



77 Lawn Road, NW3 2XB

Design and Access Statement | March 2016

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## 1.0 Executive Summary

### 1.1 Introduction

This document sets out the proposal for the refurbishment and extension to the dwelling for the owners of 77 Lawn Road .

The site falls within the administrative area of the London Borough of Camden, located within the Belsize Park/Gospel Oak area of NW3

The site is 0.049 ha and comprises a two storey semidetached house (2,776sq.ft/258 sq.m) within a large garden set back from Lawn Road .

The surrounding area is mainly residential in character, comprising mainly semi-detached villas with associated gardens.

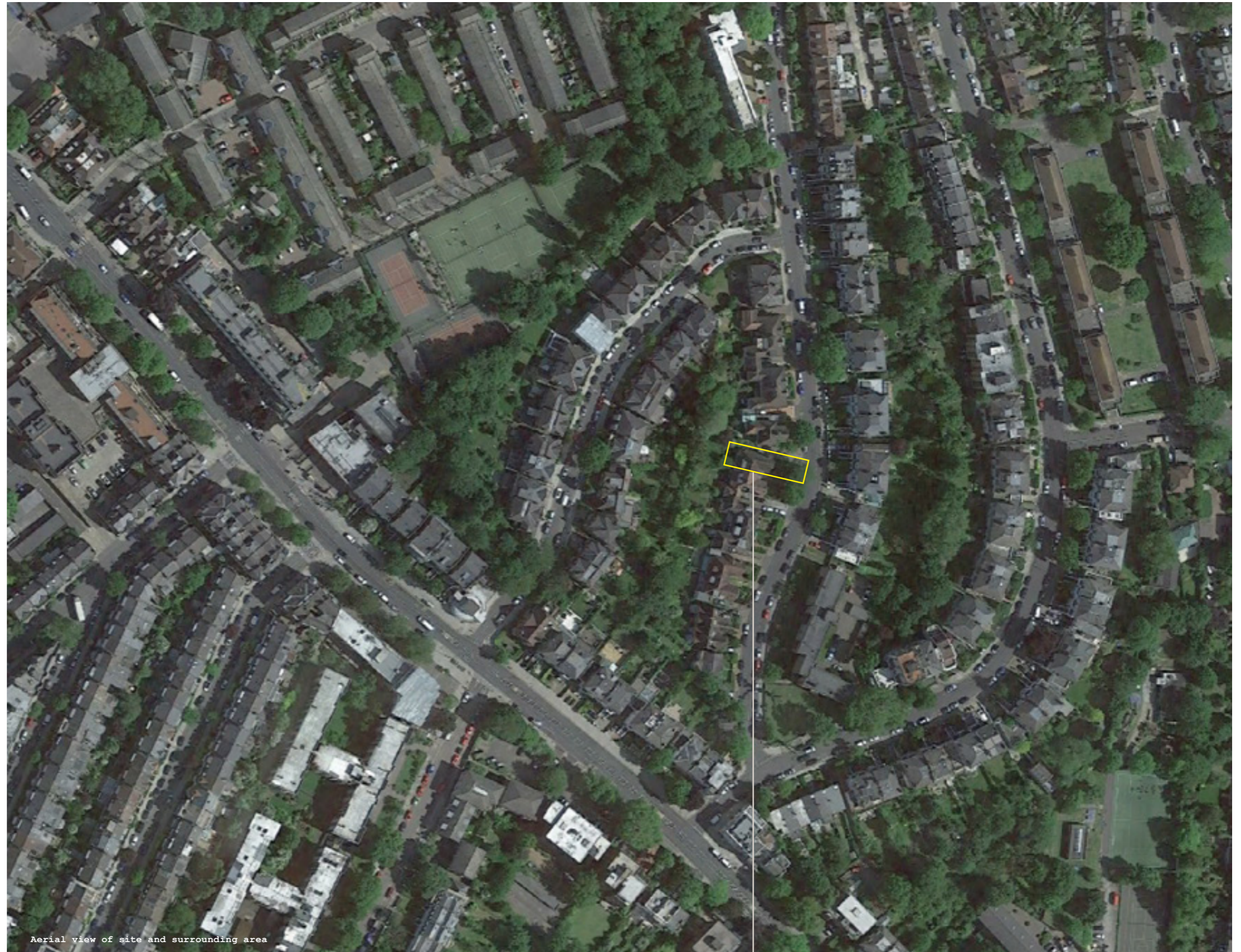
The site is located within the Park Hill Conesevation area

The site is neither located within a flood risk zone nor listed.

The site has a PTAL rating of 4, and is located 330 meters away from Belsize Park Underground Station with bus routes on Haverstock Hill.

The Parkhill and Upper Park Conservation Area does not contain an Archaeological Priority Area.

The site runs south east to north west.

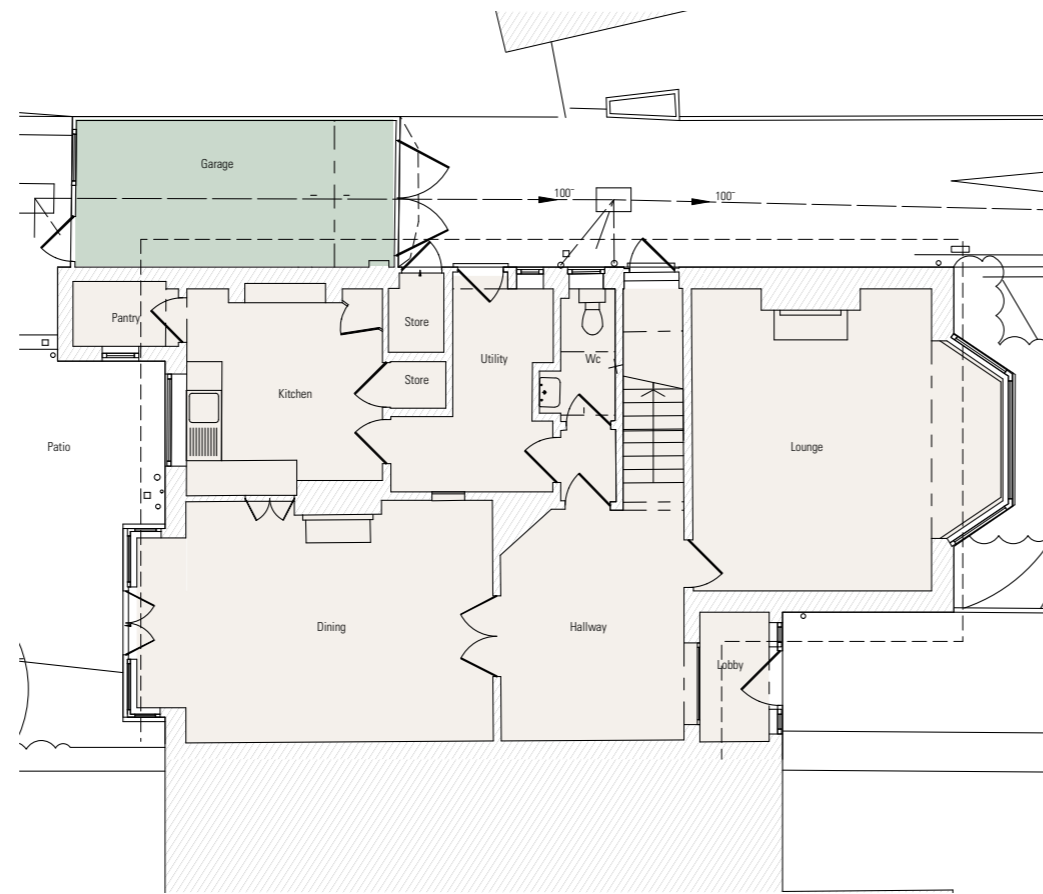


Aerial view of site and surrounding area

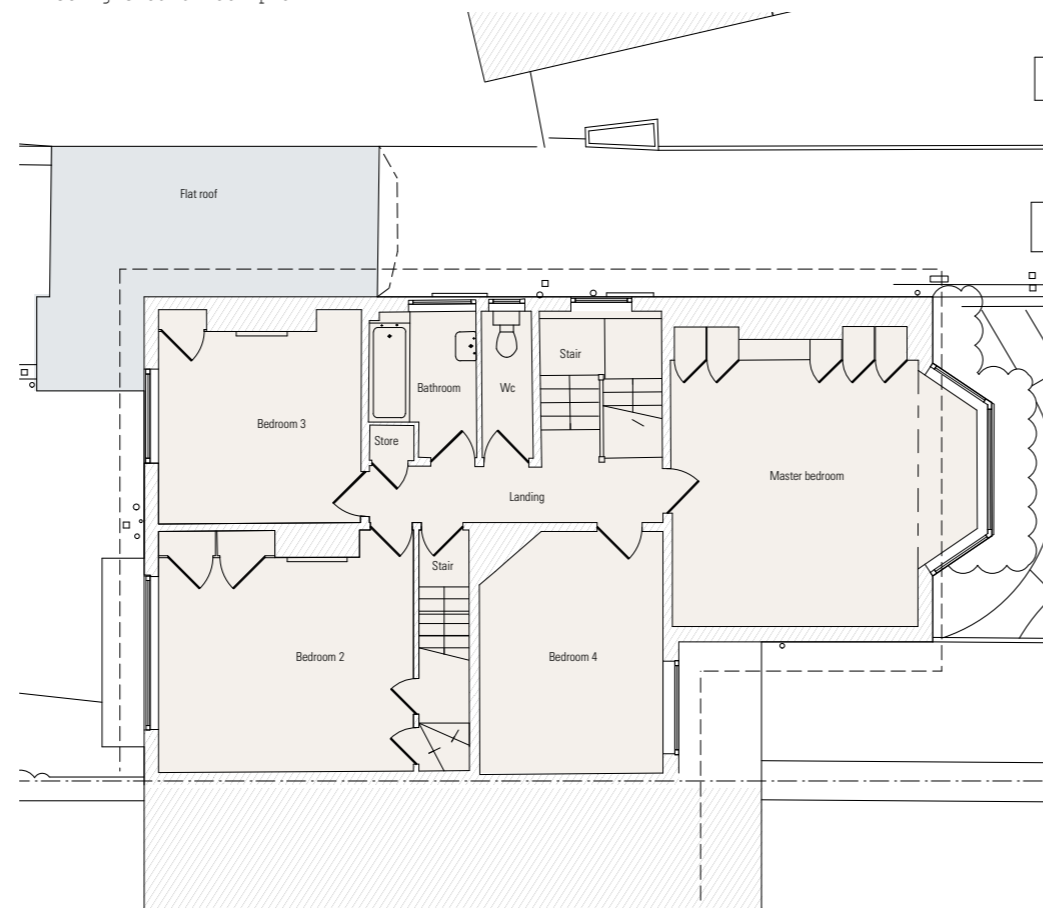
77 Lawn Road

## 1.2 Existing Condition

- The existing house is a 2 storey building and pitch roof
- The existing property is not listed
- It is mentioned in the conservation area
- There is an existing garage extension with nr.76
- The front of the property is clad with brick
- The rear of the property is finished in render.
- A survey and site investigation works have been undertaken as part of this application.



Existing Ground floor plan



Existing First floor plan



Existing Front Elevation



Existing Rear Elevation

2.0 Context

2.1 Context Appraisal



2.2 Immediate Site Appraisal



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**Side elevations - rear garage wings & stairwell windows/  
 dormers**

Within the Garden Suburb style grouping, the following dormer, stairwell window and garage wings are present.

Given that each pair of houses are uniquely different in original design intent from other pairs, and given that each house has been altered subtly from its partner, the overall effect along the street is of a family of similar forms, features and details which in the main are harmonious.

We seek to emulate the high domered stair window, and to create a slimline version of the two storey garage wing element in our proposal.



82 Lawn Road - four pane stair window, below eaves, two dormer bays above  
  
two storey garage wing



right  
 80 Lawn Road - nine pane stair window and dormer bay, under construction  
  
two storey garage wing  
  
left  
 81 Lawn Road - nine pane stair window and dormer bay  
  
gabled brick garage wing with dormer level



right  
 78 Lawn Road - nine pane stair window and dormer bay  
  
two storey garage wing  
  
left  
 79 Lawn Road - nine pane stair window and dormer bay  
  
two storey garage wing



77 Lawn Road - subject site  
 four panel stair window  
  
later addition precast concrete garage



76 Lawn Road - only detached house in the grouping, four pane stair window, side car port, garage  
two storey garage wing behind



75 Lawn Road - six pane stair window, below eaves  
two storey garage wing



74 Lawn Road - six pane stair window, below eaves  
two storey garage wing



74 Lawn Road - six pane stair window, below eaves, dormer above  
two storey garage wing



73 Lawn Road - six pane stair window, below eaves  
two storey garage wing

Streetscape



85 Lawn Road

84 Lawn Road

83 Lawn Road

82 Lawn Road

81 Lawn Road

- basement consent

80 Lawn Road

79 Lawn Road





78 Lawn Road



**77 Lawn Road**  
- subject site



75 Lawn Road



72 Lawn Road

### 3.0 Site

#### 3.1 Site Constraints and Opportunities

The site occupies a unique position at the most relevant change of main direction of Lawn Road

The site is surrounded by a clearly identified type of semi-detached houses at each at Lawn Road

The strip of land to the north east of the site is not in any ownership and is used as a walkway by the public on the approach to the park gates, and is also used as an informal parking area by the occupants of The gate House.

The site has high degree of frontage - almost 11 metres - and presently the access to the current dwelling is from Lawn Road.

On the site frontage to Lawn Road there is protected Sycamore Tree.

There is a building frontage line along Lawn Road, set at 12 feet from plot boundary edge.

There is no stipulation in the title deeds for a setback on Lawn Road.

There is a line of mature plane trees which line the western edge of the site on the boundary wall with adjacent properties.





## 4.0 Planning

### 4.1 Planning Policy

#### Relevant planning policies

#### LDF Core Strategy and Development Policies

CS1 Distribution of growth  
CS3 Other highly accessible areas  
CS5 Managing the impact of growth and development  
CS6 Providing quality homes  
CS11 Promoting sustainable and efficient travel  
CS13 Tackling climate change through promoting higher environmental standards  
CS14 Promoting high quality places and conserving our heritage  
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity  
CS18 Dealing with our waste and encouraging recycling  
CS19 Delivering and monitoring the Core Strategy

DP2 Making full use of Camden's capacity for housing  
DP5 Homes of different sizes  
DP16 The transport implications of development  
DP17 Walking, cycling and public transport  
DP18 Parking standards and limiting the availability of car parking  
DP19 Managing the impact of parking  
DP20 Movement of goods and materials  
DP21 Development connecting to the highway network  
DP22 Promoting sustainable design and construction  
DP23 Water  
DP24 Securing high quality design  
DP25 Conserving Camden's heritage  
DP26 Managing the impact of development on occupiers and neighbours  
DP27 Basements and lightwells  
DP28 Noise and vibration  
DP29 Improving access

#### Camden Planning Guidance

CPG1 Design  
CPG2 Housing  
CPG3 Sustainability  
CPG6 Amenity  
CPG7 Transport  
CPG8 Planning obligations

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011)

#### 1 - The principle of development

- Policies CS6, DP2 and DP5 seek to maximise the supply of additional homes in the borough and the creation of an additional residential unit is therefore considered to be acceptable in principle, subject to the detailed considerations below.

#### 2 - Impact on the character and appearance of the wider area

- The application site is within the Parkhill Conservation Area; wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990.
- Nos. 70-85 Lawn Road (consecutive) are identified in the Conservation Area Appraisal and Management Strategy as making a positive contribution to the character and appearance of the conservation area.

#### 3 - Creation of lower ground floor

- The new lower ground floor (basement) would feature front, side and rear lightwells. CPG4 (Basements and lightwells) recommends that any exposed areas of basement are subordinate to the host building; respect the original design and proportions of the building, including its architectural period and style; and retain a reasonable sized garden.

*The lightwells are all relatively modest in size and the proposal is considered to be acceptable in this respect.*

*In order to comply with building regulations, lightwells will be secured by a grille. , a grille which sits flush with the ground to follow the approach that has been taken at No. 81 (i.e. a grille that sits flush with the ground) at the front of the building because metal railings would be out of keeping with the surrounding pattern of development. At the side and rear metal railings may be considered acceptable.*

#### 4 - Ramp and sunken garage

- Insofar as the new garage would be sunken below the existing ground level, it is unlikely to impact too greatly on the street scene along this part of Lawn Road. The green roof above the sunken

garage is also welcomed in sustainability terms (although it is noted that no other properties in the row have grass in this location).

*We have chosen to follow the approach at Nos. 80/81 and 82/83 (i.e. a lower, open style of boundary treatment along the shared boundary) (N.B. This will be subject to building regulations and discussions with neighbours as the proposal may impact on their ability to open their car doors).*

*The new gate mid-way along the new driveway would be sunken below the road level (with the top of the gate level with No. 76's driveway). Subject to the use of good quality timber.*

#### 5 - Enclosure of front garden

*The planting of hedgerow around the edge of the front garden would not require planning permission.*

*The proposed gate at the top of the steps to the main entrance is considered to be in keeping with the character and appearance of the street scene and is similar to other properties, which is acceptable.*

#### 6 - Single storey side extension / side stair window feature / rooflights

*The existing garage is a later addition to the building and it does not make a positive contribution to the character and appearance of the conservation area.*

*The single storey side extension would sit forward of the existing garage (which it would replace); however, it would still be set far back from the main front building line and it would be a similar height to the existing garage. As such, it would appear subordinate to the original building, which we believe acceptable*

*The proposed staircase feature on the side elevation of the building would be in keeping with other properties in the street that have carried out similar works (e.g. Nos. 72, 73, 74, 75, 76), which believe to be acceptable.*

*The rooflights in the front projecting main roof slopes would also be in keeping with other properties in the street (e.g. No. 76), which is considered to be acceptable.*

#### 7 - Two storey side / rear extension

*The proposed two storey side and rear extension we believe is acceptable in principle and the fact it would step in from the single storey, ground level element is welcomed, to maintain the gap between the neighbouring buildings.*

*The overall scale of the rear projecting element has been judged to be acceptable through pre-application.*

*The insertion of 2 extra windows on the rear elevation has been considered to be acceptable.*

*The proposed solar panels would be located to the rear, on a south-facing roof slope. They would be modest in size and not visible in the public realm.*

#### 8 - Impact on nearby and neighbouring properties

- Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to protect the quality of life of occupiers and neighbours. *The main properties that are likely to be affected by the proposal are Nos. 76 and 78 Lawn Road. All other nearby residential properties are considered to be sufficiently distant from the application site so as not to be adversely affected by the proposal.*

*The side-facing rooflights in the main roof are judged to be acceptable as these would provide views upwards towards the sky rather than directly into the neighbouring properties and gardens.*

*The side-facing stair window feature would feature obscure glazing.*

*It is not considered that the creation of the lower ground floor residential unit would impact detrimentally on the neighbouring properties.*

#### 9 - Living standards of future occupiers of the new dwelling

- Policy DP26 (Managing the impact of development on occupiers and neighbours) requires new development to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space; facilities for the storage, recycling and disposal of waste; facilities for bicycle storage; and private outdoor.

*The proposed lower ground floor flat would measure 50 sqm, which is acceptable.*

*In general, it is considered that the new dwelling would provide a good standard of accommodation for future occupiers.*

#### Basement considerations

- The Council's preferred approach is for basement development to not extend beyond the footprint of the host building and be no deeper than one full storey below ground level (approximately 3 metres in depth). The internal environment should be fit for the intended purpose, and there should be no impact on any trees on or adjoining the site, or to the water environment or land stability.

A Basement Impact Assessment (BIA) is submitted as part of a formal planning application.

- The use of Sustainable Urban Drainage Systems (SUDS) is sought in all basement developments that extend beyond the footprint of the host building.

There is a Sustainable Urban Drainage Systems (SUDS) report submitted as part of this application

#### Trees and Landscaping

*There is a Tree Survey and Arboricultural Impact Assessment submitted as part of this application.*

*The proposal retains a generous sized private garden at the rear.*

#### Transport considerations

Policy DP18 seeks to ensure that developments provide the minimum necessary car parking provision and the Council expects development to be car free areas within Controlled Parking Zones that are easily accessible by public transport.

*In accordance with The Further Alterations to the London Plan 2015, the new dwelling delivers 1 cycle parking space, which needs to be illustrated on the submitted plans.*