

Planning Application I Design and Access Statement

Flat A 20 Lawn Road, London NW3 2XR

On behalf of Rohit Prabhu & Samantha Lilleby- Prabhu
October 2011

1.0 Introduction

1.1 This design and access statement has been prepared by 4orm, in support of the proposed ground floor rear extension at 20a Lawn Road, to provide additional living accommodation to the ground floor flat. The application is for full planning permission.

1.2 It contains the information sought in the General Development Procedure Order and Circular 01/2006.

2.0 The Site & Surrounding Area

2.1 Flat A is the ground floor flat within 20 Lawn Road, a substantial property converted into apartments some time ago. The original building is four storeys plus an attic storey and there is an apartment on each floor (five in total). The current arrangement was carried out on behalf of London Borough of Camden in the early 1980's.

At the rear it opens onto the garden over which it has exclusive access. Access to the garden is via two pairs of glazed panel doors opening from the bedrooms.

2.2 Lawn Road is within the Parkhill Conservation Area, part of the nineteenth century London suburb of Belsize, running north from Haverstock Hill to Fleet Road. No. 20 Lawn Road is on the eastern side and is the last of a number of grand semi-detached Victorian houses. Immediately to the north is an early twentieth century two-storey terrace of garden suburb influence.

2.3 Previous planning permission has been granted for the following nearby residences:
[2007/4586/P] Garden Flat, 15 Lawn Road-Erection of rear extension to lower ground floor flat;
[2010/1121/P] Garden Flat, 16 Lawn Road- Erection of rear extension to lower ground floor flat;
[2004/5512/P] Garden Flat, 19A Lawn Road- Erection of a conservatory in place of the existing lean-to structure at rear ground floor level. A significantly large rear conservatory stands at Garden Flat 18. Residences 21- 26 Lawn Road have significant large extensions at rear of their properties.

3.0 Amount of development

3.1 The existing building has a frontage of approximately 6.5 meters. The overall plot width runs from 7.5 meters wide at the pavement on Lawn Road to 10.5 meters wide at the end of the rear garden. The proposed extension extends 2.2 meters beyond the flank wall with an overall width of 5.8 meters facing the rear garden. The depth of the extension is 4 meters from the existing rear elevation.

3.2 The gross area of the extension is 26.7 square meters.

4.0 Layout

4.1 The proposal re-orientates the original flat plan, which provided for the living room to be on the front elevation and the garden accessed through the two bedrooms at the rear. The proposed single storey rear extension and reconfigured internal spaces will allow a kitchen/dining family room opening directly into the private garden, a new window is to be inserted into the flank wall and a bedroom and living room swapped to provide all living areas to link together overlooking the private sunny garden. The front entrance door is moved to lead directly into the living spaces.

5.0 Appearance

5.1 The existing building is predominantly of brick with painted stone and stucco dressings.

5.2 The proposed extension is of painted render – to be compatible with the existing painted dressings with extensive areas of painted metal framed glazing overlooking the sunny private rear garden.

5.3 It is proposed that the flat roof of the extension will have an extensive green roof comprising a range of sedums providing a variety of foliage and flowers through the seasons and offering advantages:

1. Insulation reduces winter heat loss and summer heat gain.
2. Holds moisture and reduces rainwater run-off reducing the surface water run off charge on mains sewers.
3. Absorbs sound as opposed to hard finishes that reflect sound. In an urban environment this may be beneficial. It also improves the sound insulation properties of the building.
4. Improves biodiversity providing some wildlife habitat.
5. Provides an improved outlook from the surrounding upper floors.

6.0 Landscaping

6.1 The houses along Lawn Road and the parallel Upper Park Road to the East open out at the rear into generous private gardens with mature trees and a generally leafy atmosphere. The proposal seeks to capitalise on the special character of the rear gardens by re-orientating the flat in order that the garden becomes the focus of the living area.

6.2 The large garden is predominately lawn with some soft landscape borders and benefits from the trees in surrounding gardens though it does not contain trees itself.

6.3 The roof is to be an extensive green roof as set out above; principally this benefits the neighbours in upper floor apartments giving them an improved outlook.

7.0 Environmental considerations

7.1 The proposal seeks to improve the energy performance of the property by utilizing high quality materials and construction. New areas of construction will be highly insulated to reduce heat loss and the proposed large areas of glazing and doors to the living area will provide the opportunity for improved thermally efficient glazing units, good quality natural daylight and natural ventilation. Roof overhangs are provided to the large glazed areas to reduce the impact of summer solar overheating.

8.0 Access

8.1 Access to the property from the street will remain as existing. The front door to the dwelling is to be moved to the extension so that it is placed immediately in view when passing through the locked side gate. The new front door will be provided with a low threshold offering step free access.