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DESIGN AND ACCESS STATEMENT

75 LAWN ROAD,
LONDON, NW3 2XB



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May 2018

'The erection of part one/part two-storey side extension, erection of a two-storey rear extension, formation of a new second floor within the roof with side and rear dormer windows, alterations to driveway, and associated works.'

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1. INTRODUCTION

This Design and Access Statement has been prepared to accompany the proposed development at 75 Lawn Road, which includes the following works:

'The erection of part one/part two-storey side extension, erection of a two-storey rear extension, formation of a new second floor within the roof with side and rear dormer windows, alterations to driveway, and associated works.'



Front elevation of 75 Lawn Road



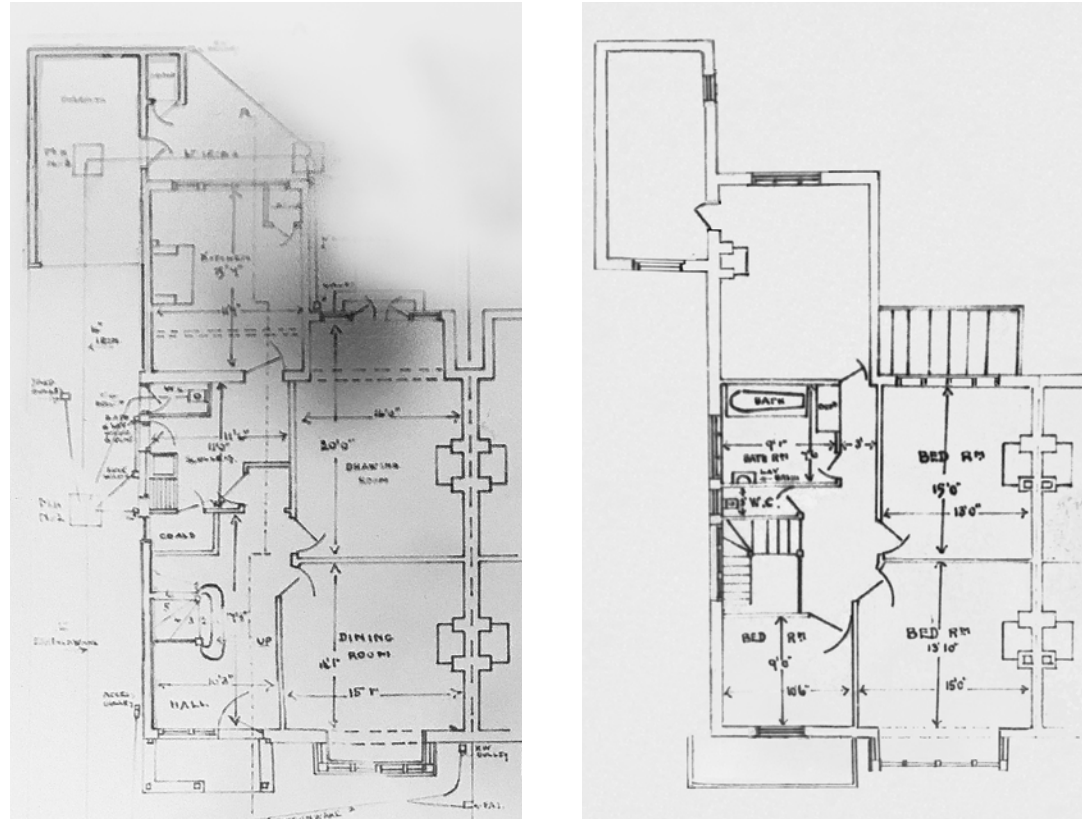
Rear elevation of 75 Lawn Road

2. CONTEXT

Number 75 is a two-storey 1920s residential property on the west side of Lawn Road. It is one of four similar dwellings in two linked pairs (Nos. 72 & 73 and 74 & 75 Lawn Road). These form part of the overall 1920s development of the west side of Lawn Road, which is characterised by a variety of house types of a similar style. The east side of the street was developed earlier, being comprised of five-storeys (including lower ground floor) semi-detached Victorian town houses. Whilst 75 Lawn Road is not listed, it falls within the Parkhill Conservation Area.

Historic plans dating from 1925 found in Camden's local archives clearly show No.75 broadly as it is now: a semi-detached property with a rear two-storey garage outrigger. The front elevation of the main house retains its original character having all its original architectural details and fenestration intact apart from the setback roof gable. The side elevation of the property facing No.76 has been modified, evidenced by a large rendered panel, bricked-up doorway and one modern window. It features an attractive original large leaded window to the staircase which will be retained in the proposed development.

The two-storey garage wing is built from facing brick of a different tone to the main house. It is crudely detailed with exposed concrete lintels to the garage doors and windows which are not characteristic of the main house or neighbouring properties. This physical evidence suggests that it has been modified over time and is not in its original configuration. The rendered panel to the side wall adjacent might indicate that the front garage wall itself was at one stage further forward towards the street. The corresponding adjoining two-storey annex to No.76 has also been subject to alterations.



Ground and First floor plan from 1925 drainage plans of 75 Lawn Road



Lawn Road County Series OS Map extract from 1935-1936



Lawn Road County Series OS Map extract from 1952-1953

Ordnance Survey plans indicate that by 1936 No. 76 had been constructed, including a structure abutting No. 75. The 1952-1953 OS map indicates that sometime between 1936 and 1953 the annex to No.76 was demolished or destroyed. Planning records show that it was rebuilt in 1956 providing a garden room at ground floor level and a bedroom at first floor level, with a copper roof covering. In 1966, No. 76 was further extended with a single-storey garage and car port to the front. This further closed the visual 'gap' between the properties.

The rear of No.75 Lawn Road, in common with several of the neighbouring houses, currently has an ad-hoc character. The main house is intact, but is in awkward juxtaposition with the two-storey flat-roofed garage annex, which has been subject to modifications in fenestration over time. The proposed development seeks to unify the rear aspect of the house.

Current condition of 75 Lawn Road

The property hasn't been refurbished for over 50 years and has fallen into a tired state of disrepair. The building suffers from damp throughout, due to poor waterproofing and insufficient ventilation. The house is of solid masonry construction and both walls and roof remain uninsulated. Consequently, the building has a low energy efficiency rating (*category D*). Furthermore, the existing timber roof structure is noticeably defecting along the length of the rafters and beams and requires replacement or significant repairs. The facades require renovation and redecoration works, including repointing.

The proposed development will include the comprehensive renovation of the building, improving its contribution to the quality of the street scene of the Conservation Area, and upgrading its thermal and environmental performance.



Rendered brick effect panel on side of No. 75 showing previous position of garage



View of flank wall to single-storey garage at No.76 granted permission in 1966

3. RECENT PLANNING HISTORY

Reasons for refusal of application ref: 2017/6726/P

The most recently determined planning application pertaining to the house (ref: 2017/6726/P) was refused permission on 14th March 2018. It included single and two-storey extensions to the side and rear, a new second floor within the existing roof space and landscaping to the front and rear gardens.

The main reasons for refusal cited in the decision notice and case officer's delegated report were:

1. Reason for Refusal -

The proposed two storey rear extension, by reason of its, design, bulk, scale, mass and use of materials, would not be a subordinate addition to the existing dwelling and would harm the character of the existing dwelling and the surrounding conservation area. The proposal would therefore be contrary to policies D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017 and CPG1 (Design).

2. Reason for Refusal -

The proposed extension of the existing side window into a dormer window, by reason of its, design and size would be out of character with the host building and would harm the character of the terrace it forms a part of and the surrounding conservation area. The proposal would therefore be contrary to policies D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017 and CPG1 (Design).

3. Reason for Refusal -

The proposed two storey rear extension, due to its size, scale, massing and position close to the boundary would have a detrimental impact on the amenities of No.74 Lawn Road in regards to overbearing and added sense of enclosure. The proposal is therefore contrary to Policies A1 (Managing the Impact of development) and D1 (Design) of the London Borough of Camden Local Plan 2017.



3D visualisation of proposed rear two-storey extension refused under application (ref:2017/6726/P)

Addressing Objections of refused application ref: 2017/6726/P

This application is for a more modest development, in keeping with the host building and the character of the Conservation Area. This scheme addresses the previously raised concerns as follows:

1. 'The proposed two storey rear extension, by reason of its, design, bulk, scale, mass and use of materials, would not be a subordinate addition to the existing dwelling and would harm the character of the existing dwelling and the surrounding conservation area'

The two-storey extension and rebuilt elevations to the rear will be in white render rather than brickwork which was previously proposed in application 2017/6726/P. This is in keeping with the existing rear elevations of the property and others within the conservation area. The architectural detailing, materials and style has been carefully considered to preserve and enhance the character of the house and broader conservation area.

The proposed rear extension extends by 3.6m (12.3m² GIA) towards the garden to align with the existing rear building line, effectively infilling the area between the garage block and main house. This is a modest increase in the mass and bulk of the original building and would only be visible from No. 74 and therefore have little impact on the character of the conservation area.



Existing rear elevation



Proposed rear elevation

2. 'The proposed extension of the existing side window into a dormer window , by reason of its, design and size would be out of character with the host building and would harm the character of the terrace it forms a part of and the surrounding conservation area'

The existing leaded staircase window will be retained. A new dormer window will be constructed within the main roof above, preserving the eaves line. This approach has precedent at No.73 Lawn Road, however the dormer proposed for No.75 is positioned lower in the roof and is less imposing than other examples.

3. 'The proposed two storey rear extension, due to its size, scale, massing and position close to the boundary would have a detrimental impact on the amenities of No.74 Lawn Road in regards to overbearing and added sense of enclosure'

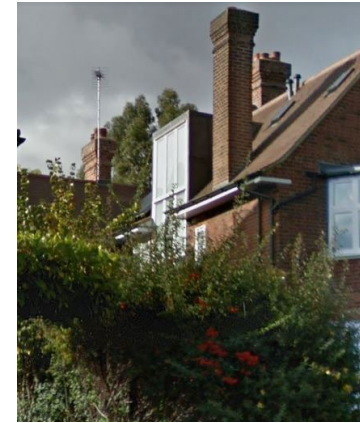
The impact upon No. 74's amenity can be summarised as follows:

a) Overbearing: The council has no policy on 'overbearing'. The word does not appear in policy A1 and is only used once in CPG 6 in the context of 'outlook', where it states:

7.9 - When designing your development you should also ensure the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.

b) Sense of Enclosure: The council has no policy on 'Sense of Enclosure'. The phrase does not appear in policy A1 and is only used once in CPG 1 in the context of general principles for rear extensions, where it states:

4.10 - Rear extensions should be designed to:



Examples of existing staircase dormer extensions on Lawn Road showing that this is now a well established dominant feature of the properties on the road. (No. 73, 78 & 80 Lawn Road pictured above)

not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;

c) Outlook: CPG 6 describes outlook as follows:

7.8 - Outlook is the visual amenity enjoyed by occupants when looking out of their windows or from their garden. How pleasant an outlook is depends on what is being viewed. For example, an outlook onto amenity space is more pleasant than an outlook across a servicing yard. You should design developments so that the occupiers have a pleasant outlook. You should screen any unpleasant features with permanent landscaping.

Clearly overbearing, sense of enclosure and outlook are subjective and challenging to quantify. In this instance the proposed two-storey extension extends rearwards by 3.6m off the original footprint of the

house. The flank walls of No. 75 and 74 will remain 7.4m apart which is a considerable distance when these passageways are arguably a service yard, or at best a secondary part of the garden, and the principle views are towards the rear garden from rear windows.

The council does not have an adopted test for assessing the impact of an extension on neighbouring amenity, but the officer's report for application 2017/6726/P makes reference to a 45 degree visibility zone which presumably comes from BRE's publication 'Site Layout Planning for Daylight and Sunlight'. This publication provides a 'rule of thumb' method for assessing the impact of an extension on a neighbour's diffuse skylight levels. This publication warns *'Like most rules of thumb [the 45 degree approach], this one needs to be interpreted flexibly.'* and a 'VSC calculation (see Sections 2.2.5 and 2.2.6) can be used to quantify the loss of light, if required.'

Rights of Light Consulting undertook two Daylight tests based upon BRE's guidance:

Test 1 Vertical Sky Component

The percentage of the sky visible from the centre of a window is known as the Vertical Sky Component. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

Test 2 Daylight Distribution

The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of



Existing view from dining room of no.74 Lawn Road as seen from a standard 1600mm eye height



Proposed view from dining room of no.74 Lawn Road. It shows the extension will have no adverse impact upon the amenity of no.74 since it does not increase the sense of enclosure

the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

The report concluded that 'All windows pass the Vertical Sky Component test and where applicable, all rooms pass the Daylight Distribution test. The proposed development therefore satisfies the BRE daylight requirements.' The worst effected window is one of No. 74's kitchen windows which is 0.89 times its former VSC value. It should be noted that this space is served by several other large windows. The Daylight Distribution test shows no loss at any of the rooms.

The modelling of daylight and sunlight by Rights of Light Consulting, as well as our own visualisations indicate that there will be minimal impact upon No. 74's outlook and sense of enclosure by the proposed extension.

d) Overlooking: The extension will have no impact upon overlooking between No 74 and 75, as no windows are proposed on the flank wall of the rear extension at first floor level, other than a small obscured window to the existing first floor flank wall which mirrors the precedent at no.74.

At ground floor, the rear extension is largely obscured from view at no.74 by the existing boundary wall and planting above. In addition to this, the fences and screening by trees at the rear minimise the visual impact of the rear extension upon other neighbouring properties.

There is minimal, if any, increase in overlooking of No. 74's garden. As states in CPG 6 the most sensitive areas in a garden are those nearest the house, and these areas will not be visible from the proposed extension.

e) Overshadowing: The Right of Light Consulting Daylight and Sunlight report and subsequent letter which includes the 3D model used for performing the calculations, concludes the following:

- The 'development design satisfies all of the requirements set out in the BRE guide Site Layout Planning for Daylight and Sunlight';
- The 'development will have a low impact on the daylight and sunlight receivable by the neighbouring properties'.

The proposal will therefore have no adverse impact upon overshadowing to neighbouring properties including to the side and rear windows of No. 74.

In addition to the works described above, the proposed development includes works from the refused application which were deemed acceptable by the Council: the part one-/part two- storey front and side extension; the rear dormer window and rooflight.

In relation to the front/side extension, it is of note that the delegated report stated, 'it is not considered the first floor [front/side] extension would have a detrimental impact to the amenities of No.76 in regards to loss of light, overbearing, overshadowing or privacy impacts.'

4. USE & AMOUNT

The residential use (C3) of the property will be maintained in the proposed development and will provide an increase to the internal living space. The existing property's gross internal area (GIA) will be increased by the following amounts:

Storey	GIA
Ground Floor	31.8m ²
First Floor	17.9m ²
Second Floor	35.5m ²
Total additional GIA	85.2m²

5. ACCESS

The primary access into the dwelling will remain as existing. A new secondary side door will be created within a garage-door-style entrance, which will provide step-free direct access to kitchen and utility areas from the driveway. Access to the rear garden will be via the kitchen dining room.

6. SCALE

The scale of the property as perceived from the street is largely unaffected by the proposed development. The vertically stepped extensions to the side adjoining No.76 are modestly scaled following the adjacent precedents.

The side new dormer, above the staircase, is well proportioned and the eaves line remains unbroken. The dormer will be traditionally detailed and be a subservient addition which will have a negligible impact upon the perceived scale of the property. A further traditional dormer window to the rear will have no impact on the street aspect of the property.

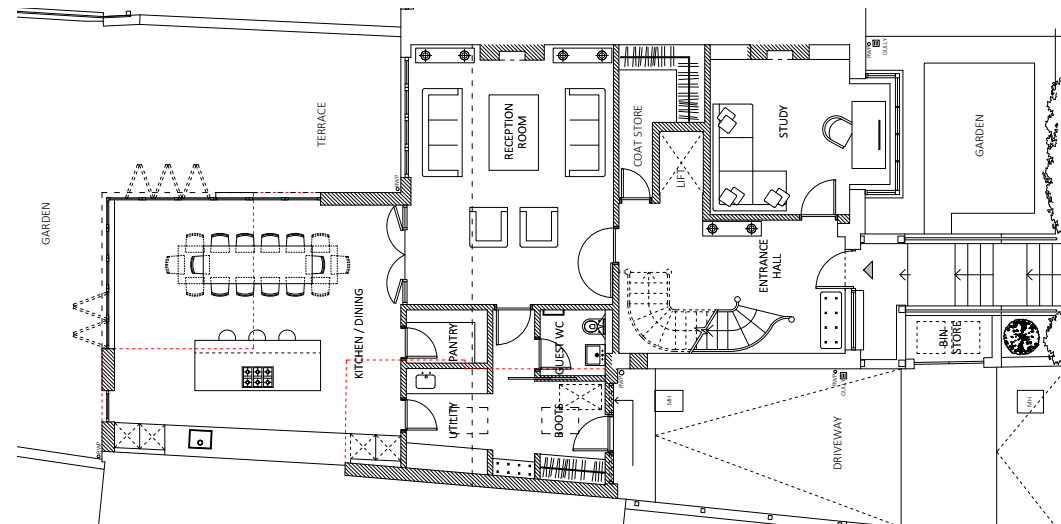
7. LAYOUT

Ground Floor

Towards the front of the ground floor, the existing internal layout will be adjusted to allow for an enlarged entrance hall with a new central lift core between ground and first floor level. The front reception room will be reduced in size to form a study. To the rear, the existing reception room will be enlarged.

The existing kitchen will be extended towards the rear by 13m² and into the former garage to form a large open-plan kitchen/dining room with a rooflight above. To the side, a new single storey extension will provide a boot room and utility.

This volume is designed to align with the neighbouring single-storey garage projection at No. 76, constructed in 1966. It will have garage style timber and glazed door and side panels. The result will be a measure of uniformity to this elevation, very similar to the immediately adjacent garages at Nos. 73 & 74 and others along Lawn Road, which are in their original configuration.



Proposed Ground Floor Plan

First Floor

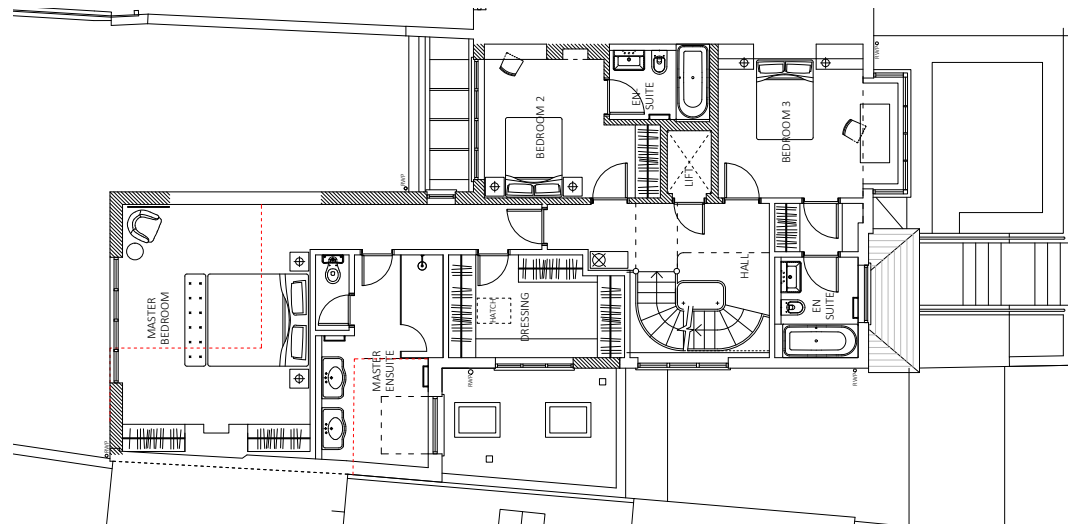
At first floor, the bedroom above the entrance porch will be reduced in size and converted into an en-suite bathroom to the adjacent Bedroom (3), which will also allow for a more generous first floor landing.

Towards the side of the property, the existing first floor WC and bathroom will be converted into a dressing room to serve the master suite.

The new first floor side extension to the front of the property will form the master en-suite bathroom. This extension will be similar to those at Nos. 72-73 Lawn Road, having a pitched roof and dormer window. As noted above, this element of the proposals was found acceptable under the previous application 2017/6726/P.

To the rear, the existing bedroom beneath the hipped roof will be extended by 3.6m (12.3m² GIA) towards the garden to align with the existing rear building line, effectively infilling the area between the garage block and main house. This extension in conjunction with internal alteration above the existing garage will provide a well-proportioned master bedroom that is in keeping with the scale of the property.

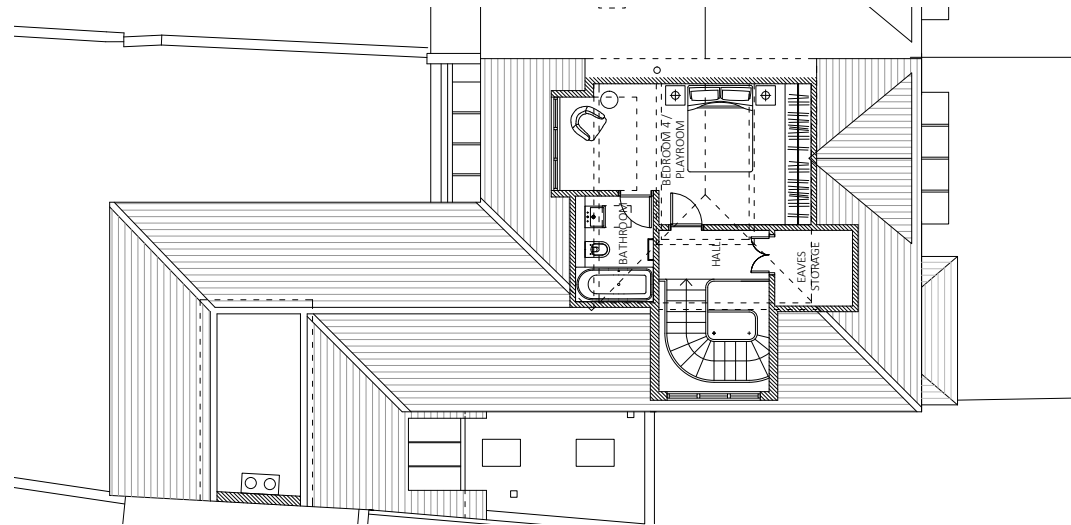
Externally, the rear building line will maintain a stepped form, which respects the existing rhythm of the neighbouring facades at Nos. 74 & 76.



Proposed First Floor Plan

Second Floor

At second floor, the existing loft space will be converted into habitable accommodation including a bedroom/playroom with a rear dormer window, an en-suite bathroom with Velux style rooflight, hall and eaves storage. A side dormer provides headroom for the new staircase, enabling access to a new bedroom/playroom with en-suite bathroom.



Proposed Second Floor Plan

8. APPEARANCE

Front

The front of the dwelling will remain generally as existing, with the exception of modifications to the brick front entrance steps and landscaping to the existing driveway which will be slightly reconfigured to allow for a central landing with wrought iron handrails either side enabling safer access to the dwelling. The works to the front drive 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 re-laid to allow for access to the new external bin store.

The new part one-/part two-storey side extension will be constructed in brickwork matching the main house, laid in Flemish bond, and all remaining brickwork will be repaired where necessary.

The side extension will be finished with pitched clay tiled roofs to give a traditional appearance in keeping with the main house and to minimise visual impact and perceived massing. The dormer windows will be traditionally detailed, with lead clad cheeks and rolled lead roofs.

The front of the single-storey garage extension will be fitted with a set of white painted timber panel doors with overlights, with a central pass door, giving an overall effect similar to the traditional garage door configuration seen in immediately adjacent properties.



Existing front elevation



Proposed front elevation



Rear

To the rear, walls to the ground floor and first floor rear extensions and re-built walls are to be finished in white render to match the main house.

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

9. LANDSCAPE

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.



Rear elevation of No. 75 Lawn Road



Existing rear garden of No. 75 Lawn Road

10. CONCLUSION

The proposed above ground extensions and refurbishments to 75 Lawn Road have been carefully considered following the refusal of the previous planning application. The proposed works will be of a high-quality finish and will form sensitive and modest interventions to the existing dwelling, in keeping with the character of the original house and its immediate neighbour's. This will additionally enhance the council's local housing stock and provide a modern and attractive living environment for the applicants. The impact upon the street scene and conservation area will be minimal, in keeping with precedents on the street.

Through a combination of carefully considered restorative and new build works, one of the Borough's currently unoccupied and dilapidated historic dwellings will be brought back into use as a modern family home. Greatly improved energy efficiency and construction quality will extend the life span of the building and ensure its continued positive contribution to the Conservation Area.

COMPLETED PROJECTS BY: NASH
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