

43 Lisburne Road London NW3 2NS



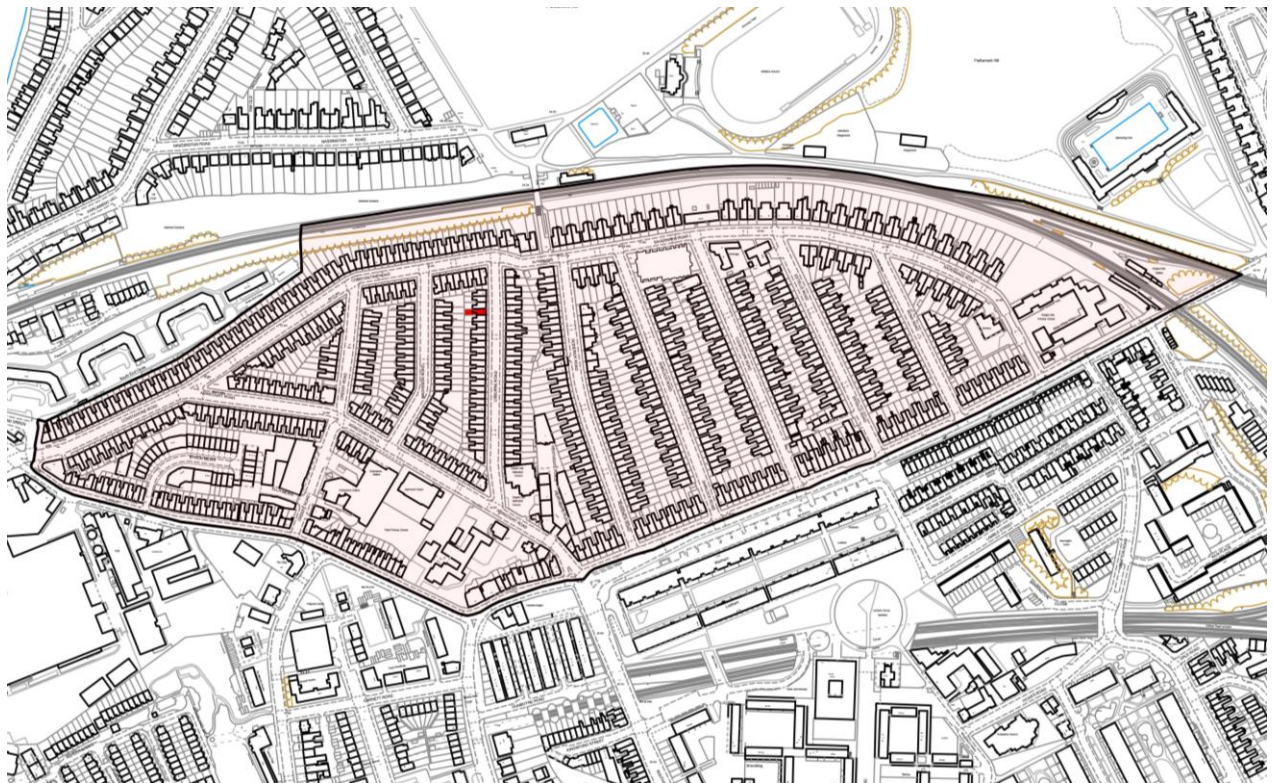
Design & Access Statement

June 2021

Introduction

This Design and Access Statement has been prepared by David Money Architects on behalf of Danielle Carter and David Israelsson. It supports a Planning Application for refurbishment at the above property including a side extension, rooflights, roof dormer, rooflights, replacement door and windows should be read in conjunction with the accompanying drawings.

The purpose of this statement is to demonstrate that the proposals do not conflict with relevant planning policies and will not have a negative impact on the neighbouring properties or character of the surrounding conservation area.



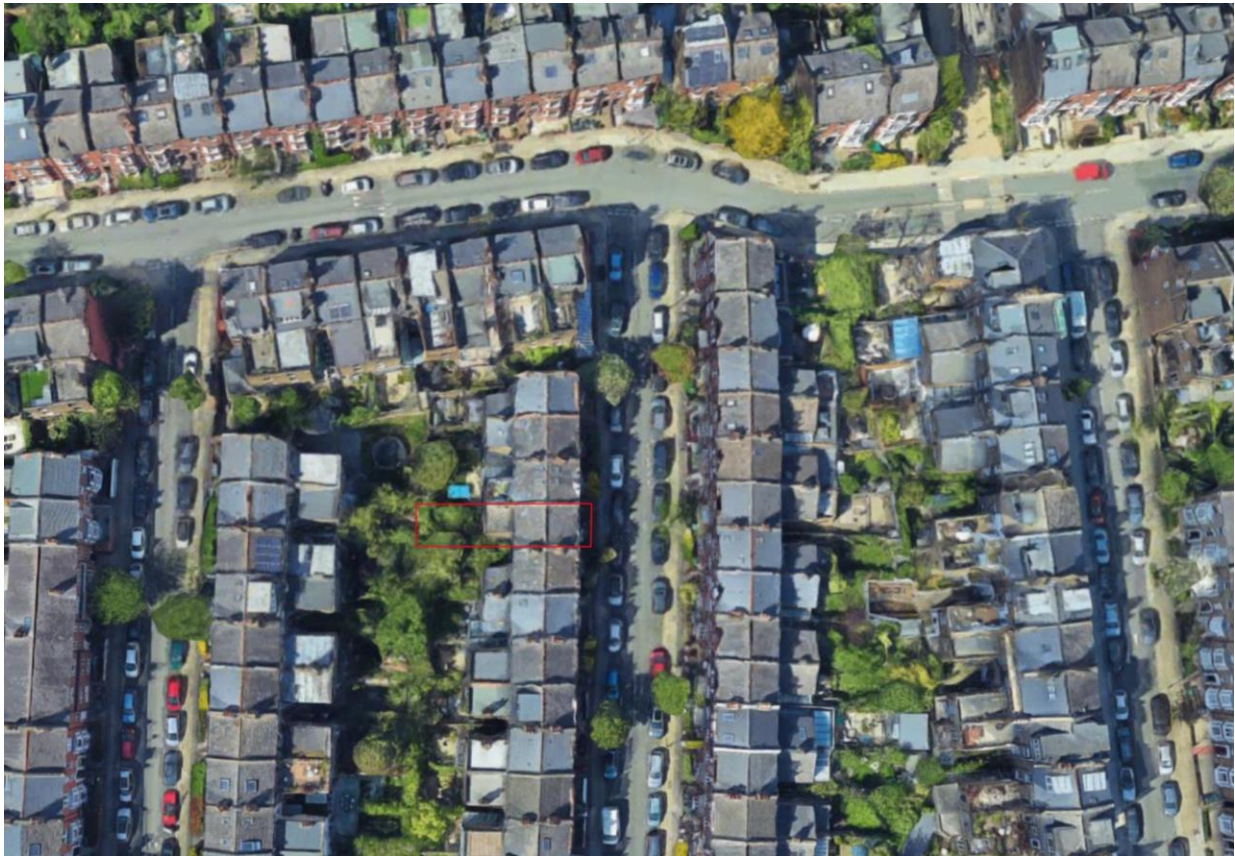
Site within Conservation Area

Context

The property is not Listed but lies within Sub Area 2 of the Mansfield Conservation Area (shaded pink above), a predominantly residential area in character laid out on a loose grid pattern with long roads running from east to west and shorter roads running from north to south. The houses on Lisburne Road are all of a similar scale and size being predominantly 3 storey terraced dwellings with 2 or 3 storey rear projection. Their style is typically Queen Anne Revival with decorative Dutch gables, recessed paired entrance doors and multi paned upper section sash or casement transoms with large paned glass beneath. Small front garden areas are typically bounded by low brick walls with hedges behind and medium height gate piers.

The area remains largely as it was built in the second half of the 19th century and with few exceptions remains as it was when completed in 1910 as the Conservation Area Appraisal notes and *is a coherent example of late 19th century urban residential development.*

Indeed, the front of properties within the area is generally fairly uniform whilst to the rear there is more variation in design with numerous rear extensions and roof extensions and terraces.



Aerial view site

Many of the properties on Lisburne Road have existing rear and/or side extensions and some have built dormer extensions. In addition, some have roof terraces on the closet wing including the adjacent property at number 45.

The application property is typical of the street, a 3-storey terraced dwelling with 3 storey rear projection.

The front elevation is flat fronted red brick with a projecting bay window at ground floor with decorative string courses and stucco panels. The windows are painted timber casements with stained glass windows at high level in the bay. Steep slate roofing is visible to the side of the decorative Dutch gable with prominent chimney stack beyond.



View from Lisburne Road

To the rear the brickwork is yellowish London stock with red brick sprung arches. Windows are predominantly painted timber sashes with top hung and casement to the kitchen and second floor wc respectively only. Rainwater goods are in uPVC.



Existing view towards no 45 rear



Existing view from the back garden of no 43

The Proposals

The proposals involve construction of a typical single storey side infill extension within the side lightwell to create generous family living/dining/ kitchen accommodation. The proposed extension would have a pitched roof design with a glazed roof falling towards a concealed gutter adjacent to the adjoining property no. 41. The proposed extension would not project beyond the existing rear outrigger facade at the subject property so would therefore not affect the amenity of no. 45. It would appear as a subservient addition to the main dwelling; its design and matching materials are appropriate to the house and area.

The windows are in poor condition throughout hence it is proposed to refurbish or replace as necessary the existing painted timber windows with double glazing throughout with any replacements of timber casement/ sash windows to match those existing. Existing stained-glass windows at high level in the front bay are to be retained with secondary glazing added internally. A small opening with gate is proposed to the front brick wall to allow access for bin storage away from the front door. A new painted metal gate is proposed to replace the existing wrought iron and new tiling laid to the front threshold area.



Existing aerial view towards rear showing adjacent roof terrace at no. 45

The roof terrace at the adjacent property at number 45 currently creates an asymmetric appearance to the closet wing with the pitched roof at 43. Roof level proposals involve construction of a dormer access to a roof terrace matching that existing at number 45 and addition of a low profile rooflight to the rear roof pitch.

Discrete opaque glass screens are proposed in order to protect the privacy of adjoining neighbours including second floor room at no. 41 and stairwell window and rooflights at no 45. These are to be set back from main facades and below the below the eaves on one side as at number 45.

The dormer has been designed to include a glazed door and a window with slender appearance sitting adjacent to the party wall of no.45 and set down from the roof ridge.

It is noted that to provide access, the extension would not be set in from all roof margins as CPG Home Improvements guidance but as identical developments at no. 23 Lisburne Road approved in 2006 (ref 2006/3680/P), and no. 29 approved in 2021 (ref 2020/4557/P).

Use

The proposal use is C3 residential as is existing.

Amount

The proposed extension will provide a modest increase in floor area of 7.7m² at ground floor.

Landscape

No trees will be affected by the proposed works.

Access

Access to the proposed accommodation is comparable with that existing. There is no vehicular access.

Appearance

The proposed are to be built in a style to match or complement the Conservation Area character and adjoining materials. Brickwork is to match that of the existing facade. Both the dormer and extension are typical of the area, subordinate to the host dwelling and will not be visible from Lisburne Road.

Sustainability

The proposed extension is to be built to meet current Building Regulations with high levels of insulation and double glazing. The owners are keen to improve the environmental performance of the house by installing double/ secondary glazing throughout.

Planning Context

Relevant Policy:

National Planning Policy Framework 2012

London Plan 2015, consolidated with amendments since 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage) Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Supplementary Planning Guidance Mansfield conservation area appraisal and management strategy (Dec 2008)

Camden Planning Guidance
CPG1 (Design) 2015
CPG6 (Amenity) 2011

Local Planning precedents:

In addition to local examples in Mackeson, Constantine and other local roads, the following applications on Lisburne Road have been granted Planning permission as noted:

- 45 - 2015/7112/P Installation of a second floor rear roof terrace (retrospective)
Granted 09/02/2016
- 29 - 2020/4557/P Erection of a rear dormer window and a replacement rear dormer for access to existing roof terrace. Granted 03/03/2021
- 40 - 2018/4073/P Erection of single-storey side and rear extension and replacement of all windows with matching double-glazed ones. Granted 21/09/2018
- 47 - 2013/2243/P Erection of single storey rear extension at ground floor level to include 2 x rooflight. Granted 21/06/2013
- 17 - 2012/4540/P Erection of a single storey rear extension to single dwelling.
Granted 18/10/2012

Conclusion

The Mansfield Conservation Area statement sets out principles that should be followed in order to maintain the integrity and character of the area with its high quality and unified architectural style and form. High quality design, appropriate scale, form and materials and high-quality execution are required of all new development.

The proposals at no. 43 are of a modest scale and have been designed with high quality materials in a style sympathetic to the conservation area.

The front of the house will remain largely as existing with the main proposals to the rear where properties in the Mansfield Conservation Area no longer follow a uniform pattern, due to the many existing ground floor and roof extensions, and roof terraces similar to the proposals within this application. Both proposed roof dormer and ground floor side extension are similar to others in the area, subordinate in scale to the property and fit in with the character of the host dwelling and terrace row.

There are several other roof terraces and dormers at the same level on surrounding properties on Lisburne Road, Mackeson road and Constantine Road. It was considered that the retention of the existing terrace at no 45 would not significantly harm the amenity of any adjoining residential occupiers. In the same way, the proposed matching terrace at no. 43 would not enable further views into gardens than existing terraces and windows. Obscure glazed similar to that consented at number 45 is proposed to protect the privacy to neighbouring properties.

To improve the environmental performance of the property the existing fenestration and front door are to be upgraded or replaced with matching painted timber to maintain the appearance whilst installing double/ secondary glazing throughout.

Hence the proposals would be subordinate to the host dwelling and would preserve and enhance the character and appearance of the property and wider conservation area. In relation to the impact on neighbouring amenity, the proposals due to their scale nature and position would not cause loss of light, outlook or privacy.