

## **Planning Application I Design and Access Statement**

**Flat A  
20 Lawn Road, London NW3 2XR**

### **1.0 Introduction**

1.1 This design and access statement is supporting the proposed garden office/ hobby shed at 20a Lawn Road, to provide additional space to the ground floor flat.

The application is for full planning permission.

### **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 glazed panel bi-fold doors opening from the living room, as well as the walkway on the north side of the house.

Planning was granted for the property in November 2012 for a rear extension (2012/4460/P). This work has been completed and we purchased the flat after the extension was completed.

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 for garden outbuilding has been granted for the following nearby residences: [2010/3420/P] Garden Flat, 14 Lawn Road - single storey outbuilding at rear of existing garden flat

### **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.

3.2 The external gross area of the proposed outbuilding is ca.12.5 square meters.

3.3 We would be removing the existing old garden shed which is currently standing on a concrete base at the bottom of our garden. This spot will be reworked with lawn and new plants along the boundary walls.

#### **4.0 Layout**

4.1 The proposal is for a new additional outbuilding to be used as play room/ hobby room and will provide extra room for the family. Entrance will be via French doors facing the main building and with a small high mounted window at the side. Elevation of the garden is currently slightly sloping so the proposed outbuilding foundation will sit lower than the main building.

#### **5.0 Appearance**

5.1 The existing building is predominantly of brick with painted stone and stucco dressings. The new extension from 2012 is of painted render.

5.2 It is proposed that the flat sloped 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.

5.3 Walls will be wood clad with either cedar or treated spruce

5.4 The entrance door will be double glazed uPVC French doors and the single window will be double glazed uPVC.

5.5 The new garden outbuilding will not be visible from the street, as our current solid entrance gate is blocking the view to the back garden.

#### **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. We seek to use our additional space for even more enjoyment of the green scenery and plan for the new outbuilding to blend in as much as possible.

6.2 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.

6.3 Removal of old tool shed in the garden will provide for new green growing space.

#### **7.0 Environmental considerations**

7.1 We seek to build an outbuilding with great energy performance by utilising high quality long lasting materials and construction. The new construction will be highly insulated to

reduce heat loss and the thermally efficient double glazed French door and window provide good quality natural daylight and natural ventilation. Roof overhangs over the entrance are provided to reduce the impact of summer solar overheating.

## **8.0 Access**

8.1 Access to the property from the street will remain as existing with no need for heavy machinery or fork lifts. All deliveries will be on street level and we will not require for closing of the road for big deliveries or anything such.