

## DESIGN AND ACCESS STATEMENT

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**REF** 0079  
**DATE** 02/03/2020  
**CLIENT** Sandra Luehrmann  
**PROJECT AT** 05 Lawn road, NW3 2XS  
**PROJECT** House refurbishment

### Proposed Development in Brief

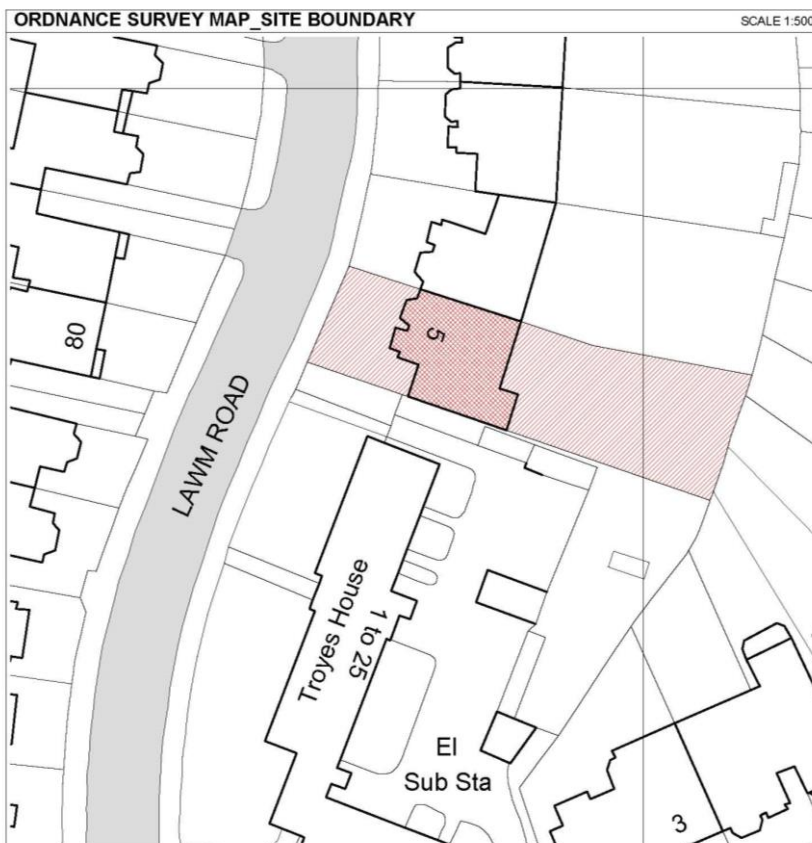
Planning permission is sought for:

- Proposed alterations to front elevation of the side extension
- Proposed alterations to rear elevation
- Proposed alterations to side extension
- Proposed front garden landscape, including new metal rails
- Proposed structural glazing skylight at first floor level
- Proposed new skylights at roof level
- Change all existing timber windows with double glazing timber windows to match existing in design and finish

### Application Site

05 Lawn road, NW3 2XS is a semidetached Victorian single family house .  
The building is in conservation area but it is not listed.

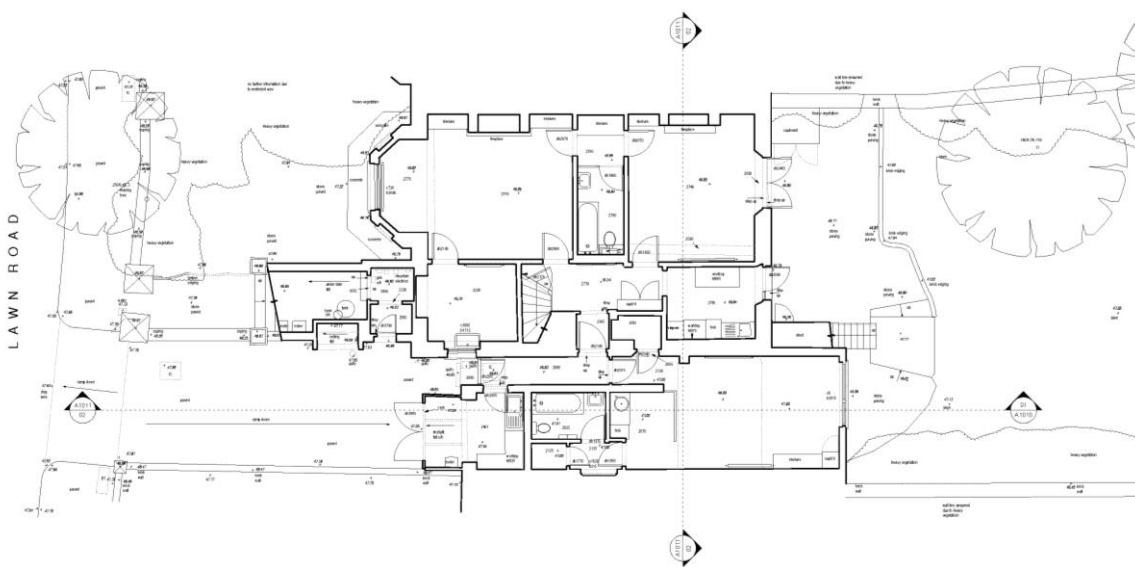
*Location Map*



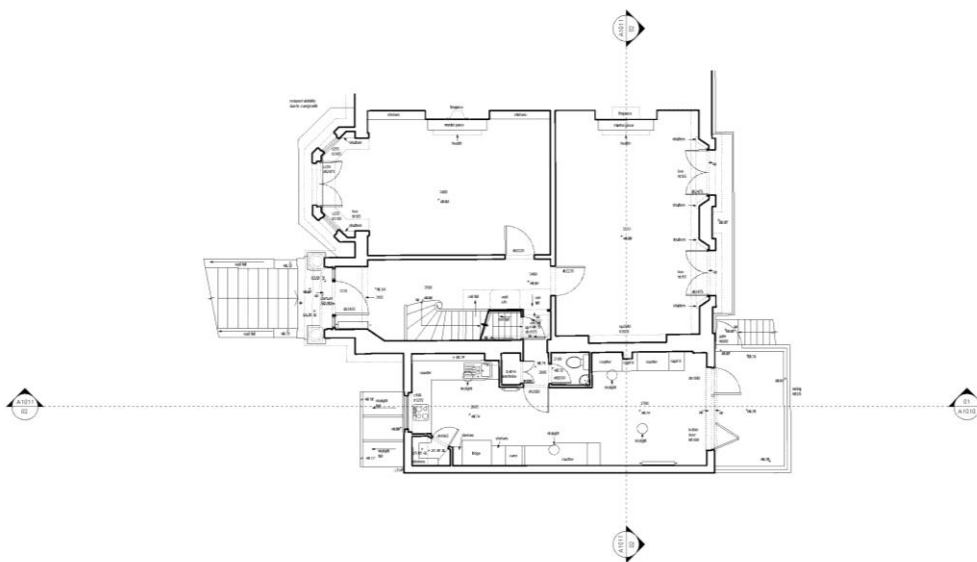
## Existing

At present , The existing house is a single family house and contains 6 bedrooms.  
The Gross Internal Area is **451 sqm**

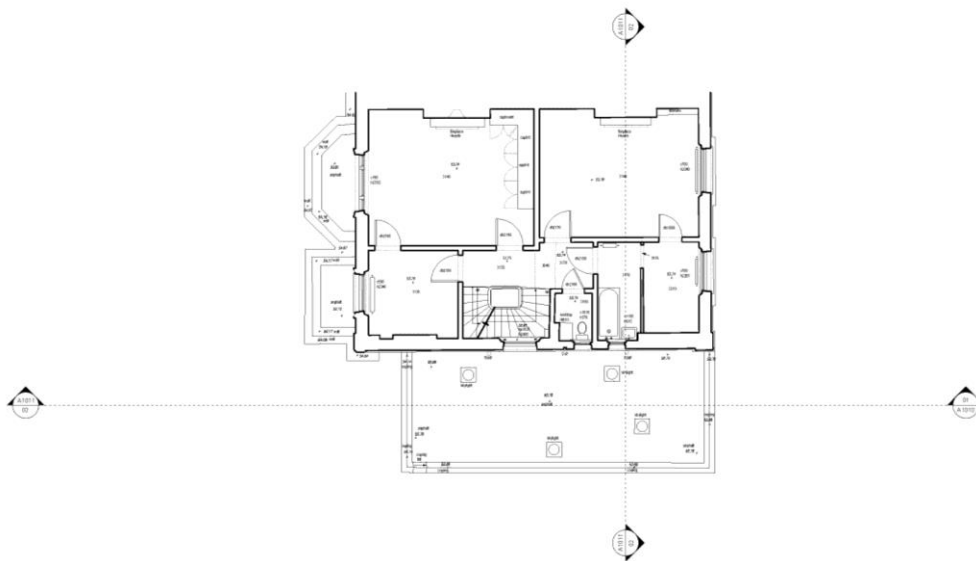
## Existing Lower ground floor level



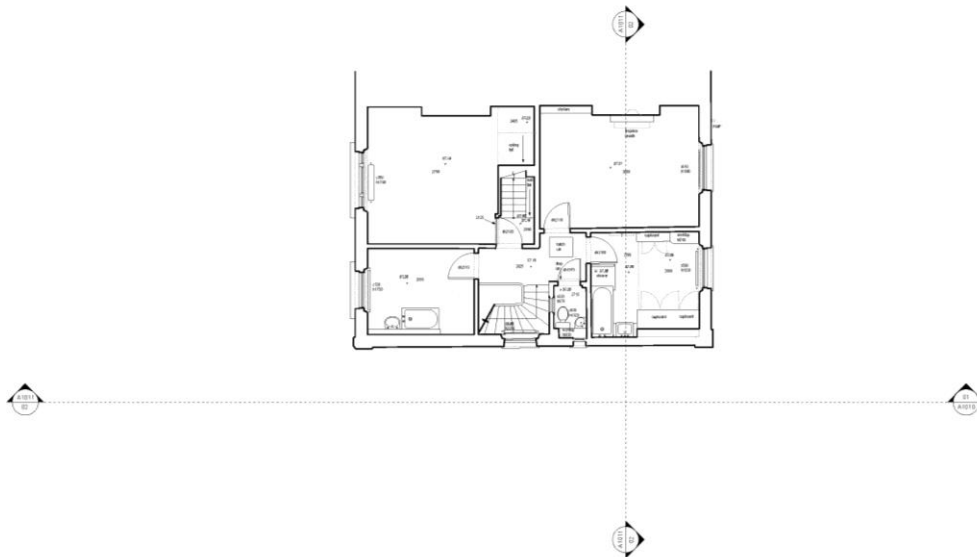
## Existing ground floor level



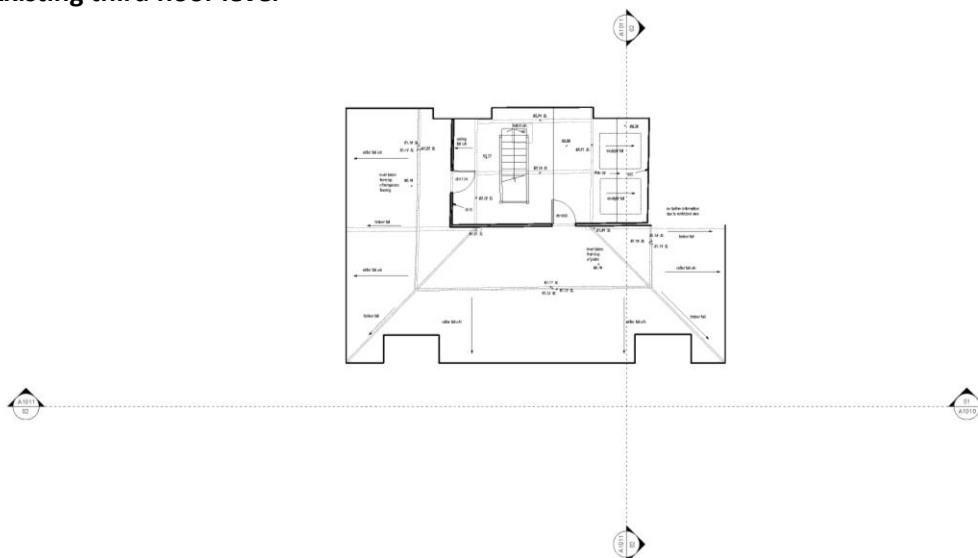
## Existing first floor level



## Existing second floor level



## Existing third floor level





View of the existing front elevation





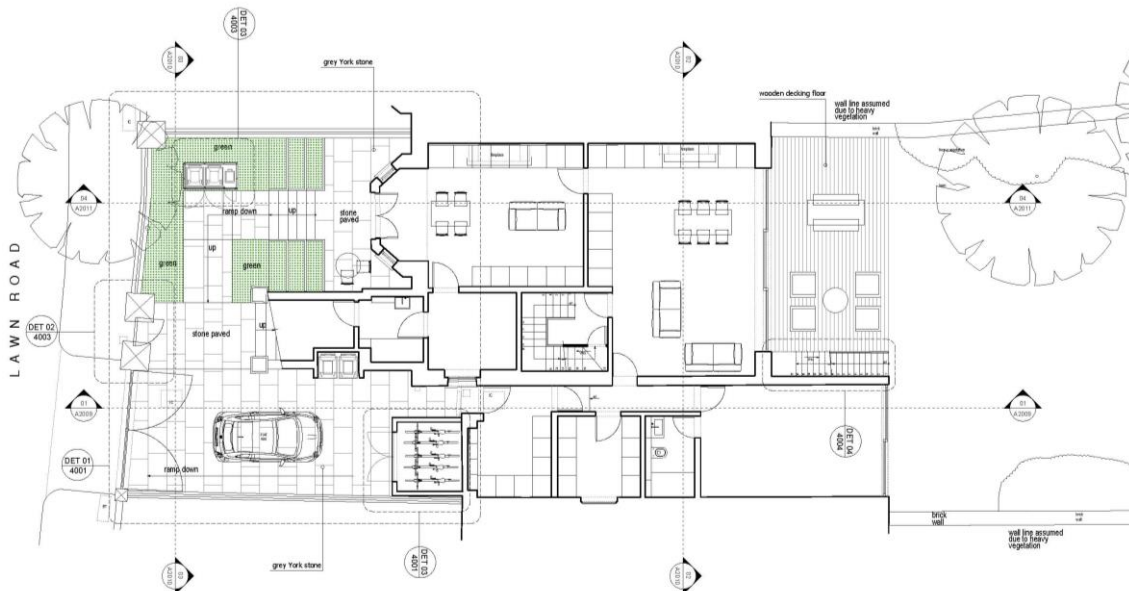
**View of the existing rear elevation**

## Proposed

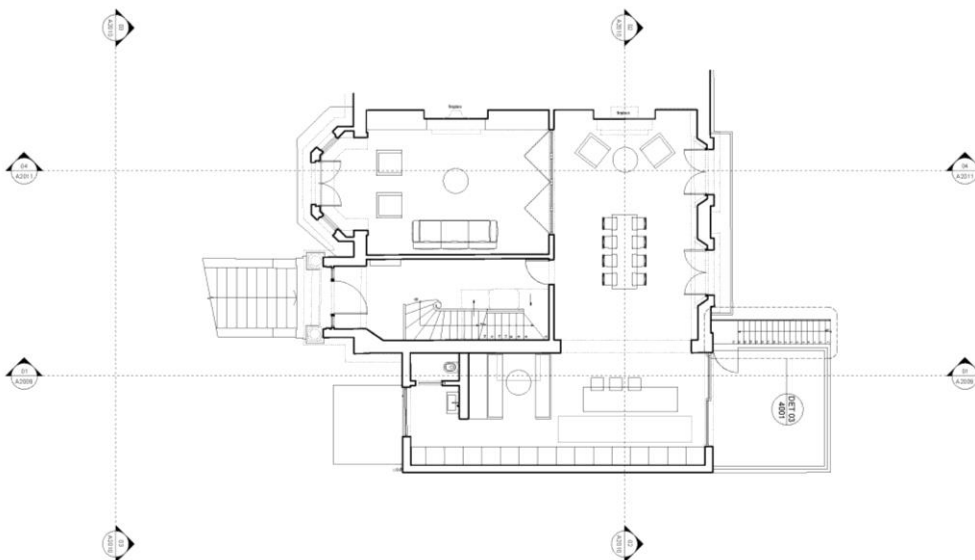
The proposal is to redesign the layout of the house and optimized the spaces at lower ground level with a minor extension at the rear of the existing side extension.

The proposed gross internal area is **454sqm**

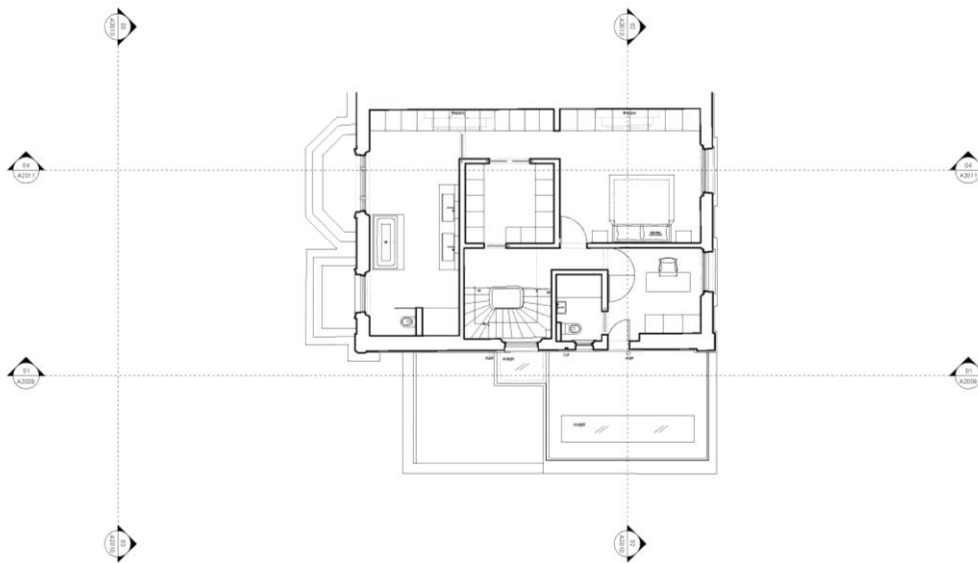
## Proposed Lower ground floor level



## Proposed ground floor level



### Proposed first floor level



## Front Elevation

*Main Building:* At lower ground level new sash windows and doors are proposed on bay window to allow direct access to the front garden.

The Material and design will match the existing windows of the house.

*Side Extension:* A new double sash window is proposed at first floor level to allow more natural light internally .

At Lower Ground Level a new traditional panelled door is proposed as new side entrance door.





## Rear elevation

*Main Building:* At lower ground level a new large opening with slim line frames sliding doors is proposed to allow natural light internally.

### *Side Extension:*

The proposed side extension will be the same in size of the existing at first floor level and extended at garden level.

The proposed design is very similar to the existing but with bigger glass sliding doors to allow more natural light internally and have a minimum visual impact.

A frameless glass balustrade is proposed to minimize the visual impact of the balcony.

A new staircase to access the garden is proposed to substitute the existing one and it will be made in metal with a glass balustrade.



## Front Garden

*New Railing:* A new proposed metal railing is proposed around the whole front garden on top of the existing brick walls for security.

*New Garden gate:* A new proposed metal gate is proposed in the front garden between the existing brick piers .

*New parking Gates:* A new proposed double gate is proposed in front of the side parking space.

*Bicycle Shed:* A new bicycle shed is proposed in the side front garden

*New Paving and entrance stone step will be made in York stone slabs.*



**Proposed Rear Elevation – Computer generated Image**



**Skilights**

New skylights are proposed at roof level and on top of the side extension roof.

**Statement**

The enclosed proposal doesn't change the current front access to the property.

**Materials**

Sash windows: Timber with white paint finish

Side extension Rear elevation: Dark Grey aluminium slim line frames

Side extension External walls: white render to match the main building finish

Front Garden Floor Slabs: York stone

Metal Railing: dark grey Paint finish



## LBMVarchitects Previous Projects

### Lyndhurst Gardens NW3 5NR





Lawn road NW3 2XB



Elms road SW4 9EP





