

Design & Access Statement & Heritage Statement

**72 LAWN ROAD, LONDON
NW3 2XB**

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mida

Architecture
Planning
Regeneration

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INTRODUCTION

This design and access statement has been prepared to support the planning application submission in respect of the proposed development at 72 Lawn Road, London, NW3 2XB.

The building is currently in use as a residential dwelling and contains 4 bedrooms.

Planning permission is sought from Camden Council in respect of the following proposal:

“Conversion of an existing first floor balcony above an existing ground floor extension, to be part of the interior master bedroom. Extension to align with existing ground floor depth (1.3m). Replacement of existing glazing with timber casement windows”.

The building is located in the Parkhill Conservation Area where 70–85 Lawn Road are identified in the Conservation Area Appraisal as making a positive contribution to the character and appearance of the conservation area.

The following documents have been submitted in support of the planning application:

- Planning Application forms
- Existing and proposal plans and elevations
- Design and Access Statement
- Heritage Statement

In summary, the proposal has the following benefits:

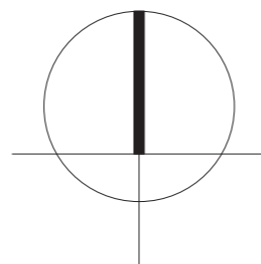
The proposed alterations and conversion to this building will provide improved residential floorspace and a high-quality environment for the current owners at first floor level.

The following proposals and alterations have been carefully designed to ensure they read as subordinate additions and alterations to the property.

The use of materials and design to the rear conversion will preserve and enhance the character and appearance of the Conservation Area.

This conversion successfully restores the symmetry between 72 and 73 Lawn Road. First floor balconies are not typical of the rear elevations of this stretch of houses and this proposal will restore an order to the rear elevation.

The proposed addition will improve the security of the house by creating a barrier with Downside Crescent where the first floor flat roof currently presents a risk of access to burglars. The removal of the balcony access will also provide a greater level of privacy for 71, 72 and 73 Lawn Road.



SITE & SURROUNDINGS

No. 72 Lawn Road is situated on the west side of the road, adjacent to numbers 71 and 73 Lawn Road.

The property is a two storey semi detached, red brick and pebble dash rendered residential property with four bedrooms. It has a garden to the front with step leading to the front door. There is a sloped driveway to the side of the property leading to a garage. To the rear of the property is a well sized garden.

The area is predominantly in residential use and the majority of the buildings along the east side of Lawn Road are houses built in red stock brick, semi-detached and are 2-3 storey in height. On the west side the buildings are semi-detached, 4 storeys brick townhouses.

The building is not listed but it is located within the Parkhill Conservation Area.

The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011) describes the character of Lawn Road as "typically of semi-detached pairs of houses with substantial trees in the front and rear gardens".



View from Front Left



View from Front Right

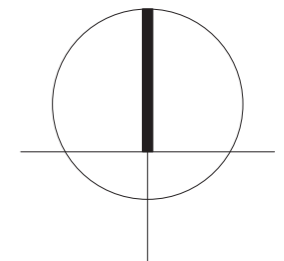


View from Front



Rear view from Downside Crescent

EXISTING SITE PLAN



PROPOSED SCHEME

It is proposed to retain the existing residential use within the building.

Rear extension

The balcony conversion at first floor level proposes to infill the area above an existing ground floor extension. The extent of this conversion is 1.3m and will make a positive contribution to the setting of the house.

Appearance

72 Lawn Road forms part of a pair of semi detached houses that are set along the Eastern side of the road. The rear profile of these house varies as a consequence of varying rear extensions. This proposed first floor rear extension would realign the profiles of 72 and its neighbouring 73 Lawn Road, making a positive contribution to the buildings appearance.

The rear of 72 Lawn Road is partially visible from Downside Crescent. The proposed rear conversion will include the replacement of the existing balcony doors with casement windows, which compliment the style of windows that are prominent within the Parkhill Conservation Area.

Means of access

The proposed first floor rear extension will have no impact on the setting of the ground floor garden space

Layout

This extension will allow for a more rationalised layout within the main bedroom of the house and provide an opportunity for more storage space within the principle bedroom in the house.

Scale

The limited scale of this development is in keeping with the form of the original house and the street-scape. This proposed first floor rear extension would realign the profiles of 72 and its neighbouring 73 Lawn Road, making a positive contribution to the buildings appearance.

Security

The existing first floor flat roof to the rear of the property can be easily accessed through an open path and low level wall from Downside Crescent. This exposure has resulted in a series of attempted and successful robberies. Infilling this flat roof and replacing the large balcony doors with small casement windows will improve the security of the house and minimise the risk of attempts to trespass onto the property.

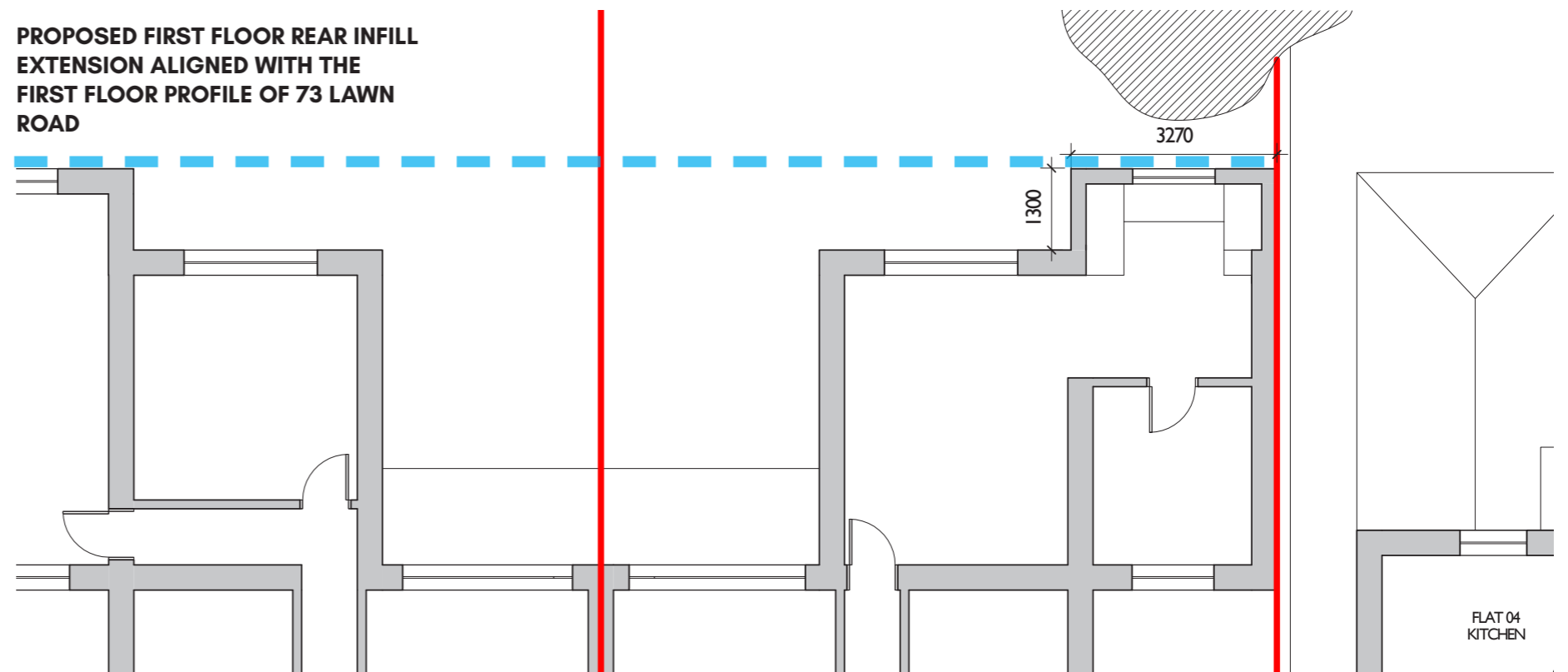


72 LAWN ROAD CLEARLY VISIBLE FROM DOWNSIDE CRESCENT

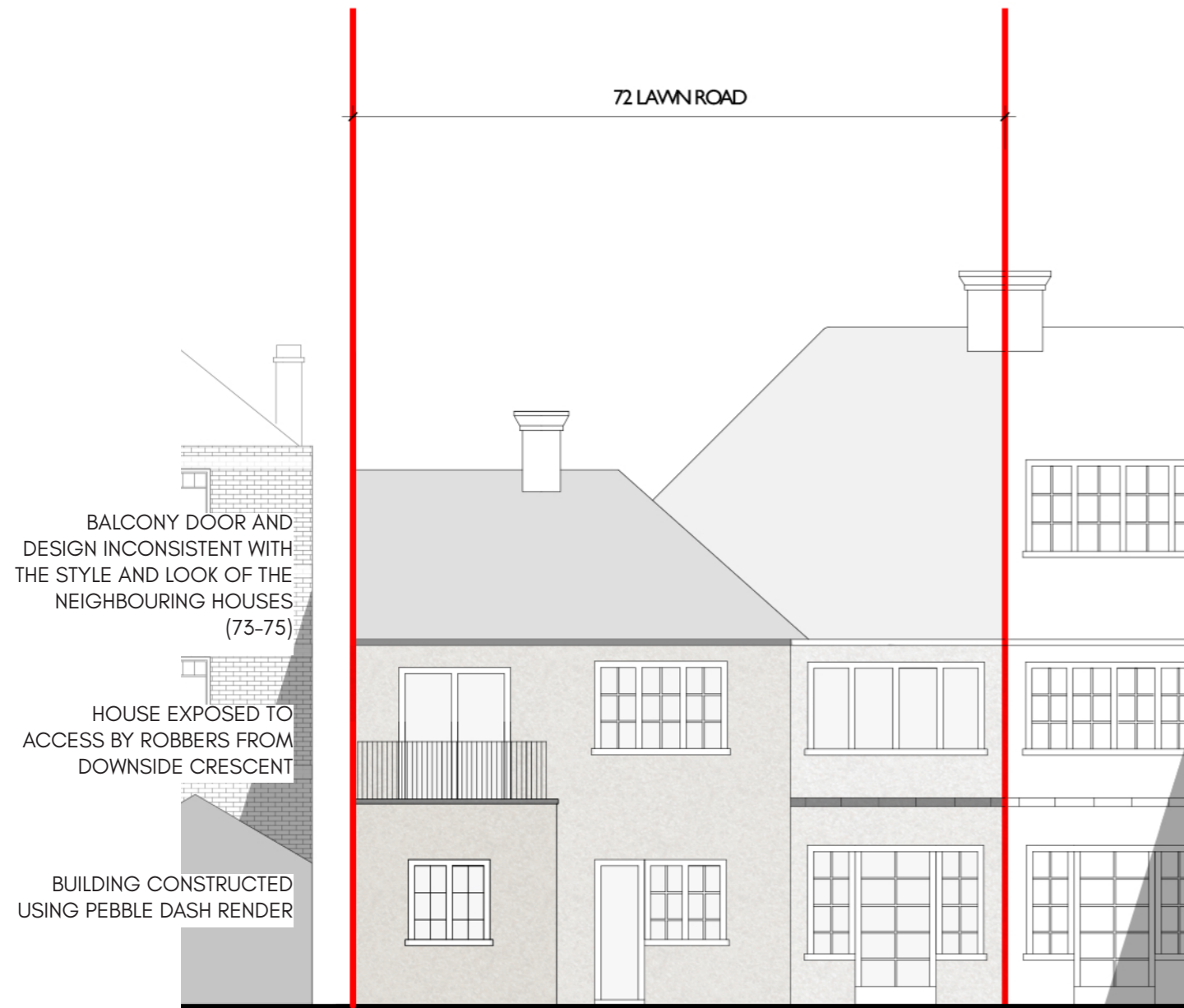
FLAT ROOF ACCESSIBLE BY CLIMBING OVER LOW LEVEL BRICK WALL

WIDE OPENING PROVIDING ACCESS TO THE REAR OF 71 LAWN ROAD

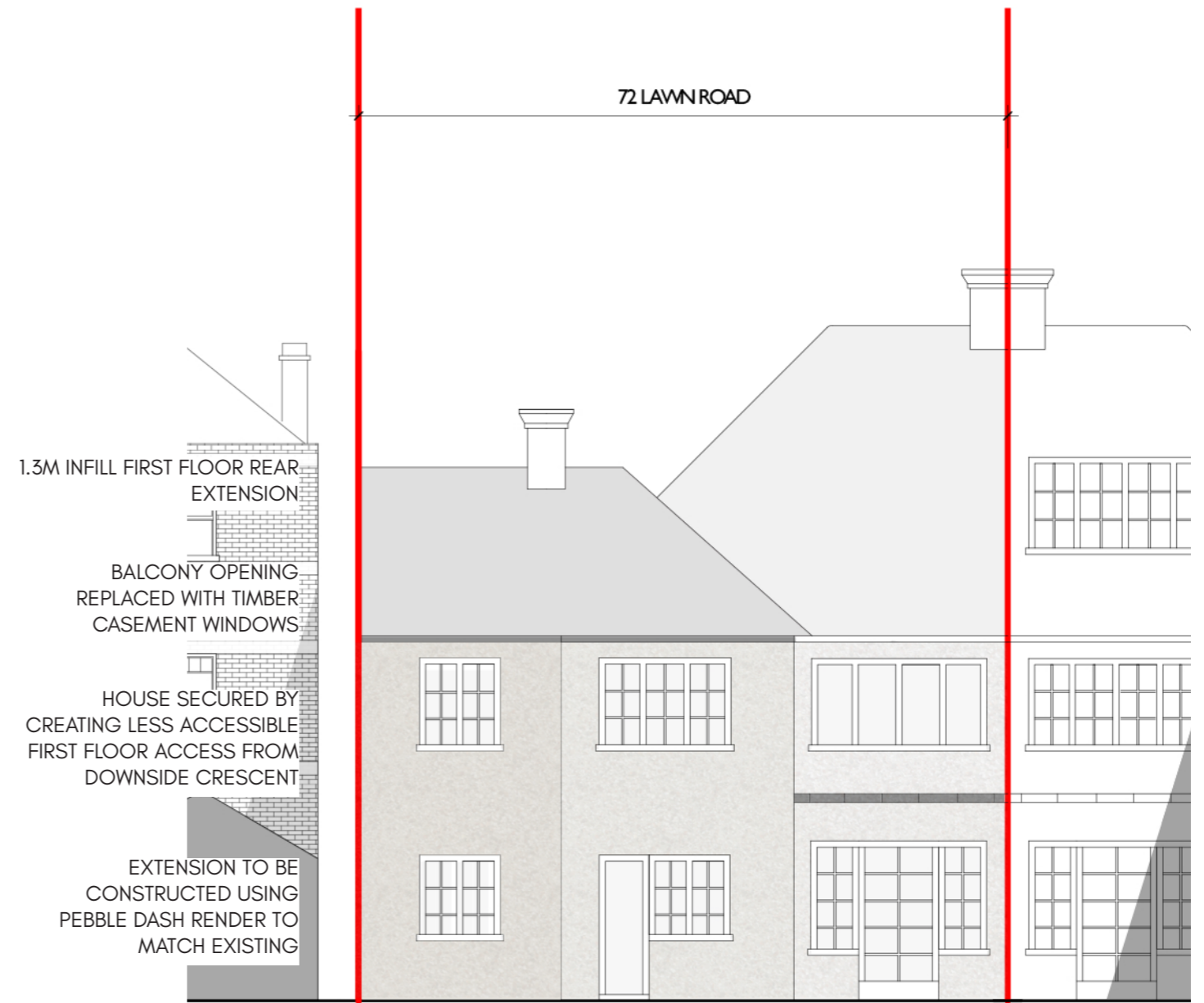
PROPOSED FIRST FLOOR REAR INFILL EXTENSION ALIGNED WITH THE FIRST FLOOR PROFILE OF 73 LAWN ROAD



REAR ELEVATION



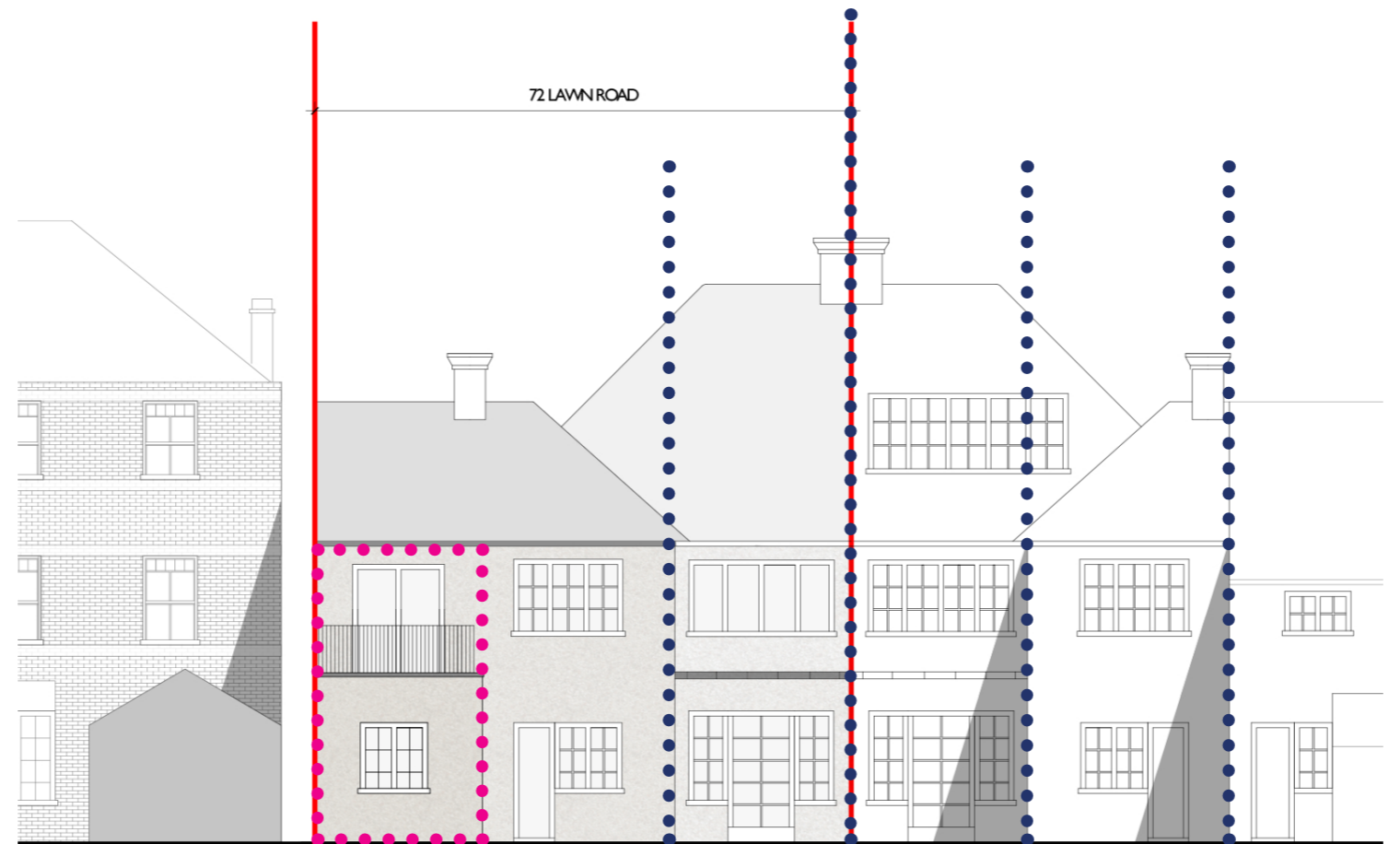
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

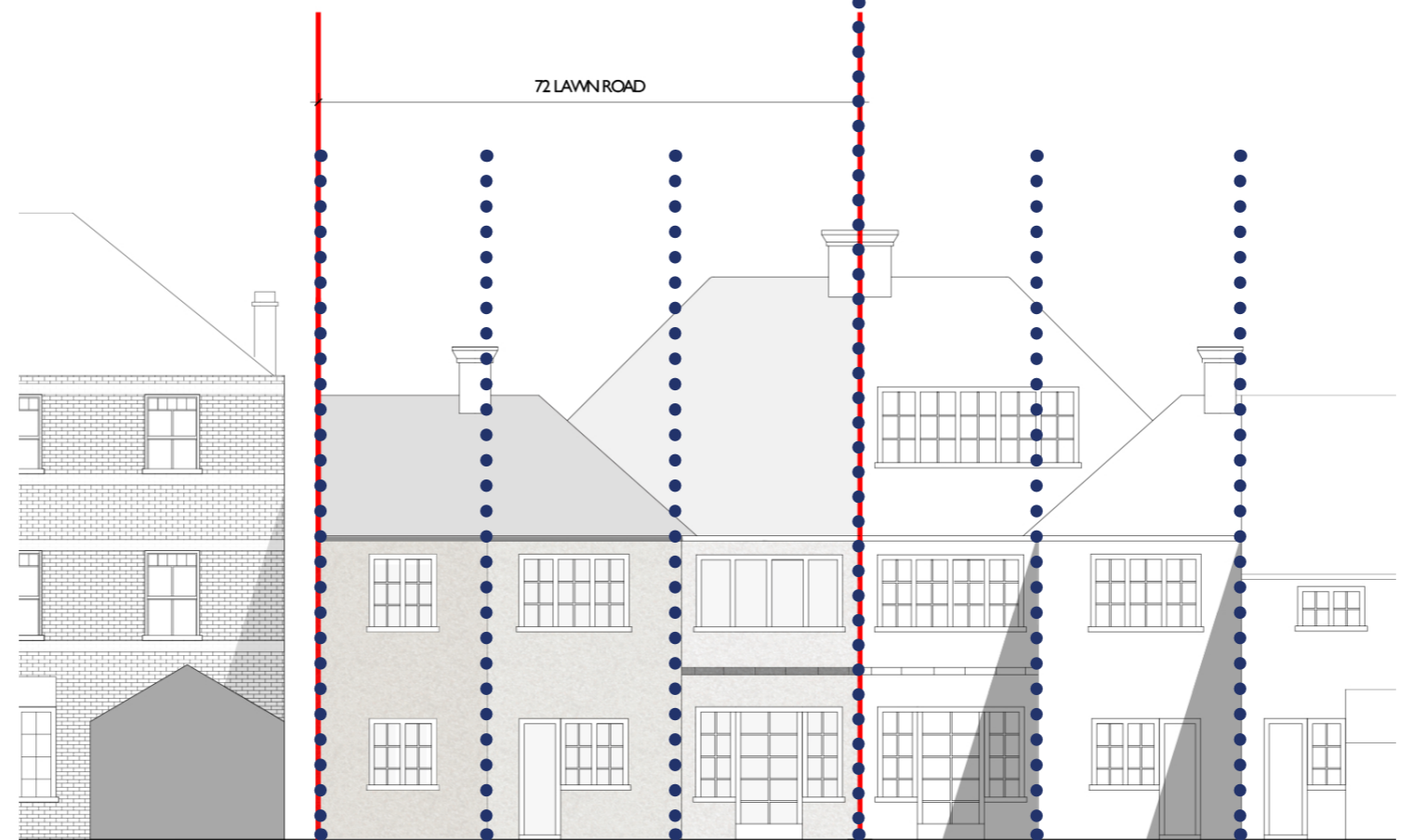
REAR ELEVATION

SYMMETRY AND ORDER OF REAR FACADE INTERRUPTED BY SINGLE STOREY ELEMENT AND BALCONY AT 72 LAWN ROAD



EXISTING REAR ELEVATION

INTRODUCTION OF EXTENSION ABOVE SINGLE STOREY ELEMENT AT 72 LAWN ROAD IMPROVES THE RHYTHM ALONG THE REAR OF LAWN ROAD & IMPROVES THE VIEW FROM DOWNSIDE CRESCENT



PROPOSED REAR ELEVATION

PLANNING HISTORY & PLANNING POLICY FRAMEWORK

Planning History

A comprehensive review of the Statutory Register of Planning Applications held by the London Borough of Camden has been carried out.

The online records show that there have been no recent planning applications for the site.

Historic applications (pre 2010)

72 Lawn Road – Planning permission (8905326) was granted in February 1990 for:-

“Construction of a new garage and utility area at ground floor level and bedroom with en-suite bathroom and balcony at first floor level of single family dwelling”.

Planning Policy Framework

National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework, adopted in March 2012. This is a material consideration when determining planning applications.

The Statutory Development Plan comprises of regional policies with the Mayor’s London Plan (Consolidated with Alterations since 2011) adopted in March 2016 and at a local level the London Borough of Camden Local Plan adopted in 2017.

Supplementary Planning Guidance known as Camden Planning Guidance is also a material consideration along with the Parkhill Conservation Area Statement.

National Planning Policy Guidance

The National Planning Policy Framework (March 2012)

The NPPF document sets out the Government’s planning policies for England and how these are expected to be applied. It summarises in a single document, previous national planning policy statements. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

Regional Planning Policy “The London Plan” March 2016 (Consolidated with Alterations since 2011)

The London Plan sets out the relevant London-wide planning policy guidance, the relevant regional planning policy guidance for the Borough and forms a component part of the statutory development plan.

It aims to set out a framework to co-ordinate and integrate economic, environmental, transport and social considerations over the next 20-25 years. The London Plan is the London-wide policy context within which the boroughs set their local planning agendas.

The proposal has taken into account the most relevant London Plan policies and guidance affecting the proposals for the building.

In addition to the London Plan, the Mayor has produced more detailed strategic guidance of issues, which cannot be addressed in sufficient detail in the Plan, through SPG documents.

The following policies from the LP are considered relevant to the proposals:

Policy 3.14 – Existing housing
Policy 7.4 – Local character
Policy 7.6 – Architecture
Policy 7.8 – Heritage Assets and Archaeology

Local Planning Policy Guidance

Camden Local Plan (2017)

The Local Plan was adopted by the Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.

The following Local Plan Policies are considered relevant to the determination of these proposals: –

H3 – Protecting Existing Homes
D1 – Design
D2 – Heritage
A1 – Managing the Impact of Development
A4 – Noise and Vibration

Supplementary Planning Guidance

The relevant LBC Supplementary Planning Guidance includes:-

The Parkhill Conservation Area Statement (March 2011)
Camden Planning Guidance 1 (CPG1) – Design
Camden Planning Guidance 2 (CPG2) – Housing
Camden Planning Guidance 6 (CPG6) – Amenity

CONSIDERATIONS OF THE PROPOSAL

This section assesses the key planning considerations associated with the proposals.

These are:-

1. Design of the proposed extensions and alterations
2. Impact of the proposed extensions and alterations upon the character and appearance of the Conservation Area
3. Amenity
4. Other considerations

Design of the proposed extensions and alterations

The Government attaches great importance to the design of the built environment in the NPPF. Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

At paragraph 57 the NPPF stipulates that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

LP policies 7.4, 7.5 and 7.6 relate to ensuring that development respects the local character of the area, promotes high quality public realm, and ensures that the architecture makes a positive contribution to a coherent public realm, streetscape and wider cityscape.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The Camden Planning Guidance (2015) on Design (CPG1) provides more detailed information on design issues.

In relation to alterations, the CPG states that (in summary), timber is the traditional window material and new windows should match the originals as closely as possible. Materials should complement the colour and texture of materials in the existing building.

With regards to rear extensions, the CPG provides some general principles. It states that rear extensions should:-

- Be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- Respect and preserve the original design and proportion of the building, including its architectural period and style;
- Respect and preserve the historic pattern and established townscape,
- Allow for the retention of a reasonable sized garden;
- Retain the open character of existing natural landscaping and garden amenity.

Paragraph 4.12 states that ground floor extensions are generally considered preferable to those at higher levels and the width of extension should be

designed so that they are not visible from the street and respect the rhythm of existing rear extensions.

With regards to roof extensions and terraces, the CPG states that additional storeys and alterations are likely to be acceptable where:-

- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;
- Alterations are architectural sympathetic to the age and character of the building and retain the overall integrity of the roof form;
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

Assessment

The proposed first floor rear extension will be brought in line with the rear profile at no. 73 Lawn Road. The projecting part of the new extension will extend out to the rear of the building by 1.3 meters in line with the existing ground floor extension.

The proposed rear extension has been designed to ensure it will appear as secondary to the building being extended. It will respect and preserve the original design and proportions of the building. It will also respect the historic pattern of the rear of these properties which are characterised by extensions. This will ensure it accords with Camden's Design SPG and specifically the criteria set out under paragraph 4.10.

The extension will be built in matching pebble dash render to match the existing building.

HERITAGE IMPACT ASSESSMENT STATEMENT

Policy Context

Under paragraph 128 of the NPPF, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 131 states that in determining planning applications, local planning authorities should take account of:-

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

A proposal should not lead to substantial harm to or total loss of significance of a designated heritage asset unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits (paragraph 133).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (paragraph 134).

The effect of an application on the significance of non-designated heritage assets should be taken into account in determining the application (paragraph 135).

Policy D2 Heritage states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

Assessment

72 Lawn Road along with the group from 70-85 Lawn Road make a positive contribution to the character and appearance of the conservation area.

The first floor rear projecting extension will have a limited impact upon the character and appearance of the Conservation Area.

The fenestration alterations will be well designed and reflect the architectural features present on many of these buildings. This will replace the current double door balcony opening which is not in keeping with the Conservation Area.

There are other examples of rear projecting extensions on Lawn Road,

including at Nos. 77 (ref. 2016/1737/P) and 78 Lawn Road.

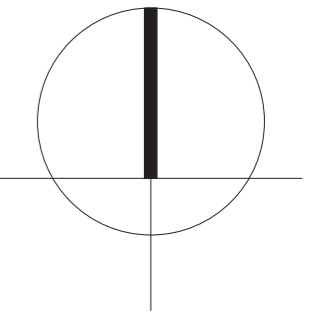
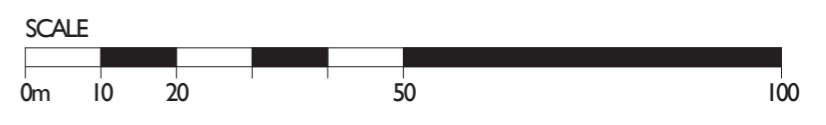
The use of materials that match the existing rear elevation will ensure that the additional rear projection will be in keeping with the houses existing architectural style. This will preserve and enhance the character and appearance of the Conservation Area in accordance with the provisions of the NPPF, the London Plan, Policy D2 of the Local Plan and the Conservation Area Appraisal.



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LOCATION PLAN

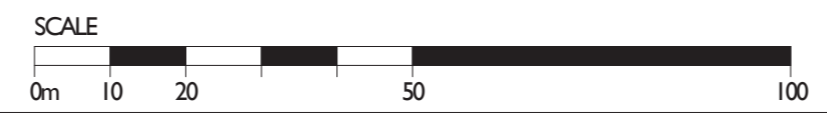
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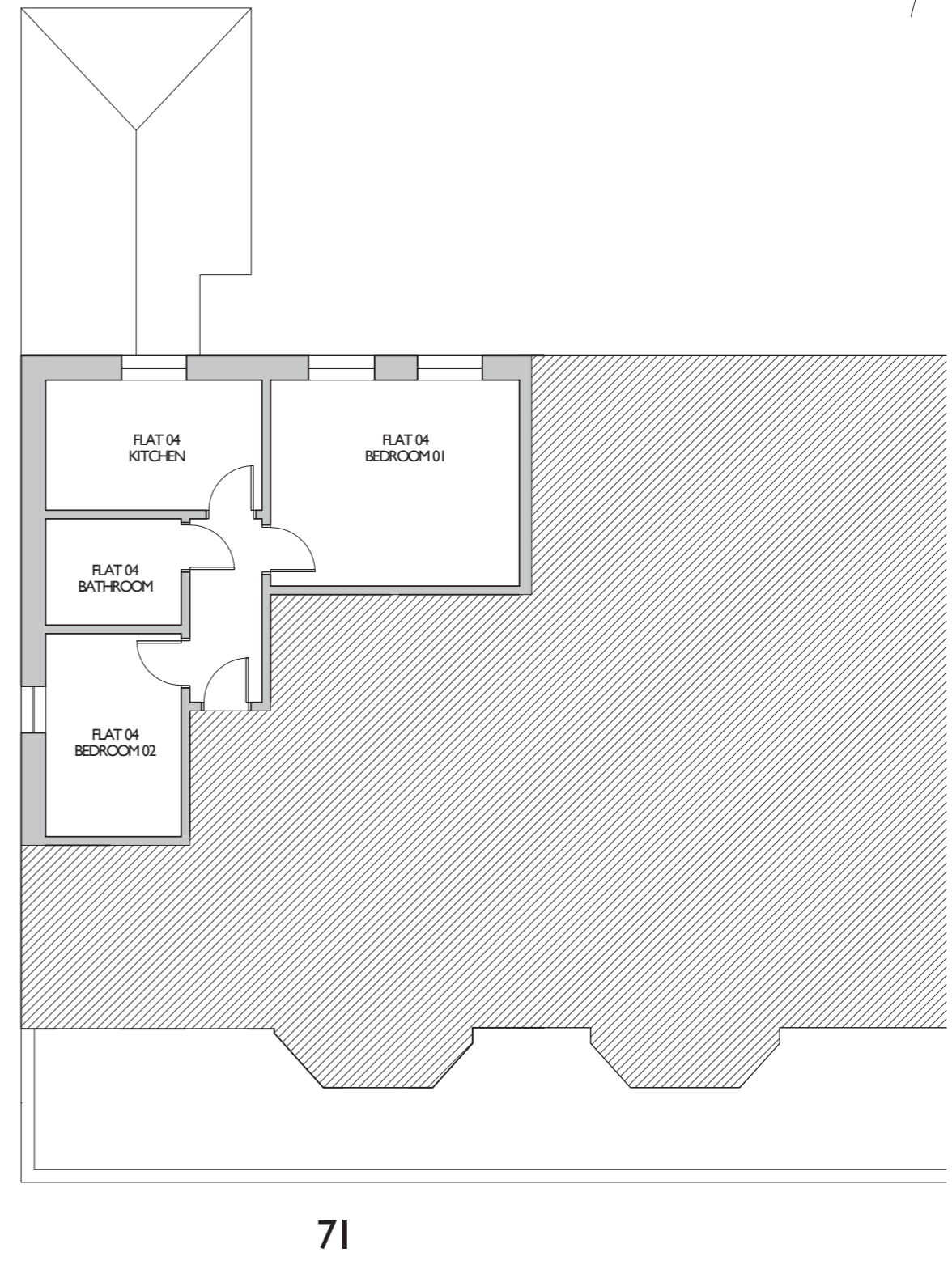
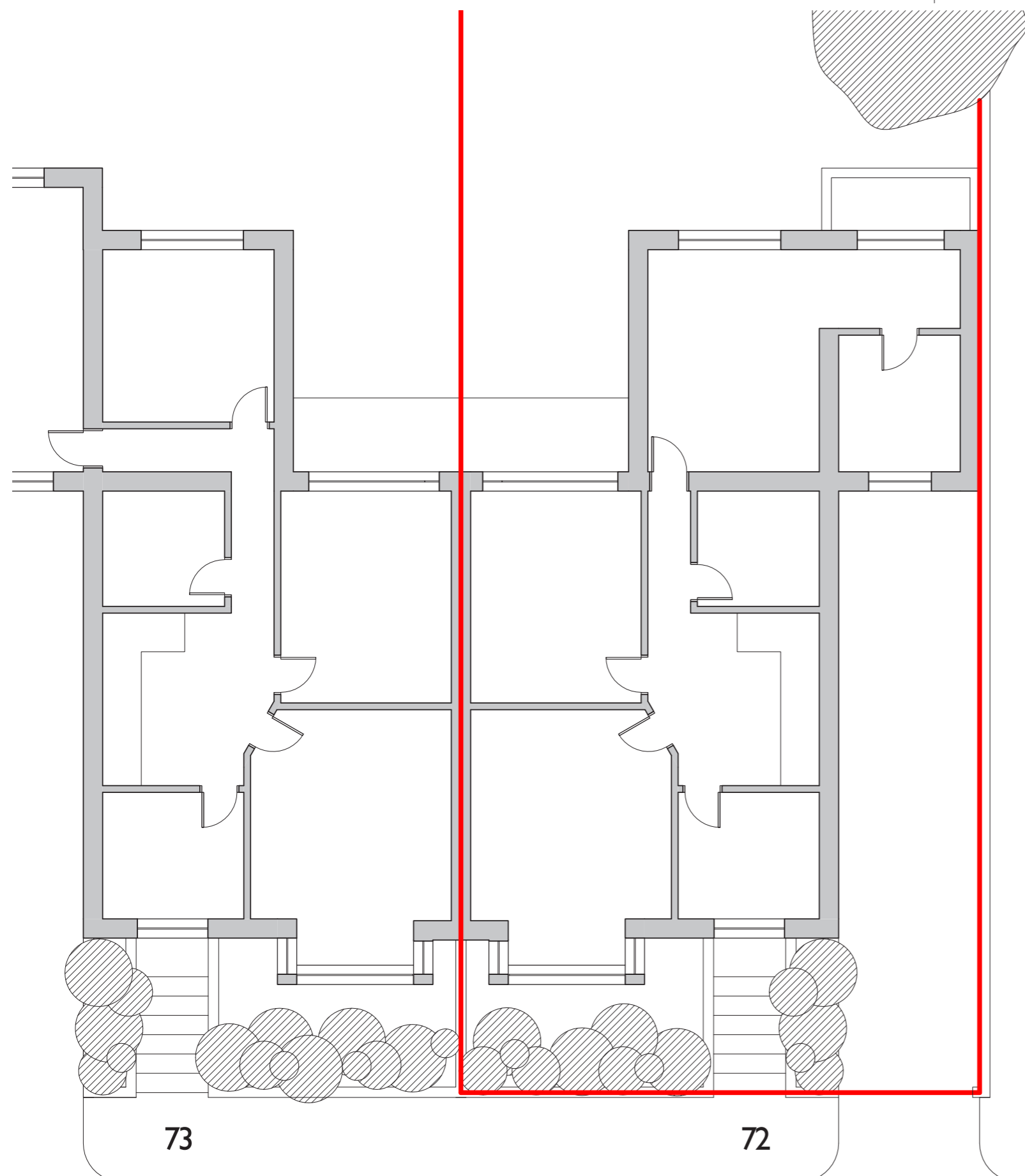
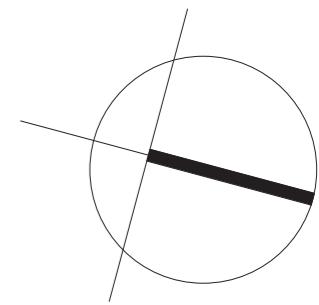
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BLOCK PLAN

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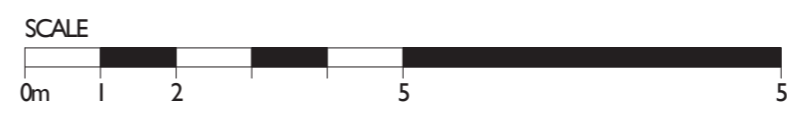


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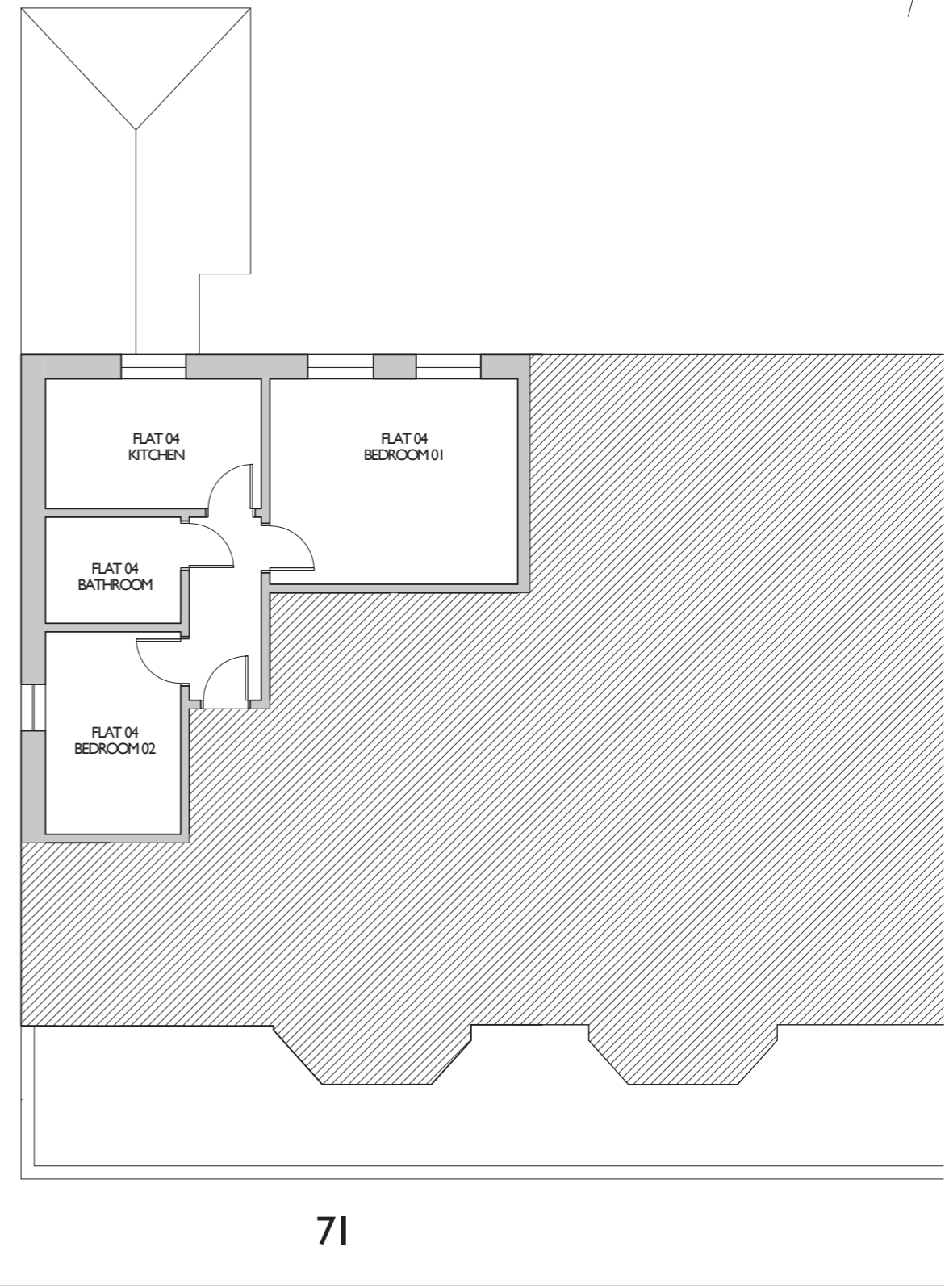
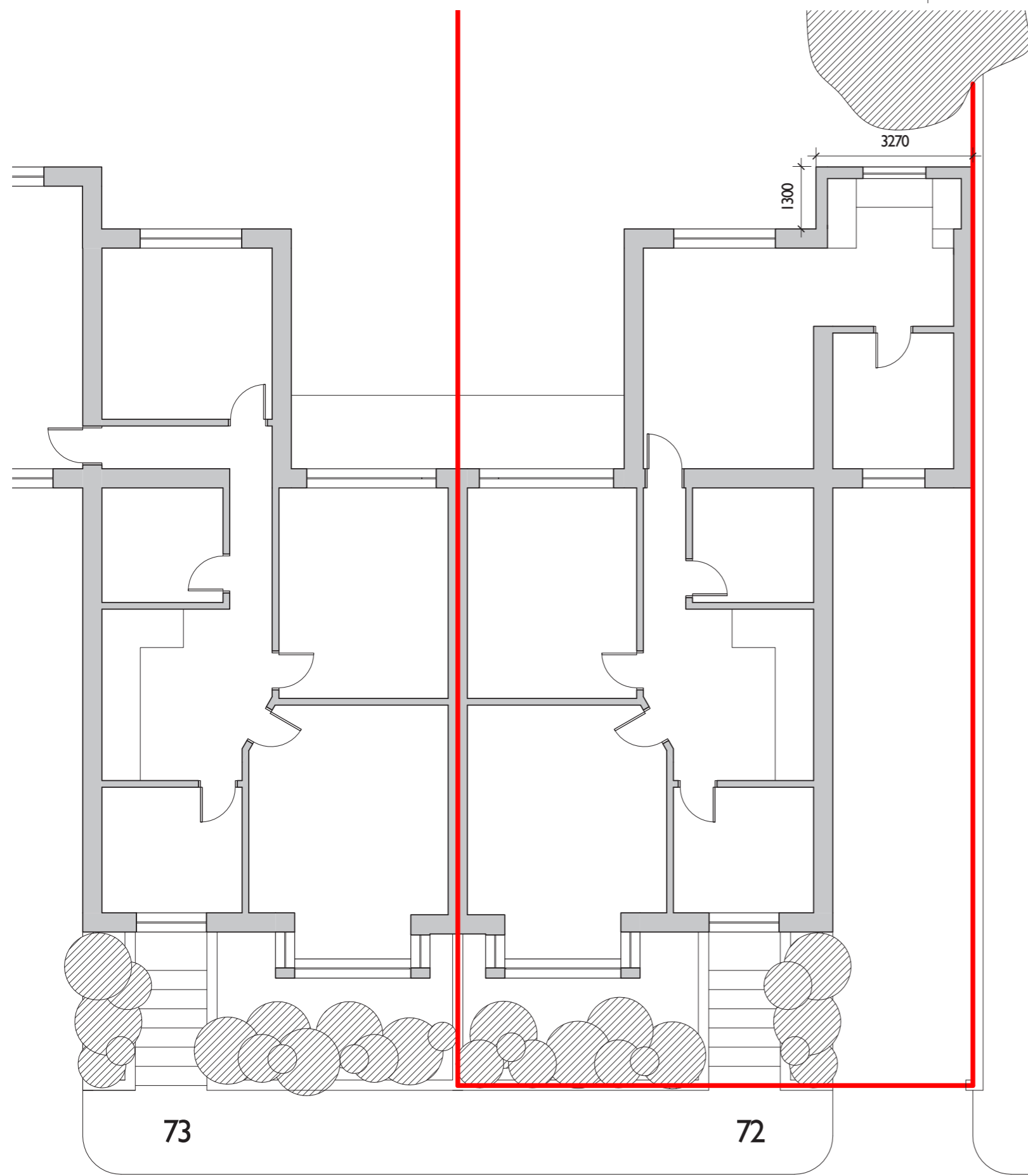
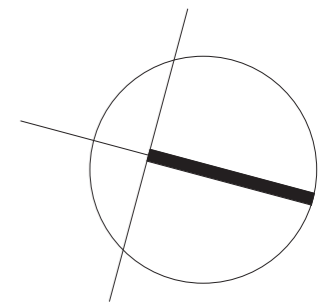
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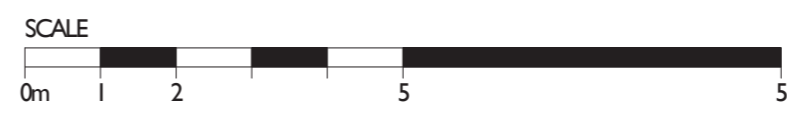
LAWN ROAD



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LAWN ROAD



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72 LAWN ROAD

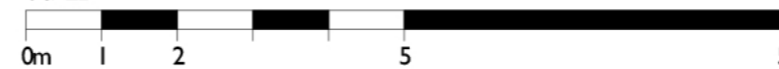


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72 LAWN ROAD

SCALE



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