

# DESIGN AND ACCESS STATEMENT

6 Lyme Terrace, London, NW1 0SN

To Accompany Full Planning Application, October 2022



This Design and Access Statement is intended to explain the works proposed to 6 Lyme Terrace. These include a two storey extension at the back of the property, combining the lower ground floor flat and ground floor flat into one house and changing the existing single glazed timber sash windows into double glazed timber sash windows "like for like".

This Statement includes details of the site, commentary on listing and conservation, the use, layout, amount, scale, access, landscaping and appearance. The Design Statement demonstrates how the design of the scheme has evolved and emerged from detailed knowledge and understanding gained from analysis of the site and local and national planning policies.

## **The Site, the Use, Listing and Conservation**

6 Lyme Terrace, London NW1 0SN is a Georgian house that has been converted into two flats (lower ground floor flat and ground floor flat) occupied by a single family and fall under class C3. The property is situated in the Camden Canal Conservation Area, in the borough of Camden. The property is not a listed building.

## **Layout, Amount, Scale and Access**

The entrance to the lower ground floor flat is through a metal stair in the front light well. The entrance to the ground floor flat is through the front door of the house. The garden belongs to the lower ground floor flat.

We propose to modify the internal layout of the property as part of the works to convert both flats into one house. Access will be through the main entrance door. The metal stair into the light will serve as a secondary access/alternative means of escape. With the new proposals there will be no change to the house frontage.

At the rear of the property we propose a two storey extension. This extension will be solid on the sides, but will have sliding doors at lower ground level and double windows on the ground floor overlooking the garden.

### **Landscaping**

The house is part of a terrace of similar properties. Some of which have been converted into flats. The properties are accessed by a pavement that overlooks the canal. The buildings in this terrace are set back from the pavement with light wells. There are private north facing residential gardens at the rear.

### **Appearance**

The buildings in the area have an overall uniformity established by the similarity of the heights of the buildings and the use of materials. The existing building is constructed of brick with render at the front. There is a flat roof with a terrace on the top. Photographs have been added to this application for reference. In our opinion the proposed alterations will enhance the character and appearance of the building and do not impact detrimentally on the Area.

### **Evolution of the Scheme**

#### **The Proposal**

This application seeks to refurbish 6 Lyme Terrace by:

1. Transforming the property from 2 separate units into a single unit/family home. This will allow the family to have the space they need and use the house to its full potential.
2. We propose to create a 3m deep extension to the back of the property. The extension would be a full width extension on the Lower Ground floor and a 2/3 width extension on the Ground Floor. The extension will have a flat roof. This extension would create a much needed dining room in the Ground Floor. The property doesn't have a dining room at the moment. This room will have a roof-light and double windows overlooking the garden. The new double glazed, double windows will replicate the existing windows in the first floor in shape, form and material. The room created in the Lower Ground floor would become a bathroom and playroom for the children that opens with sliding doors into the garden. This extension will activate the garden which at the moment is under used.
3. Re-configure the access light well at the front of the house to convert this area into a front patio. Here we would add a boiler flue, replace the existing stone paving with new stone paving and replace the fixed metal stair. This has been done in neighbouring properties with great success. The space would then become a nice patio which looks good from the outside and is used by its occupants for more than just access.
4. Change all windows from timber sash single glazing to timber sash double glazing like for like. This would not change the appearance of the windows but it would reduce the U-values for the property significantly.

The application should be considered against matters relating to the visual appearance, impact on the character of the area and neighbour impact.

In our opinion the proposals will enhance the Area due to the use of appropriate materials, making good what is already there and utilizing the house better.

The strategic design principals behind the design process are as follows:

- To utilize better part of the garden by creating an extension that can be used all year round.
- To provide natural daylight to the proposed extension.
- To modernise the rear façade with a high quality finish extension.

The design provides high standards of:

- Privacy and outlook
- Natural daylight and sunlight
- Natural Ventilation
- Safety and security
- Protection from pollution, noise and light

- Minimal impact to the uniformity of the surrounding buildings

The energy efficiency of the building will be increased by the renovation works through the use of double glazing and a well built extension to comply with current building standards.

Waste disposal, composting and recycling facilities are not affected by the proposal.

The new rear extension will be built to high quality finishes. They will enhance the existing Georgian house by adding light modern structures.

The scale of the building and its roof line has not been affected by the proposals. Nor has the unity character.

### **Planning History**

For 6 Lyme Terrace:

**- In May 2017 - 2017/2440/P The council granter Planning Permission to an application identical to the one we are applying for. At that time only the garden works were carried out. Due to personal circumstances the rest of the works could not be carried out in the three years given in the planning condition. Now the client is in a position to start the works so we are re-applying for the Application that was granted back in 2017.**

- In April 2017 - 2017/1469/P The council granted Certificate of Lawfulness (Existing) for Use of the existing second floor flat roof as a roof terrace with associated pergola, metal railings and metal access stair.

- In June 1988 - PL8701504R1 The council granted consent to the erection of a roof extension to a single dwelling house.

- In February 1990 - PL8903695 The council granted consent to convert 6 Lyme Terrace from a single family dwelling house into two self-contained flats.

- In April 1990 - PL9003150 The council granted consent to convert 6 Lyme Terrace from two storey maisonettes to a one bedroom flat at basement level and one three bedroom maisonette on the levels above.

For 5 Lyme Terrace (neighbour):

- In May 1982 - CTPH12341333909 The council granted permission for the erection of a glazed conservatory at the rear lower ground and ground floor level. This conservatory in the neighbouring property sets a precedent similar in size and volume to what we are proposing.

### **Statement from the Planning officer as to why the 2017/2440/P Planning Application was granted.**

*"Reasons for granting permission.*

*The proposal consists of the conversion of two existing flats to form a 4 bedroom dwellinghouse. This would result in the net loss of one residential unit. Policies DP2 and CS6 seek to protect a range of housing sizes and types by resisting development that would involve the net loss of two or more homes. As the proposal would involve the loss of one residential unit, it is considered to comply with these policies.*

*The proposal would not result in any additional traffic generation as there would be a reduction in the number of residential units; it would not result in any increased pressure to on-street parking and it is therefore considered that a car-free development would not be required in this instance.*

*The proposed lower ground floor extension would be full-width and would extend 3.0m forward of the rear building line, with the part upper ground floor extension extending 3.5m in width from the boundary with No. 7 Lyme Terrace. The extension would be constructed in London stock brick to match the host building, and two new double glazed timber framed windows of a proportionate size and positioning would be inserted into the rear elevation at upper ground floor level.*

*The lower ground floor rear fenestration would incorporate double glazed aluminium framed sliding doors, which are considered acceptable given their siting at lower ground floor level.*

*The proposed extension would not be visible from the public realm, and it is considered that the extension overall would remain subordinate to the host building in terms of design, form and scale,*

and would not detract from the design and proportions of the host building. The extension would allow for the retention of a reasonably sized rear garden.

All replacement front and rear windows would be double glazed and timber framed in the same detailed design as the existing windows, and the front metal staircase to the lower ground floor flat would be removed.

Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the Regents Canal Conservation Area.

The proposed two storey rear extension would adjoin the original three storey closet wing at No. 7, and the single storey rear extension would partly adjoin the two storey rear extension at No. 5. As such, the proposed rear extension is not considered to have a significant adverse impact on the amenity of adjoining occupiers in terms of loss of daylight, sunlight, outlook or privacy.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP2, DP5, DP16, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, D1, D2, G1, H1, H3, H6, H7 and T2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012."

**A few weeks ago we consulted the planning officer from our 2017 Application (Charlotte Meynell) to see if the works to the garden were enough to keep the planning approval from 2017 valid for perpetuity.**

To this the planning officer said:

*"If the works undertaken in 2017 related to the garden only, then in my opinion, I would not consider these to be sufficient to implement planning permission 2017/2440/P. However, if the works included the laying of foundations for the extension, then this could be considered to be a "material operation" implementing the start of the planning permission in the context of Section 56 of the Town and Country Planning Act 1990.*

*If you would like formal confirmation as to whether or not the planning permission 2017/2440/P has been implemented by these works, then you can submit an application for a certificate of lawful development (existing use) for the Council to assess whether on the balance of probability the planning permission was implemented before the expiry date.*

*However, for speed and ease, I would recommend simply re-applying for planning permission for the extension and the amalgamation of the two flats into one house using the same drawings as previously submitted (however, the Design and Access Statement would need to be updated). We would need to consult for 21 days after the application has been validated, but as the proposal is a straightforward re-submission, I wouldn't anticipate any issues with the application process."*  
Charlotte Meynell, Senior Planning Officer

**Current Planning Policies:**

The planning policies and planning guidance of the Local Authority, as well as National Policies and the London Plan have been considered in the design and in drafting this report.

Particular reference has been made to the following documents: London Plan 2021: Policy D3 Optimising site capacity through the design-led approach and policy D4 Delivering good design. Camden Local Plan: Policy H3 Protecting existing homes, Policy H7 Large and small homes, Policy D1 Design, Policy D2 Heritage

**We believe the works proposed are in compliance with the policies listed above. Their size, design and location would cause no harm to the appearance of the property or local area, nor would they harm the amenities of nearby residents as the existing degree of overlooking would remain.**