insulated and thermally broken, they will improve the energy efficiency and sustainability of the scheme.

The new balustrade will be constructed from materials to match the roof.



Existing Materiality, showing the conservation windows already installed in the front elevation

Example door treatment

Conservation Rooflight

6.0 Further Considerations

6.1 Overlooking

The small inset balconies have been designed so as to minimise additional overlooking of adjacent properties as much as possible.

6.2 Amenity

As the existing apartment has no access to amenity space, this would provide a very useful series of small spaces to improve the existing internal conditions of the apartment.

6.3 Sustainability

This development aims to achieve high environmental performance standards. Where possible, locally and responsibly sourced materials shall be used within the building structure and fabric. All building fabric and glazing U-values shall aim to have as high as thermal performance as possible in line with Building Regulations, Part LIA, contributing to an increase in the energy efficiency of the building.

6.4 Safety

A suitably sized balustrade will be installed to ensure compliance with Building Regulations, Part K and mitigate the risk of falls. This will be constructed from materials appropriate to the building and will not be visually prominent.

7.0 Appendices

This design and access statement should be read in conjunction with the following drawings prepared as part of the planning application:

1645_LP - Location Plan
1645_P_EX_02 - Existing Second Floor Plan
1645_P_EX_03 - Existing Roof Plan
1645_P_02 - Proposed Second Floor Plan
1645_P_03 - Proposed Roof Plan
1645_E_00 - Existing and Proposed Front Elevation
1645_E_01 - Existing and Proposed Rear Elevations
1645_E_02 - Existing and Proposed Side Elevations
1645_S_00 - Existing and Proposed Section AA