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24 LAWN ROAD  
DESIGN AND ACCESS STATEMENT\_OCTOBER 2017

# CONTACTS

## Site Address

24 Lawn Road  
London  
NW3 2XR

## Contact Details

### Applicant

Name	James & Victoria Twining
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## 1.0 \_ INTRODUCTION / DRAWINGS

# INTRODUCTION / DRAWINGS

## 1.1 - INTRODUCTION

con | form architects have been appointed by our clients James and Victoria Twining to adapt and refurbish their home to improve the quality of accommodation available for their family.

Planning permission was previously granted (2013/8135/P) for the demolition of the rear extension and garage at the rear of the property and their replacement with new contemporary structures, this permission has now lapsed.

The proposal subject to this application is largely the same in principle and footprint as the previously permitted scheme, save for design changes and an extension of the lower ground floor, where floor levels are matched to the existing lowest point of the property.

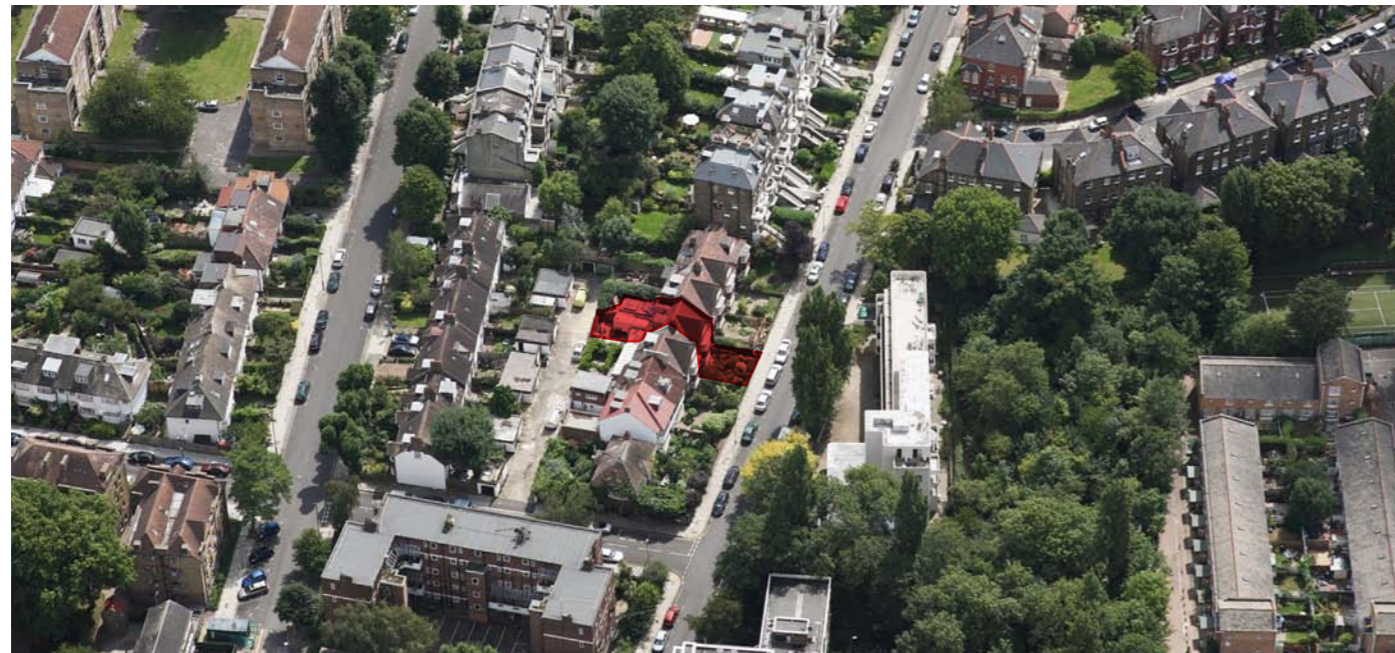
This design and access statement is prepared in support of the planning application and should be read in conjunction with the planning drawings and any other documentation provided..

## 1.2 - DRAWINGS

Drawing	Title	Scale	Size
<u>Existing Drawings</u>			
528_001 / P1	Site Location Plan	1 to 1250	A3
528_101 / P1	Existing Ground Floor Plan	1 to 100	A3
528_102 / P1	Existing Lower Ground Floor Plan	1 to 100	A3
528_103 / P1	Existing Roof Plan	1 to 100	A3
528_110 / P1	Existing Section AA	1 to 100	A3
528_111 / P1	Existing Section BB	1 to 100	A3
528_120 / P1	Existing Elevations	1 to 100	A3
<u>Proposed Drawings</u>			
528_201 / P1	Proposed Ground Floor Plan	1 to 100	A3
528_202 / P1	Proposed Lower Ground Floor Plan	1 to 100	A3
528_203 / P1	Proposed Roof Plan	1 to 100	A3
528_210 / P1	Proposed Section AA	1 to 100	A3
528_211 / P1	Proposed Section BB	1 to 100	A3
528_220 / P1	Proposed Elevations	1 to 100	A3

## 2.0 \_ SITE & EXISTING BUILDING / ACCESS

# SITE & EXISTING BUILDING / ACCESS



Birds eye view from north



Birds eye view from south

## 2.1 - SITE & EXISTING BUILDING

The site is located at 24 Lawn Road in the Parkhill & Upper Park Conservation Area within the London Borough of Camden. The terrace containing 24 Lawn Road falls close to the northern boundary of the Conservation Area. The street comprises of an eclectic mix of architectural styles, the character is typically of semi-detached pairs of houses with Substantial trees in front and rear gardens. 21-25 Lawn Road is a row of terraced, arts and crafts style houses with hedged front gardens likely constructed in the 1930's.

24 Lawn Road is within a terraced group of 5 identical properties (nos.21-25) comprising 2- storey plus attic, with shared mews access to garages and conversions to the rear which is half 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 this is accessed from Garnett Road. The change in level from the front of the house means that the raised rear gardens of the houses extend over the roofs of the garages. There is no uniform style to the rear mews and sporadic development to the rear of these properties has led to a varied mix of arrangements and elevations.

## 2.2 - ACCESS & TRANSPORT

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, including an existing garage.

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

# SITE & EXISTING BUILDING - FRONT



View of terraced houses 21 - 25 Lawn Road



# SITE & EXISTING BUILDING - REAR



View of rear from raised rear Garden



View of rear from mews accessed from Garnett Road

3.0 \_ PLANNING

### 3.1 - PLANNING POLICY

In addition to National Policy, The London Plan and Nationally Described Housing Standards, the following local policies have been considered in developing proposals for 24 Lawn Road:

- Camden's LDF Core Strategy and Development Policies
- Camden Planning Guidance. Specifically: CPG1 Design, CPG3 Sustainability, CPG4 Basements and Lightwells, CPG6 Amenity,
- Parkhill and Upper Park Conservation Area Appraisal and Management Strategy

### 3.2 - LOCAL PLANNING HISTORY

The following information relates to planning applications relevant to 24 Lawn Road taken from online planning searches within the local vicinity and in the London Borough of Camden.

As noted previously, an application on the application site is the most relevant to this application:

1 - Application Ref: 2013/8135/P - Granted

Erection of single storey rear extension following demolition of existing extension, replacement balustrading and alterations to rear elevation at lower ground floor level.

*This permission lapsed in March 2017 and was for an almost identical scheme as the one proposed in this application..*

*The scheme proposed a rear extension slightly smaller than is existing, formed of 2 volumes, one taller than the other to allow access to the rear terrace. The 2 volumes were expressed as different materials, with the taller element built with glazed white brickwork and the lower element clad in brushed stainless steel/zinc.*

*The mews elevation was again broken down into 2 elements, one built with glazed bricks and the other clad in stainless steel/zinc, the brickwork portion had a high level glazed screen to let light permeate into the lower ground floor spaces.*

*The scheme in this permission resulted in the loss of a parking space in the garage whereas the proposed retains this.*

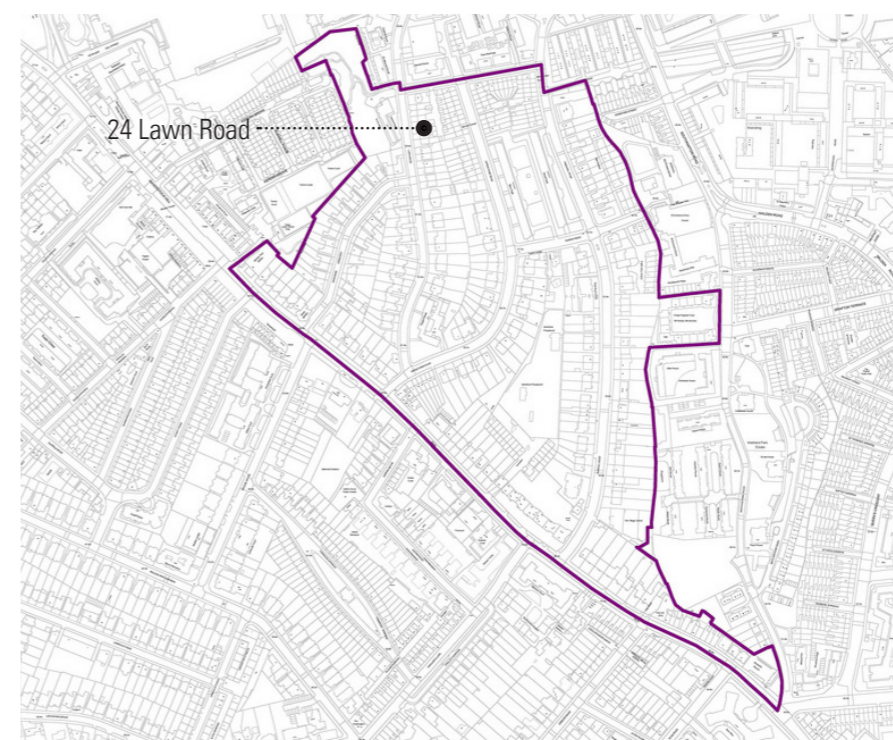
There are several historic applications similar in nature similar to this application in the local vicinity of Lawn Road:

1 - Application Ref: 2017/0589/P - Withdrawn

Erection of a single storey conservatory to the rear elevation at ground floor level for ancillary floorspace associated with the use as residential dwelling

2 - Application Ref: 2016/0313/P- Granted

Erection of single storey extension and replacement of existing infill extension to rear and various minor external alterations including reconfiguration of windows on side elevation and erection of bike store to front of property.



Map of the Parkhill and Upper Park Conservation Area

3 - Application Ref: 2015/4039/P - Granted

Erection of single storey rear extension and two storey side extension following the demolition of the existing side and rear extensions, and alterations to openings on side elevation.

4 - Application Ref: 2012/2869/P - Granted

Erection of single storey rear extension and installation of 2 x doors to rear elevation to replace existing windows to dwelling house.

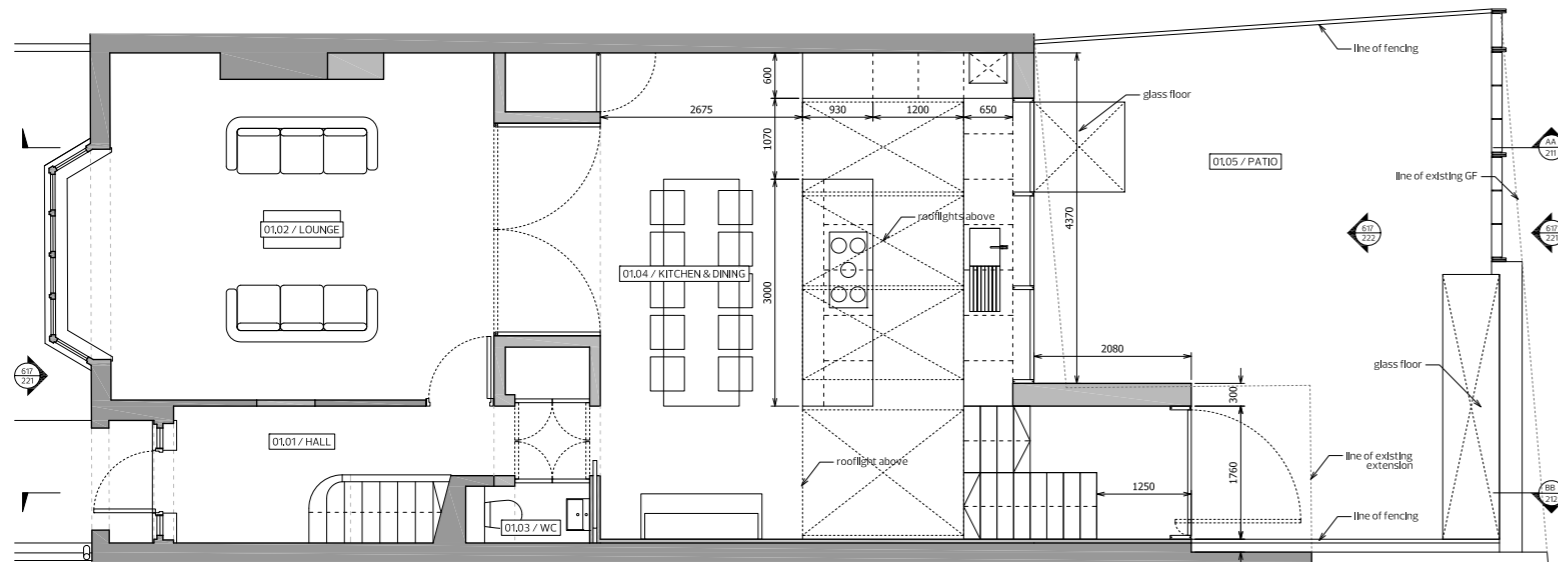
5 - Application Ref: 2011/0934/P - Granted

Erection of single-storey rear extension as replacement of existing; conversion of existing lower ground floor garage into additional habitable space; double glazed timber framed windows as replacement of timber and Crittal framed windows on the front and rear elevations; new aluminium powder coated framed window plus steel safety grill, ribbed steel sliding garage door as replacement to existing garage and entrance doors of single dwelling house.

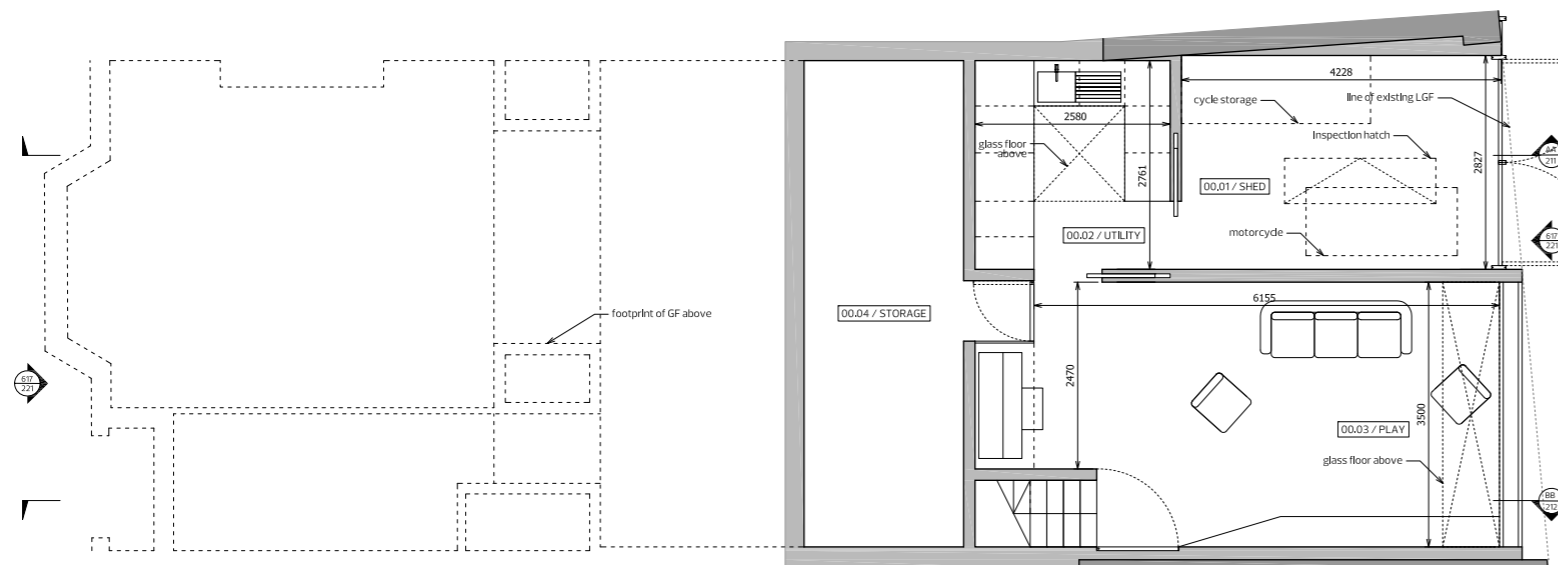
*This application is next door to the application site and comprises of a larger rear extension than proposed as part of this application, the conversion of the garage and rebuilt mews elevation.*

## 4.0 \_ PROPOSED WORKS

# PREVIOUSLY PERMITTED SCHEME



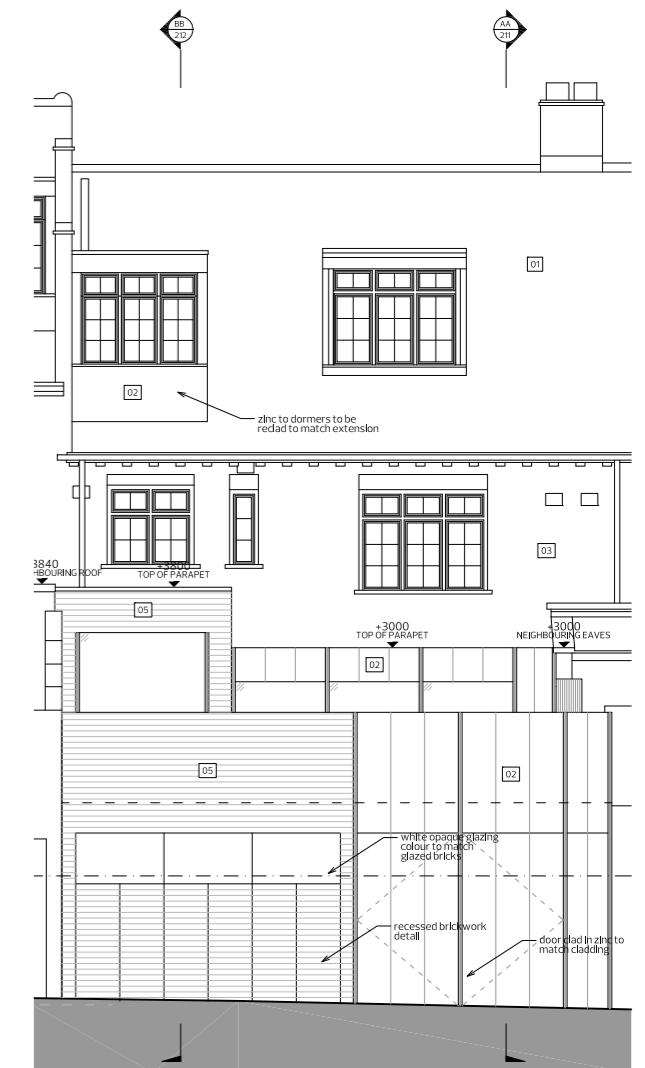
01\_Ground Floor Plan



02\_Lower Ground Floor Plan



03\_Rear Elevation (Garden)



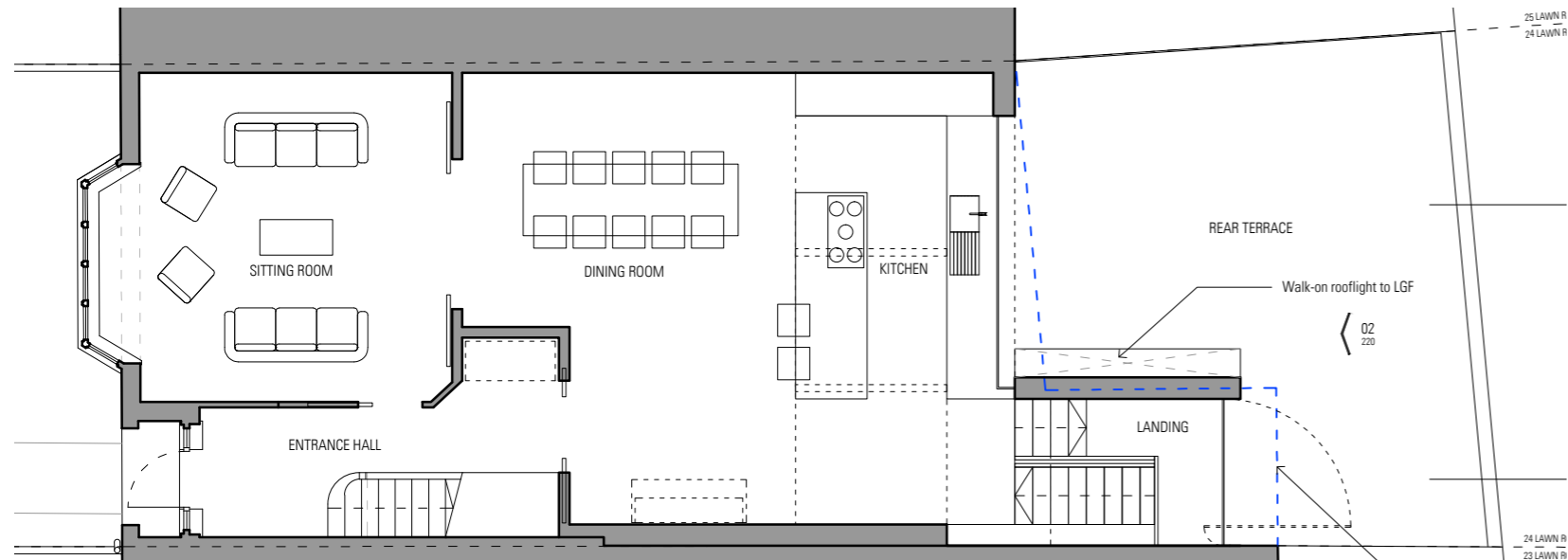
03\_Rear Elevation (Street)

## 4.1 - OVERVIEW - PREVIOUSLY PERMITTED SCHEME (2013/8135/P) - DESIGN / SCALE / MASSING

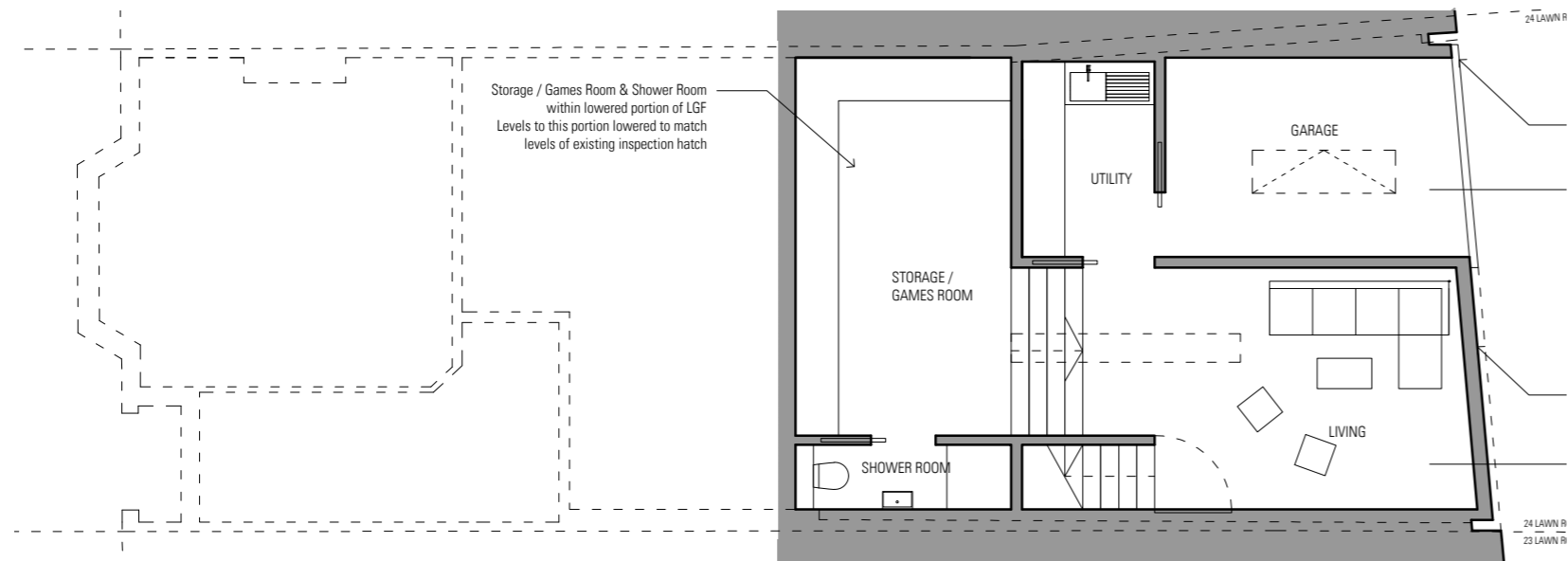
The previously permitted scheme proposed a replacement of the existing rear extension to the ground floor and garage/utility to the lower ground floor. The replacement ground floor extension had a smaller footprint than the existing, a new stair linking the ground floor to the lower ground floor allowed for a shallower depth to the taller stair link portion of the extension. The stair link is portrayed as an element which sits against the lower kitchen element, mimicking the form of the existing extension. The two elements were made distinct from one another in their materiality, with the taller element being formed out of white glazed brickwork and the lower element clad in stainless steel/zinc.

The lower ground floor involved the removal of the garage and its associated car parking space and included a new living and utility room with a storage space located under the main house above. For the depth of the storage space, the existing ground levels were lowered to match the finished floor level of the living space. A new rear elevation was proposed which broke down the width of the elevation into two elements using the same language as the ground floor extension above. The materiality of the rear street elevation was again taken from the rear extension above and it was proposed to be constructed from a glazed white brick and stainless steel / zinc.

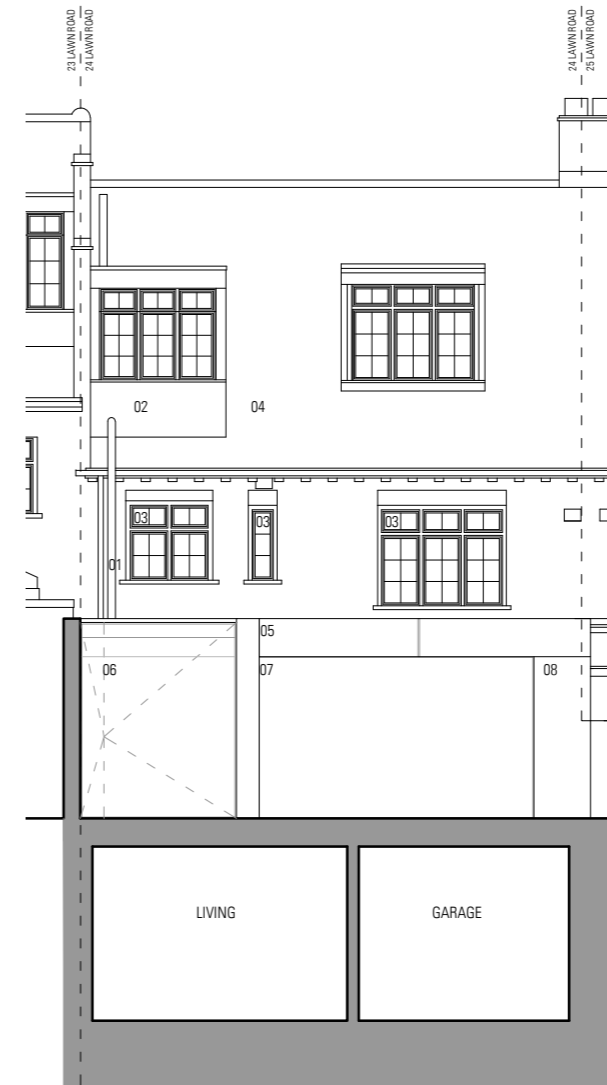
# PROPOSED SCHEME



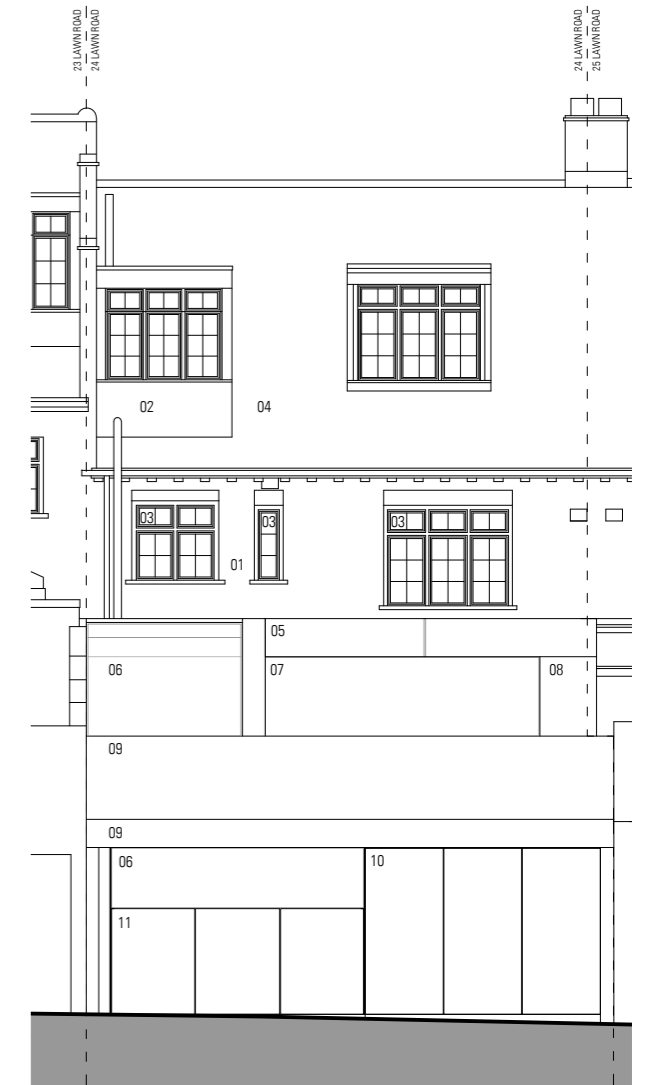
01\_Ground Floor Plan



02\_Lower Ground Floor Plan



03\_Rear Elevation (Garden)



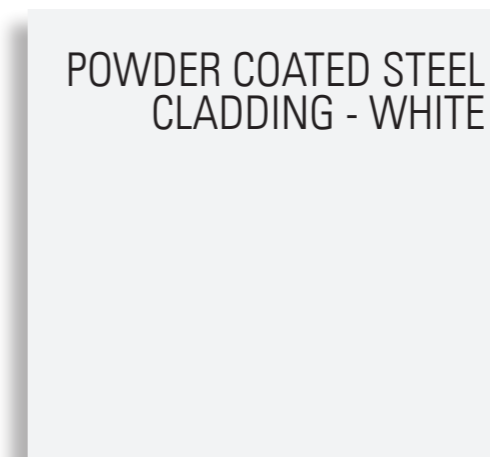
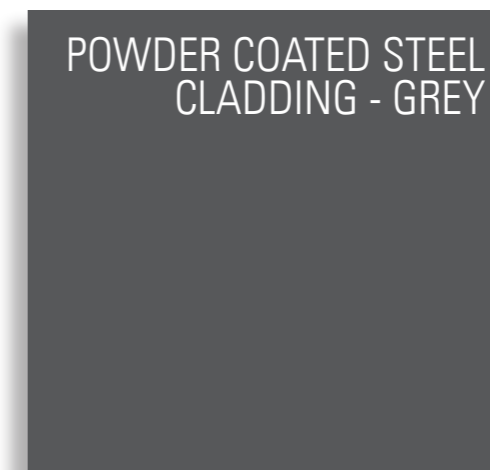
03\_Rear Elevation (Street)

## 4.2 - OVERVIEW - PROPOSED SCHEME - DESIGN / SCALE / MASSING

The proposed scheme is almost of the same footprint as established in the previously permitted scheme. The main external changes to the ground floor extension aim to simplify the scheme, with the use of stone cladding and powder coated steel in lieu of white glazed brickwork and stainless steel. Furthermore, the lower element has been raised to align with the neighbouring rear extension at 25 Lawn Road. The change in materiality to steel cladding refers back to the crittal windows used originally in the main house and this in conjunction with the stone cladding contextually links the new addition to the 1930's origin of the house.

The lower ground floor is much the same in layout as the permitted scheme, the storage area is proposed to be lowered to form a habitable space and the levels proposed are matched the the lowest existing level of the original house - the bottom of the inspection hatch in the Garage. In terms of the rear street elevation, the design has been evolved. The lower portion of the proposal is composed almost identically to the permitted scheme with two elements - the steel clad sliding garage door and the steel framed high level glazing and low level cladding to the living space. An oversized horizontal concrete lintel has been introduced in reference to traditional mews typology.

# PROPOSED SCHEME \_ MATERIALITY



## 4.3 - OVERVIEW - PROPOSED SCHEME - MATERIALITY

The proposed materiality is a simple refined palette that has been conceived in response to the era of the main house's construction - the 1930's. At ground floor level, the roof of the lower kitchen element is proposed to be clad in stone, in front of this is the stair link, which is proposed as grey powder coated steel cladding in reference to the crittal windows of the main house. Concrete is proposed as the finish to the terrace which then runs internally to form the Kitchen worktop, to reinforce this horizontal element the rear street elevation features an oversized lintel of concrete which sits atop steel framed glazing and a sliding steel garage door.

# CONCLUSION

## 5.1 - CONCLUSION

The proposal replaces a tired existing extension and garage with a rebuilt, slightly smaller, contemporary addition. The proposal is an evolution of a previously permitted scheme which established the massing, arrangement and contemporary nature of a replacement. The application scheme uses a composition of materials that refer back to the origins of the existing building which sit well and are sensitive to the main house.

The high quality extension and replacement garage is sensitive to the scale and form of the rear elevation and will provide improved space that is suitable for modern living. As a result, this will prolong the useful life of the building and will preserve and enhance the character of the original house and wider Conservation Area.