

Planning Application: construction of single story extension

Block Plan

Context and Surrounding Area

- The application property, Ground Floor Flat, 56 Lancaster Road, is one of two apartments in a converted end of terrace house, located on the corner of Lancaster Road and Connaught Road. The building is not listed, however is located within the Stroud Green Conservation Area.
- Ground Floor Flat, includes of the ground and first floors, with exclusive use of the land forming the gardens at the front, side and immediate rear of the property. This apartment and the freehold of 56 Lancaster Road is owned by the applicant under title number P109386.
- "Top Flat, 56 Lancaster Rd" is the only other apartment in the building and located on the second floor. It is accessed by shared use of the front path and front hallway. The leasehold (title number EGL321635) is owned by a 3rd party.
- A tree located on the pavement of Connaught Rd, at the side of the property, is c.140cm from the boundary wall. No works are proposed within the root protection area.

Proposed Works:

- ***Addition of Single story extension*** to rear of the property
- **Additional window at ground level** of flank wall
- ***Relocation of main staircase*** by turning 90 degrees to improve layout

Design:

- We have developed a scheme that intends to preserve and enhance the conservation area through sympathetic scale and contextual design language.
- Materials will be matched to the surrounding buildings and the perception of volume reduced by visually splitting the rear projection into two sections: a continuation of the existing house and a side return infill to the garden wall that sits subordinate.
- Being an end of terrace property, there is valuable space to the side that we hope to utilise with the minimum of visual interference to the street scene. The wall height on the Connaught Rd boundary has been kept to a minimum, changes in level softened and conservation rooflights used where visible at street level.

Materials:

- All new walls to be faced in London Stock brick to match existing
- Pitched roof of side extension in slate, as used on of the building's main roof, with a low profile Heritage brand skylight (Product Code: HRCR1OE) . Flat roof section of rear extension to be sealed with dark grey membrane, as is typical with similar extensions at neighboring properties.
- Additional sash windows in double glazed wood frames, in a style matched to the originals
- French doors and picture window in the proposed rear extension to be energy efficient aluminium framed units of a crittal style



Summary	Ground Floor Flat, 56 Lancaster Road	
		August 29, 2023

Current



Proposed



Street View - Lancaster Rd

56 Lancaster Road

Scale: 1/100 @ A3

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Current



Proposed



Street View - Connaught Rd

56 Lancaster Road

Scale: 1/100 @ A3

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Current

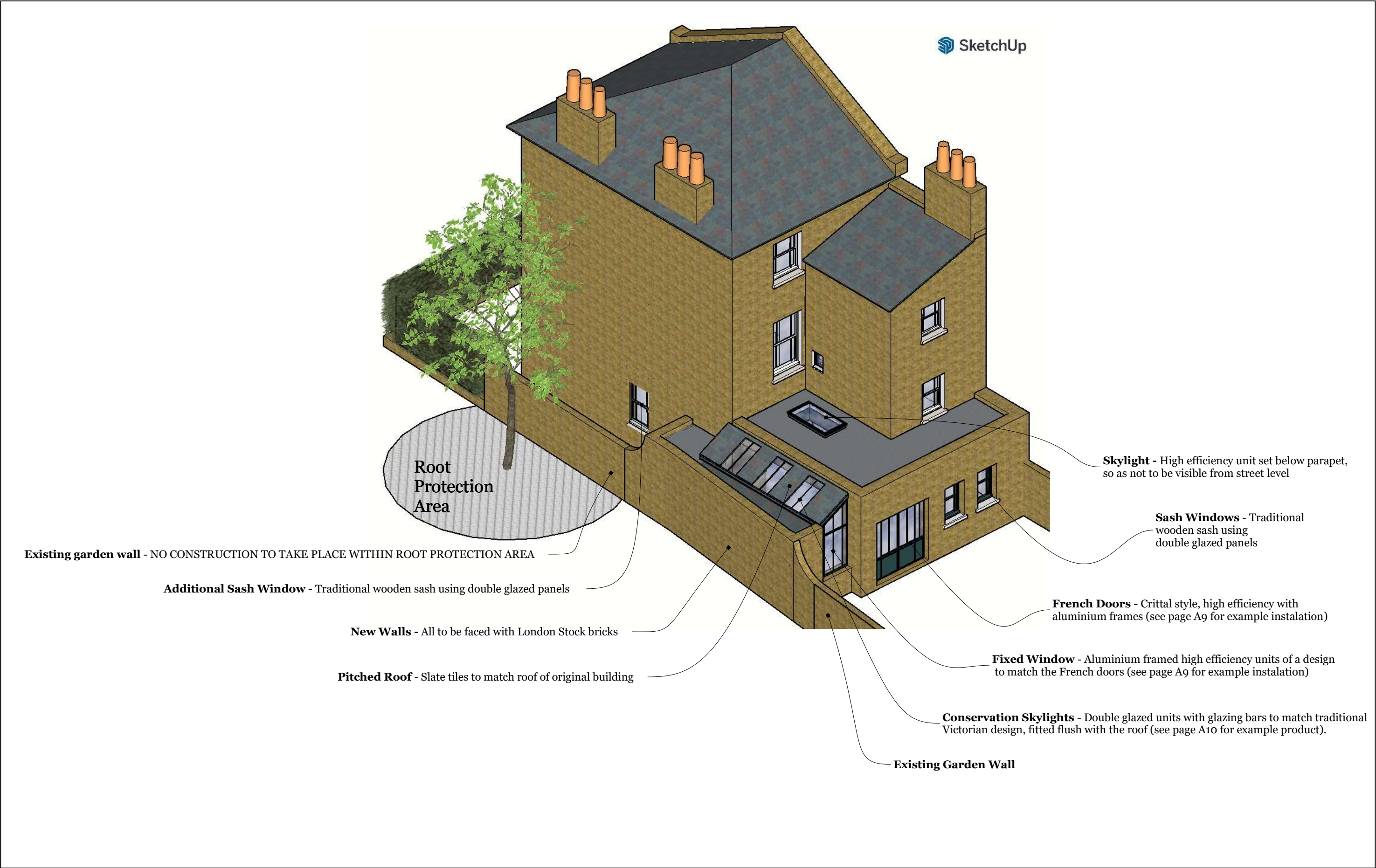
Proposed

Bird's Eye View

56 Lancaster Road

Scale: 1/100 @ A3

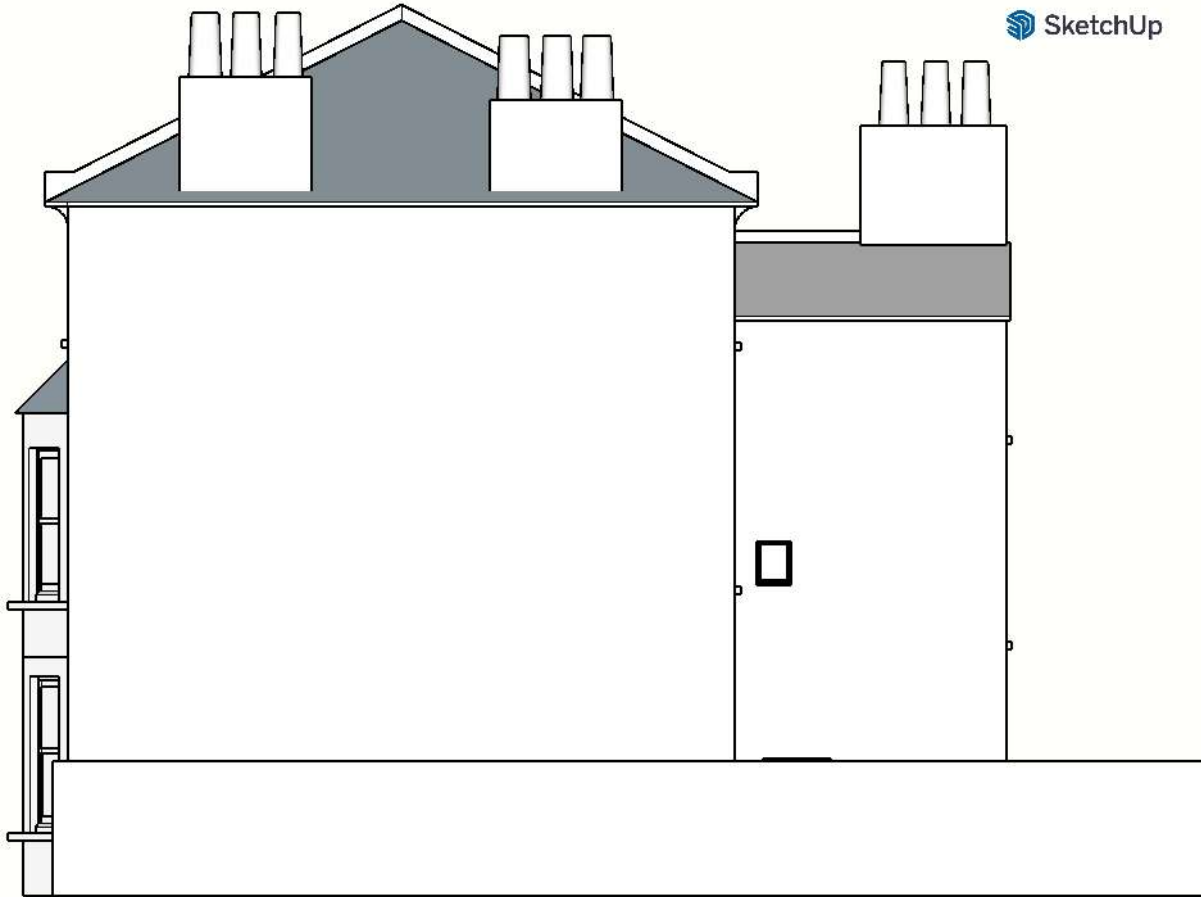
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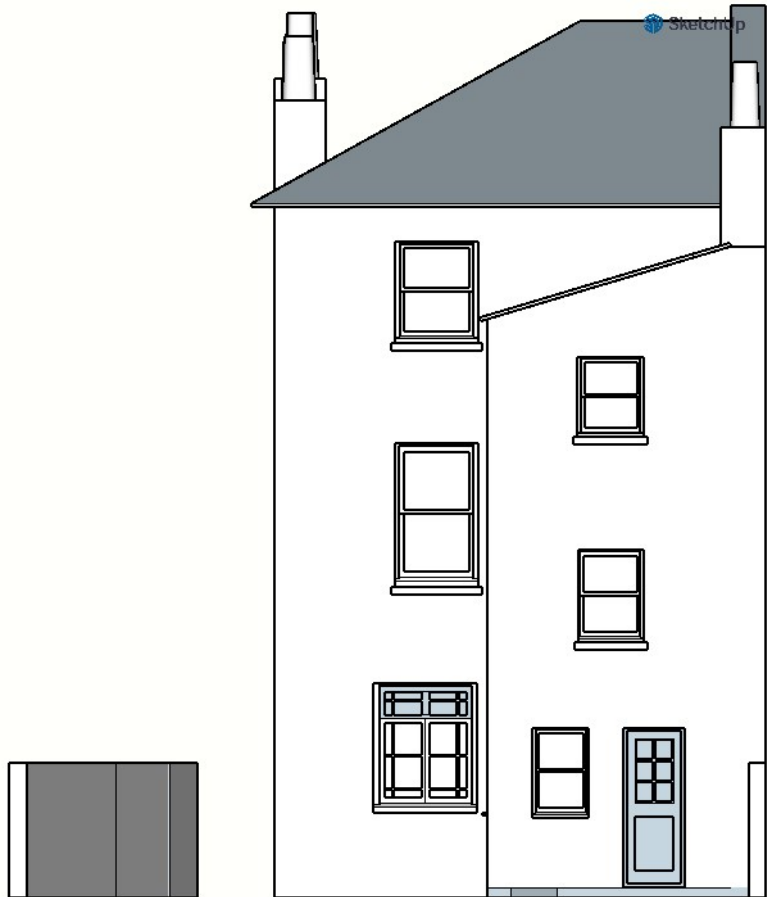
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SketchUp



SketchUp



SketchUp



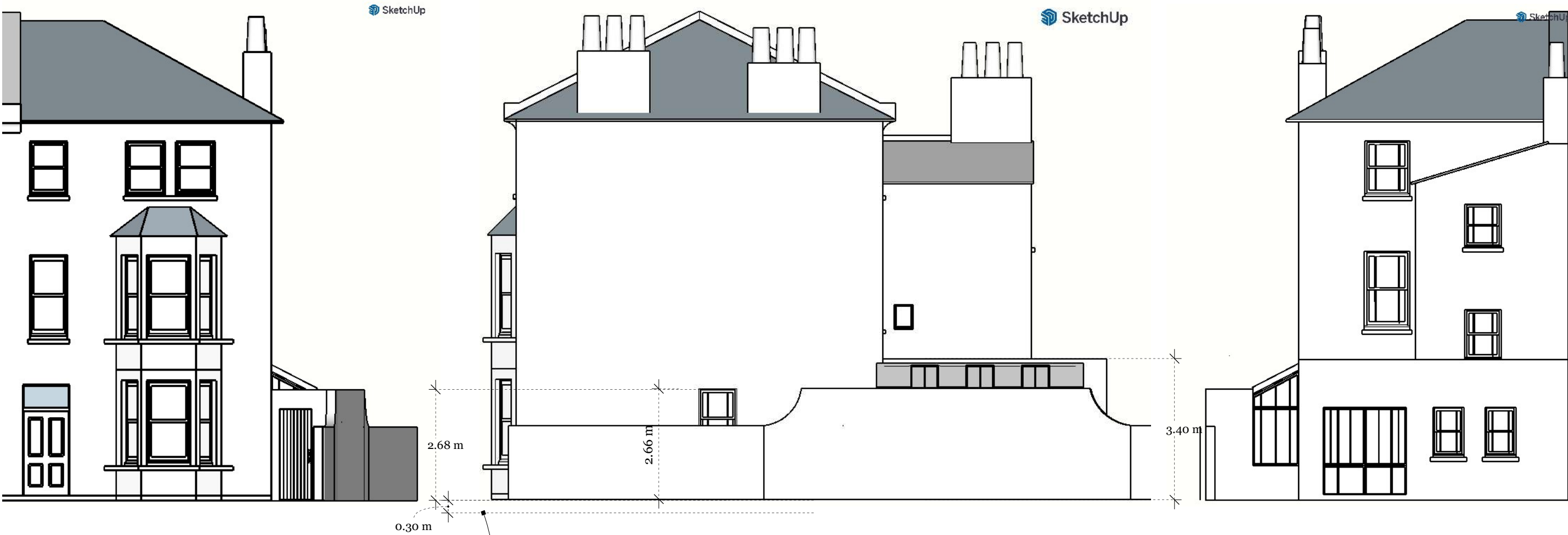
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Elevations - Current

56 Lancaster Road

Scale: 1/100 @ A3

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Ground level on Connaught Road is c. 150-300mm below that of the ground immediately surrounding the existing house



1/100 @ A3

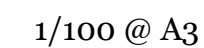
Elevations - Proposed

56 Lancaster Road

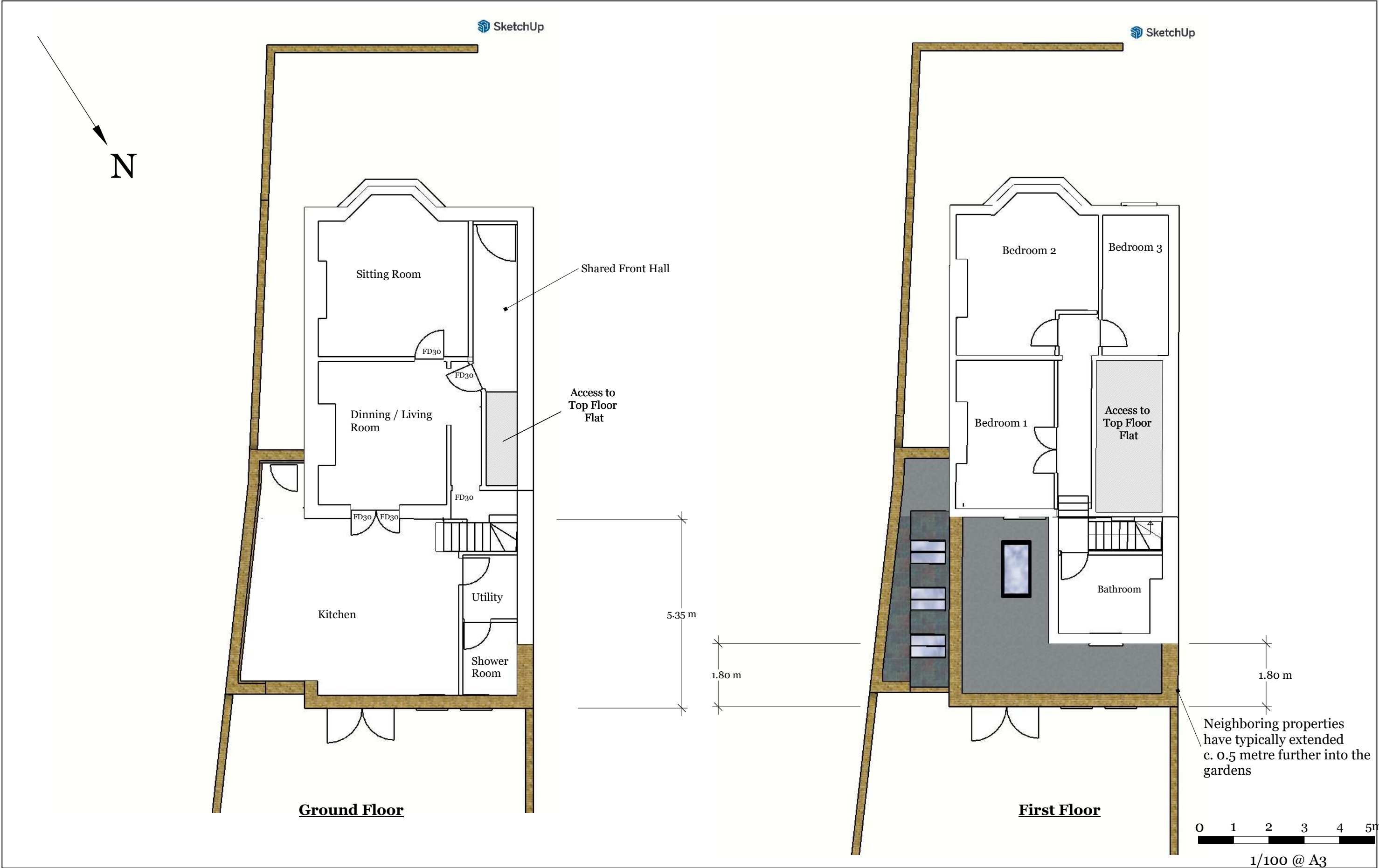
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Floor Plans - Proposed	56 Lancaster Road	REVISIONS		08
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Zoom in of Rear Elevation for Aluminium Window Detail



Example Aluminium window system to be fitted



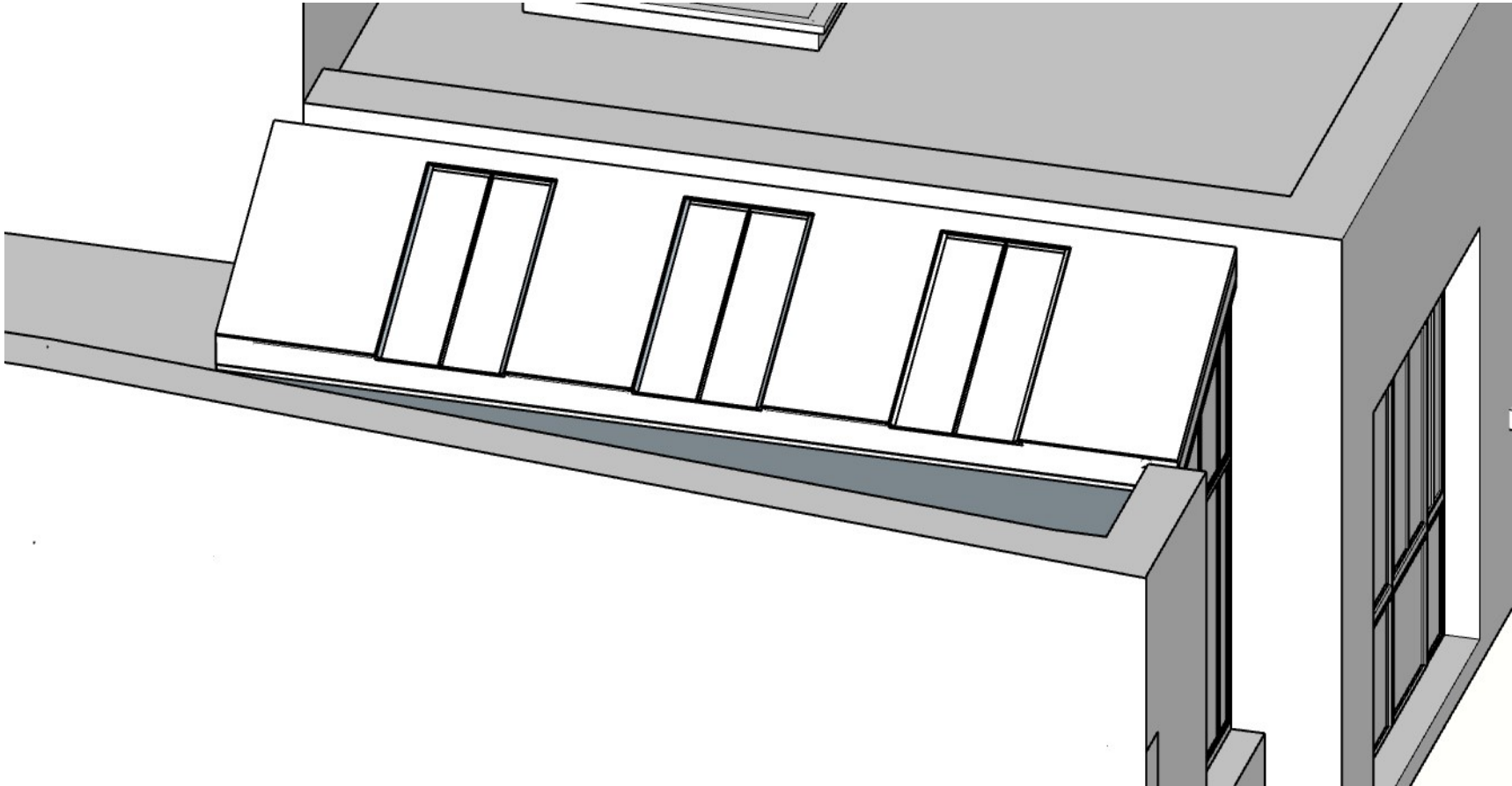
Materials Continued - Aluminium French Door and Fixed Window

56 Lancaster Road

Not To Scale

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Zoom in of proposed conservation skylights visible from road level



Example Conservation Skylight



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1 Lancaster Road



34 Lancaster Road

Precedents	56 Lancaster Road	REVISIONS		11
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Do not scale from drawing. All dimensions to be confirmed on site.

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Site Plan

PROJECT: 56 Lancaster Road, London. N4 4PT

SCALE 1 : 200 on A3