

---

# 24 LAWN ROAD

Design & Access Statement

---

# CONTACTS

**Site Address**

24 Lawn Road  
London  
NW3 2XR

**Contact Details**

Applicant

Name	James & Victoria Twining
Address	24 Lawn Road London NW3 2XR

Agent

Name	Coffey Architects  Contacts: Phil Coffey Ben Edgley
Address	11-12 Great Sutton Street London EC1V 0BX
Tel	020 7549 2141
E-mail	phil@coffeyarchitects.com ben@coffeyarchitects.com

# DESIGN & ACCESS



21-25 LAWN ROAD ELEVATION

## Site Context

The site is located at 24 Lawn Road, falling within the Parkhill & Upper Park Conservation Area. The street comprises of an eclectic mix of architectural styles. 21-25 Lawn Road is a row of terraced, arts and crafts style houses with hedged front gardens which make a positive contribution to the conservation area.

## The Site

24 Lawn Road is within a group of 5 properties (nos.21-25) comprising 2- storey plus attic and they form a terrace, with shared mews access to the rear which is a storey lower than the entrance level at Lawn Road. Many of the properties have piecemeal extensions to the rear. The current extension at 24 Lawn Road is clad in white painted timber, is in poor condition and in need of refurbishment.

Garages to the rear are entered from the mews, and the change in level means that the rear gardens of the houses extend over the roofs of the garages.

## Access

The main pedestrian access to the site is via Lawn Road. Two steps lead down from the pavement into the front garden with one step up to the entrance level of the property. Secondary access is provided at the rear from the mews.

The area is well served by local transport links due to its close proximity to Belsize Park underground and numerous bus routes.

# DESIGN & ACCESS

## Proposed Works

It is proposed that the existing rear extension is demolished and replaced with a new addition that is slightly smaller, using materials that will get better with age and require little maintenance. The white painted timber of the existing extension is not ageing well and the white painted timber is difficult to maintain.

The garage, which is never used, is proposed to be converted into habitable space. The current garage is very large but despite it's size can only be occupied by one vehicle. The proposal seeks to re-address these proportions and utilise space for a growing family. The garage will be converted into a play room, which receives natural light from the rear mews and the garden above, a utility space and a shed for the storage of cycles and a motorcycle.

Generally the whole house will be repaired, refurbished and restored to a high standard, creating a modern family home.

## Parking

Existing	–	1 garage space, 1 street permit (Lawn Road), 1 temporary space (rear access road)
Proposed	–	1 street permit (Lawn Road), 1 temporary space (rear access road)

The proposal includes the conversion of the garage into habitable space which results in the loss of 1 car parking space for the property. The garage is never used for car parking and is oversized for its capacity of one car. The excellent transport links in the locality make the area suitable for car free development.

## Scale & Appearance

The scale of the proposal is the same as the existing extension at 24 Lawn Road and those of the neighbouring properties.

The principle of the extension remains the same with 2 volumes of differing height, one taller and extending further from the rear of the house than the other. The parapet height of each volume is raised to match those either side and create a clean, simple transition.

The footprint of the proposed extension is smaller than existing with a reduced depth to the larger volume. Several rooflights are added to the roof of the proposal, in a similar position to the existing rooflights. The area of glazing remains largely the same as in the existing extension.

The access road comprises of a series of garages and garden access of various states of appearance and this variety characterises the mews. The proposal relates to this garage typology with the windows to the play space being inserted at high level and a brickwork detail introduced to create a garage door relief. The windows to the play space will be obscure glazed to maintain privacy.

## Proposed Materiality

The proposed materials comprise of zinc cladding and white glazed bricks which are used to further express the different volumes. The zinc relates to the dormer cladding and provides a vertical emphasis to the smaller volume. The white glazed bricks are beautifully textured with a mottled ceramic finish giving a sense of scale and solidity to the larger volume. The colours are similar to those used on the existing extension but the materials will age better and require less maintenance. These materials offer a robustness which makes them suitable for application on the mews elevation whilst they have a depth and sharpness to create a clean and crisp addition to the rear of the house.



# 24 LAWN ROAD

## AERIAL PHOTOGRAPHS



VIEW FROM NORTH



VIEW FROM SOUTH



SITE PHOTOGRAPHS  
FRONT ELEVATION



| 25 LAWN ROAD | 24 LAWN ROAD | 23 LAWN ROAD | 22 LAWN ROAD |



# SITE PHOTOGRAPHS

REAR ELEVATION / FROM REAR ACCESS ROAD





# SITE PHOTOGRAPHS

REAR ELEVATION / FROM REAR ACCESS ROAD

