



NASH
BAKER
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DESIGN & ACCESS STATEMENT

75 Lawn Road



NASH
BAKER
ARCHITECTS

167-169 Kensington
High Street
London
W8 6SH
T: 0207 229 1558
Mail@nashbaker.co.uk

DESIGN & ACCESS STATEMENT

75 Lawn Road, Belsize Park

INTRODUCTION

This Design and Access Statement has been prepared to accompany design proposals for 75 Lawn Road, which include single and double storey extensions to the side and rear, a new second floor within the existing roof space, and landscaping of front and rear gardens.

CONTEXT

75 Lawn Road is a two storey 1920's residential dwelling on the west side of the street. It forms part of a terrace of 4 paired dwellings. Whilst the property is not listed, it falls within the 'Parkhill Conservation Area'. The west side of the street is a development these 1920's dwellings; albeit a number of different house types are present. On the east side of the street are 5 storey (including lower ground floor) stucco finished semi-detached Victorian town houses.

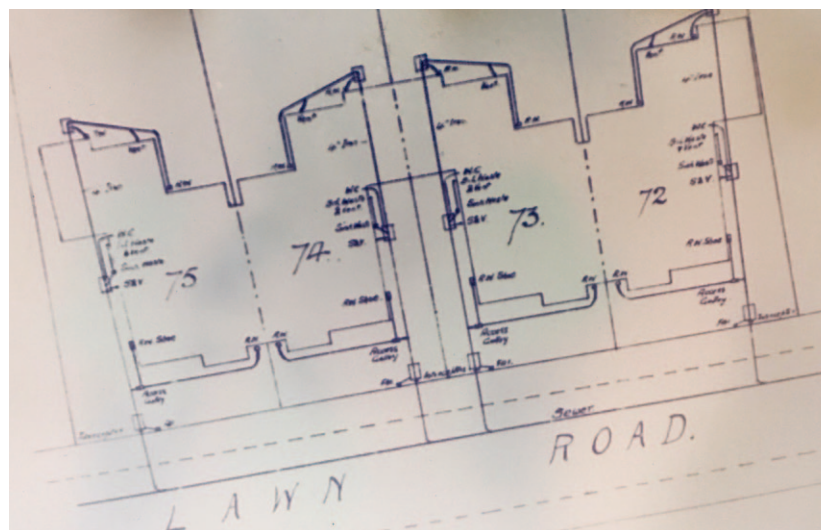


Front elevation of 75 Lawn Road

PLANNING HISTORY

75 Lawn Road has no relevant planning history, albeit it has been subject to a number of applications in relation to arboricultural works in a conservation area.

Drainage plans held within Camden local archives show that no. 75 was originally a semi detached property, and that the garage and first floor bedroom above were demolished and rebuilt further back than the rest of the terrace at a later date. In 1956 the neighbouring detached property at 76 Lawn Road created a two storey extension which abutted up to the external wall of the garage and first floor bedroom of number 75. This then closed the visual 'gap' between the properties, and made no. 75 a terraced property, and no. 76 a semi detached property.



Original drainage plans of 72-75 Lawn Road

USE

The residential use of the property (C3) will be maintained and all proposed works will provide increased internal living space, and allow opportunity for the property to be fully renovated for the first time in 50 years.

AMOUNT

The proposed scheme will create additional footprint to the existing property as follows:

Ground floor	30.4m ²
First floor	18.5m ²
Second floor (<i>within existing roof space</i>)	34m ²
Total	82.9m²

This will provide increased open plan living space and ancillary accommodation at ground floor, an enlarged master suite at first floor, and new bedroom accommodation within the roof space.

ACCESS

Primary access into the dwelling will remain as existing, and a new secondary side door will be created within garage door style entrance, which will enable direct access to kitchen and utility areas from the driveway.

LAYOUT

The proposed ground floor extension to the garage is designed to align with the precedent at no. 76 which was installed in 1966. It would also have an improved relationship with the original matching garage precedents at 72-74 Lawn Road. At first floor, it is proposed to create a bathroom extension which is similar to the first floor extensions at 72-74 Lawn Road, with a pitched roof and dormer window.

To the rear, the ground floor kitchen and garage will be joined and extended by 12m² to create a large open plan living space. This additional area will also be added to first floor to provide a larger master bedroom.



Render panel on No. 75 showing where garage used to be positioned



Garage at No.76



Examples of existing staircase dormer extensions on Lawn Road, showing that this is now a well established feature of the properties on the road.

The obscured leaded staircase window will be extended to create a dormer window to enable the staircase to run up to the new second floor. This will be traditionally detailed, and in keeping with the original form of the property. At this second floor level, an additional bedroom and en-suite will be created, benefiting from a traditional dormer window to the rear. There will be no external manifestation of this additional accommodation to the front elevation.

The works to the front garden area allow for the creation of a bin store adjacent to the front entrance porch, which will be fitted with painted timber panel doors. The driveway will be relaid to allow for access to the bins.

SCALE

The proposed works to the front will consolidate, rationalise and improve the appearance of the two storey garage side extension to 75 Lawn Road, and will help reinstate the original form of the property. It will also improve the delineation between no. 75 (which forms part of a terrace of 4 paired houses, and was originally semi-detached) and the detached unique house design for of no. 76 Lawn Road. The scale is in keeping with the precedents set by local properties, and is respectful to the host property and the conservation area as a whole.

To the rear, the existing single-skin garage and kitchen will be demolished and re-built in the same footprint utilising modern cavity wall construction, with a 12m² extension to infill the sections between the former garage and kitchen. At first floor, this extension will enable the consolidation of the master bedroom and the additional 'inner-room' bedroom which has no corridor access.

It is not considered that this would result in a significant loss of amenity to the neighbouring occupiers in respect of light, privacy or enclosure, and this has been verified by a BRE Daylight and Sunlight Assessment which is appended as part of this application.

APPEARANCE

The front of the dwelling will remain existing, albeit a set of wrought iron railings will be installed either side of the external entrance steps to improve safety and access.



Example of triple timber panel garage door on Lawn Road

All new and re-built extensions will be constructed in matching brickwork laid in Flemish bond, and all remaining brickwork and painted pebble-dashed sections will be retained and repaired. The extensions will all be finished with pitched clay tile roofs to give a traditional appearance, and minimise visual impact and massing. The dormer windows will be traditionally detailed, with lead clad cheeks and rolled lead roofs.

The front garage extension will be fitted with a set of white painted timber panel doors with overlights, and whilst only the central pass door will be useable, the overall effect will be similar to the traditional garage door configuration seen elsewhere on the terrace of no. 72-75.



Example of similar pitched and flat roof garage extensions on Lawn Road

All new windows and French doors to the rear will be slimline double glazed white painted timber casements with lambs tongue moulding, and matching glazing bar configurations to the historic precedents on site.



Existing and proposed front elevation

The obscured leaded window on the main stairwell will be adapted and extended to increase the overall height, whilst retaining this characterful feature of the property. To improve thermal insulation, integral secondary glazing will be fitted internally.



Existing and proposed rear elevation

LANDSCAPE

Currently the front garden has been landscaped with a hedge perimeter around a large asphalt finished central section. It is proposed to remove this asphalt, and undertake remedial works which will enable the front garden to be fully planted. The front garden wall will also be rebuilt to match, as it is structurally unsound.

In the rear garden, it is proposed to install new planting to provide a well landscaped family garden. The arboricultural report has advised that the existing small cherry tree in the rear garden should be felled, but any application in respect of this work in a conservation area would be under separate cover.

The report has also confirmed that no existing trees will be impacted by the proposed works.

Furthermore, the proposed extensions fall on areas which are currently laid to hardstanding, and as such, these will not impact upon the biodiversity of the site.

CONCLUSION

The proposed extensions and refurbishments to 75 Lawn Road will be of a high quality finish and will form sensitive and modest interventions to the existing dwelling. This will additionally enhance the council's local housing stock, and provide a modern and attractive living environment. The impact upon the street scene and conservation area will be minimal, in keeping with precedents on the terrace and street, and will improve and consolidate previous unsympathetic extensions to the property.



Rear elevation of No. 75 Lawn Road



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