

## DESIGN AND ACCESS STATEMENT

### Extension to dwelling

*On behalf of*

Martin Jakobson

*At*

29A Lawford Rd London NW5 2LG

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## **INTRODUCTION**

This statement is submitted as a Design and Access statement as additional information in support of a householder Planning Application for the extension of 29A Lawford Rd London NW5 2LG (Lower Maisonette), which is located in the Bartholomew Estate conservation area.

The applicant is proposing to demolish an existing 2 storey extension constructed in 1982 and rebuild it with a small increase in the footprint, together with a single storey glazed infill between the reconstructed extension and party wall and additional landscaping works to the rear garden.

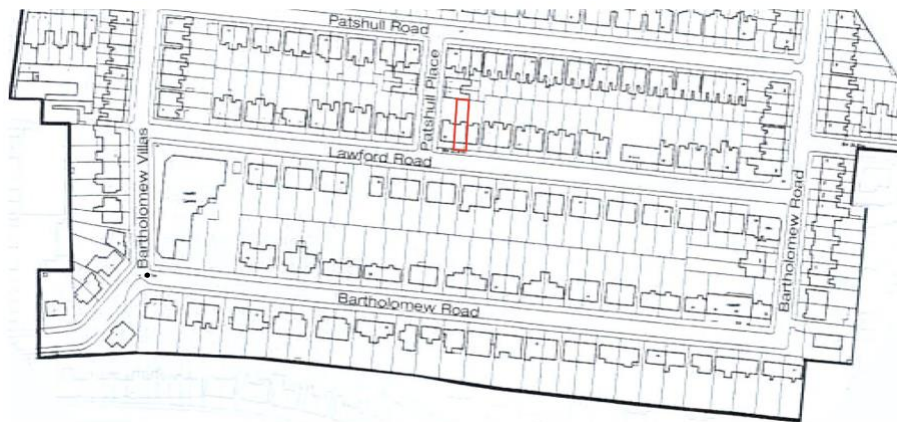
## 1. Design

### a. Process

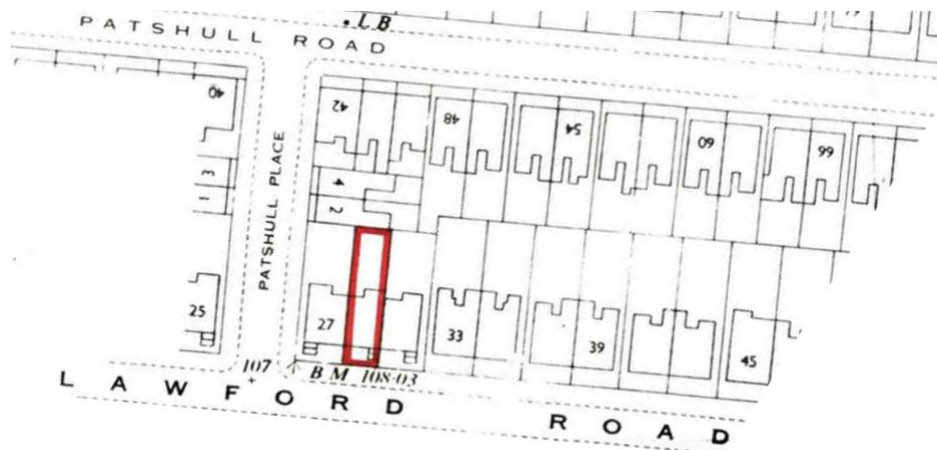
#### i. Assessment

#### Location

29 Lawford Rd is located in the Dartmouth Family Estate sub area of the Bartholomew Conservation Area developed in the early 1860's. The Conservation Area planning guidelines add an additional layer of planning scrutiny to ensure the character and quality of the conservation area is maintained. The character study within the Bartholomew Conservation report refers to the North side of Lawford road being a uniform stylistic grouping with Patshull Rd, Patshull Place and part of Bartholomew villas. With narrow and tree lined streets and overall intimate and modest appearance when compared to the neighbouring Christ Church estate on the North.



29 Lawford Rd is a Victorian Villa made up of three terraced houses. 29A Lawford Rd, the subject of this application, is the lower Maisonette comprising the lower ground and raised ground floors.



### Existing Property

The Street elevation is in a well-maintained original state with original features intact. The applicant does not plan to make any alteration to the front of the house.



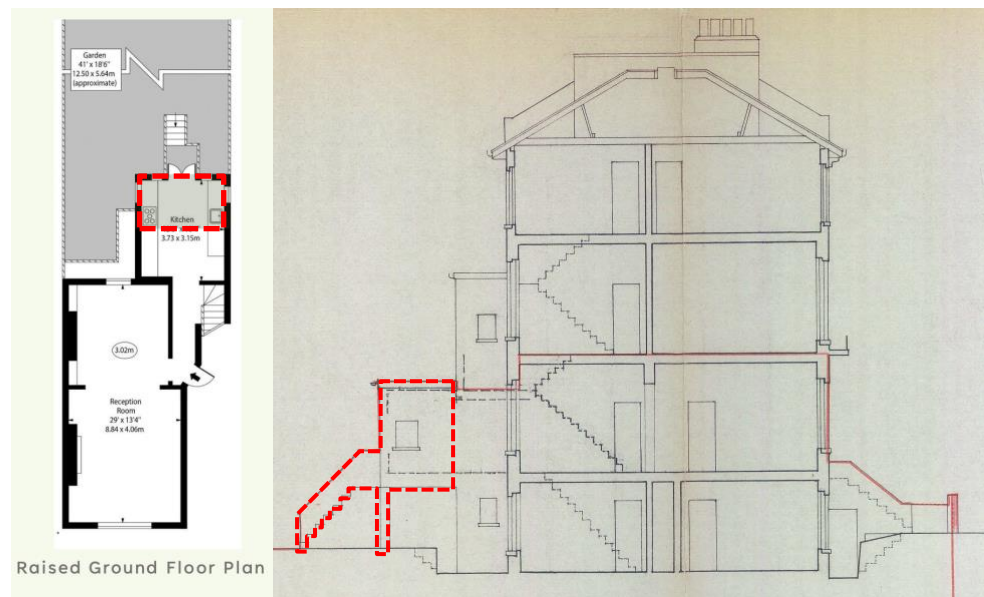
The rear of the property has been previously extended in 1982 with a ground floor extension enlarging the kitchen and providing a metal stair access to the rear garden. The extension overhangs the garden level and has left a void at the lower ground floor. This overhang creates a dark undercroft and restricts daylight and garden views for the Lower Ground floor.

The construction of the extension in brick exhibits visible concrete edges to the floor slab and lintels above the windows and while the bricks are similar in color to the original house brickwork, they are not a good match to the original.



The application design has originated from a requirement to transform a mid-19<sup>th</sup> century Victorian terraced property, partially extended in 1982, into residence relevant to today's living requirements and result in a more homogenous and livable home.

The existing configuration of the rooms and the 1982 extension make access to the rear garden impossible from the Lower Ground floor and provide access only via a potentially slippery metal staircase without handrails from the raised ground floor kitchen.



Existing rear extension

## b. Pre-Application assessment

An application for a Pre assessment of the design was made in October 2023 and the pre application recommendations were received late December 2023. (the planners main findings and recommendations are summarised below)

On receipt of the planners comments the applicant has changed the proposals design intent and revised the internal planning and rear extension footprint.

## c. Pre-Application comments

The key statements and recommendations contained in the 2023.4339.PRE Response that impacted the initial design submitted, as assessed by the applicant, are as follows.

1. *'Our recommendation to restrict the building line at lower ground floor also avoids cutting into the garden space, which is valuable, and as aforementioned, is already shortened in this case by properties to the rear.'*
2. *'full extent of demolition which ideally should be shown in demolition drawings'*
3. *'acceptable in principle to allow the remodelling/part reconstruction of the closet wing as part of the wider proposals.'*
4. *'The closet wing is and would remain significant in terms of being a large projecting feature on the rear façade. For this reason, any other extension elements added should remain subordinate, and should be pushed back (recessed) in terms of building line. '*
5. *'To restrict the building line at lower ground floor level'*
6. *'break up the façade with a different materiality for the new elements - a more lightweight material palette and recesses in the façade.'*
7. *'Further information regarding the materiality, modelling and general fenestration treatment will be required at planning application stage.'*



8. *Basement development 'It unclear from the information submitted the level of excavation that would be required to facilitate the lower ground floor extension, and therefore it is possible that a BIA (Basement Impact Assessment) may be necessary'*

**d. Applicant responses to comments**

In response to these comments the applicant has made the following changes to the design.

1. A rethink of the internal planning to maximise the relationship between the living areas and the garden by relocating the kitchen to the lower ground floor and supplement it with an informal living-dining area with direct access to the garden. This mitigates any loss in garden area by significantly increasing its amenity to the residents.

The two bedrooms and small bathroom are relocated to the ground floor, occupying the remodeled closet wing and rear portion of the double reception room. The new partition is located along the line of the opening between the two reception rooms retaining the main front reception room as a 'formal' living area.

2. The extent of demolition is shown on all existing plans
3. The character of the original closet wing is retained and remodeled
4. The closet wing has been maintained as the dominant element in the rear façade along with glazed conservatory forming the 'solid and void massing' of the historical pattern of the rear elevation. This is achieved by removing the previously designed full width extension by infilling the area between the closet wing and side wall with a Conservatory glass structure.



Proposed rear extension

5. The building line encroachment of the closet wing into the garden has been reduced by approximately one meter and the infill between the closet wing and side wall is redesigned as a conservatory glass structure which visually maintains the void between closet wing and the party wall.
6. The solidity of the closet wing is now mitigated by a maximum width operable glass wall at the lower ground floor and a lightweight glass conservatory providing contrast to

predominant brickwork.



Proposed rear extension

7. Details have been provided in the application.
8. Basement Definition: the approved document B of the UK building regulations, Fire Safety, Volume 1 Dwelling houses, defines a 'basement storey' as a storey with a floor which at some point is more than 1,200 mm below the highest level of ground adjacent to the outside walls.

The applicant does not consider the application to be classified as a basement requiring a BIA as the existing lower ground floor level is less than 1200mm and is open to the front and rear of the property. The proposed lowering of the living area by 200mm at the rear of the property will not require excavation below the level of the existing foundations.

#### **e. Scale and impact**

As highlighted in the pre application response the 'Local Plan Policy A1 seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.'

'The revised proposal is to extend at lower ground and ground level at the rear of the property. The lower ground level is below the level of the neighbouring garden boundaries and therefore this element of the works is not expected to have any impact on the neighbouring properties in terms of impact on outlook, loss of light, or overlooking. The infill extension at ground floor will be higher on the façade but is modest in terms of projection and therefore is not considered likely to have a material harmful impact to the adjacent ground floor window of No 27.'

#### **f. Landscaping**

The rear garden is remodeled into a tiered 2 level landscaped area with predominantly hardscape adjacent to the operable doors connecting the living areas to the out door



space. The tiered planting mitigate surrounding the change in level and either side of the new stairs mitigate the 'sunken' nature of the space. The upper part of the gardens original level is maintained and enhanced with some replanting. The main tree is retained in this area and appropriate new trees and shrubs shall be planted at the edge of this space.

**2. Access**

- a. Vehicular and transport links
- b. The site is served by good road infrastructure and is highly accessible by car and bicycle and pedestrians. Its location is close to the local bus network and underground and train network.
- c. Inclusive access
- d. The frontage of the house is on a well-planned and lit, easily accessible conventional terraced street.
- e. Access to the rear of the house is not possible except through the house.