

Design & Access Statement                      5 Lawn Road NW3 2XS  
Application for additional floor to side extension

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**Use**

Number 5 Lawn Road is a semi detached six floor large Victorian semi-detached house constructed around 1860.



In July 1978 Full Planning Permission was granted for the lower ground floor and ground floor side addition to be used as a self-contained flat at lower ground floor level and a kitchen breakfast room at ground floor level with rear balcony for the main house. Part of the house is used for the publication of specialist food periodicals and books. The owner is a food writer and expert. The proposal is to add a modest additional floor to the side addition to form a studio for these activities which currently take up too much of the house living space.

Neale+ Norden  
February 2019

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**Amount**

The proposal will provide additional 35.15msq space to the first-floor side extension.

**Layout**

The rest of the house and flat layout would remain as existing. The new first floor studio would be accessed from the main house first floor hall and would be above the existing flat side addition roof with floor level matching the first floor.

**Scale**

Number 5 Lawn Road is the other half of a semi-detached pair with no 6. No 6 has a modest side addition which is further set back and abuts number 7 which has a side addition with an additional room and front patio at first floor level. So do numbers 10 & 8 see below.





Whilst the houses on this East side of Lawn Road maintain a generous gap between the upper floors of each side of the semis, at the southern end of the road the gaps narrow towards number 14 the more northerly houses.

Number 5 the subject property is next door to a block of flats and has a wider gap between its flank and the boundary with the flats to the south.

Because of its unique position adjacent to this linear block it is felt the additional floor to the side addition will not impact on the scale of this end of the East side of the street. If anything, it would improve the proportion of the relationship between the flats flank wall and number 5 side elevation.



### Landscaping

The proposals would require no additional landscaping. The proposal is already landscaped with decorative railings planting and paving to surfaces and paths with existing bin storage and off-street parking for two vehicles.



**Appearance**

The East side of Lawn Road numbers 11-14 consists of semi-detached villas with no side additions and narrower spacing between properties towards the North.

Number 10 to Number 5 towards the South end have substantial side additions with numbers 10,8 and 7 having a first floor on the flank additions with number 8 completely out of character with a 4-floor side addition building.



The West side of the road was constructed much later, and the houses are of a completely different Edwardian appearance. The two sides of the road are completely different.

The proposed alteration would lessen the unhappy impact of the juxtaposition of the flats and the side addition as existing, improving the character and appearance of the conservation area.

The property lies within the Parkhill and Upper Park conservation area and the proposal respects the requirements of D2 and the conservation area.

Materials used will be to match existing to comply with D1 in all respects. The additional floor will be faced in second hand London Stocks with timber white painted double hung sash windows to match existing and a lean too slated double sloping gable roof the same pitch as the main roof and over 1M below the eaves of the main house. The string course banding is repeated on the extension to match the main house elevations.

**Access**

The House access is at ground floor level via steps up from street level. There is off street parking leading to the back door of the main house through a passage to the side of the lower ground floor flat.

Wheelchair access to the main front door and ground floor would not be possible without a wheelchair hoist.

Level access to the rear garden is not possible without access through the flat.