

DESIGN AND ACCESS STATEMENT

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REF 0079
DATE 15/07/2020
CLIENT Sandra Luehrmann
PROJECT AT 05 Lawn road, NW3 2XS
PROJECT House refurbishment

Proposed Development in Brief

Planning permission is sought for:

- Converting from 2 residential unit into one single family house
- 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 house currently divided into 2 flats .
The building is in conservation area but it is not listed.

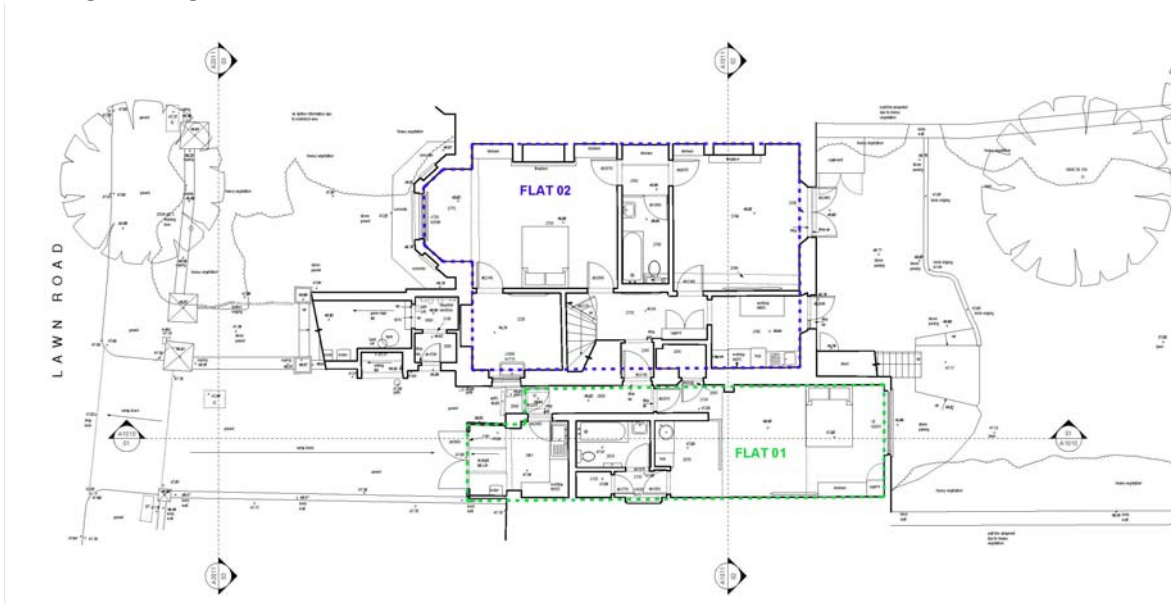
Location Map



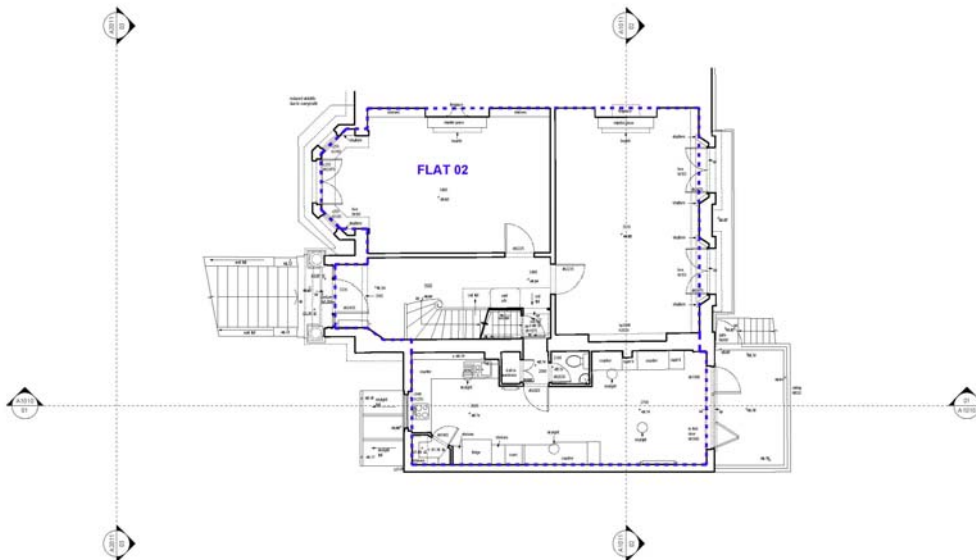
Existing

At present , The existing building is divided in 2 units .
FLAT 01 at lower ground floor of 40sqm and **FLAT 02** of 411 sqm
The total Gross Internal Area is **451 sqm**

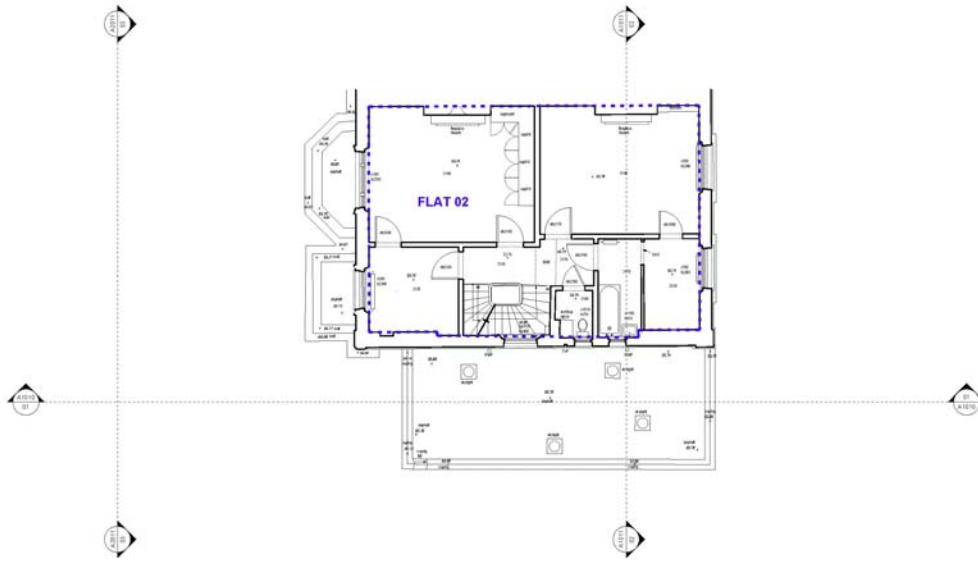
Existing Lower ground floor level



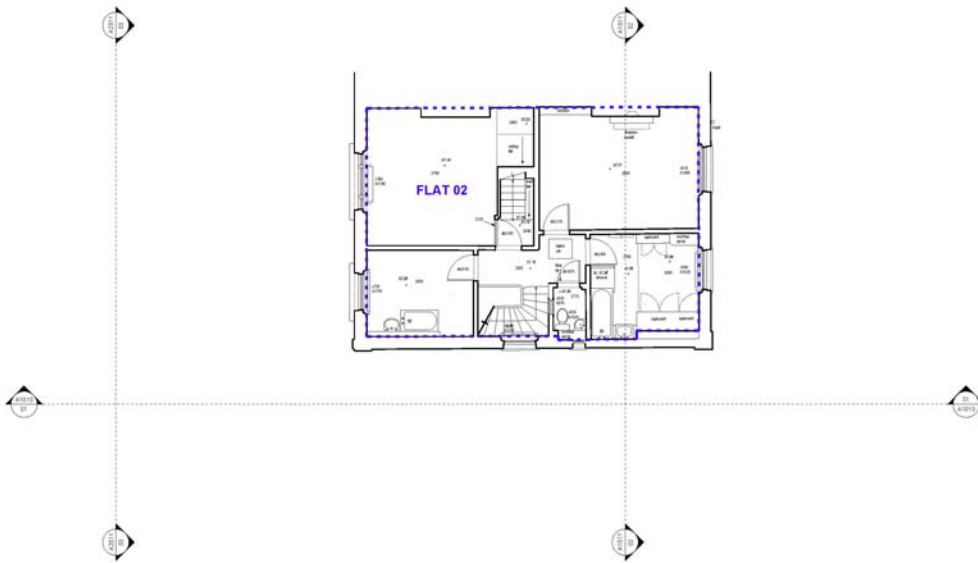
Existing ground floor level



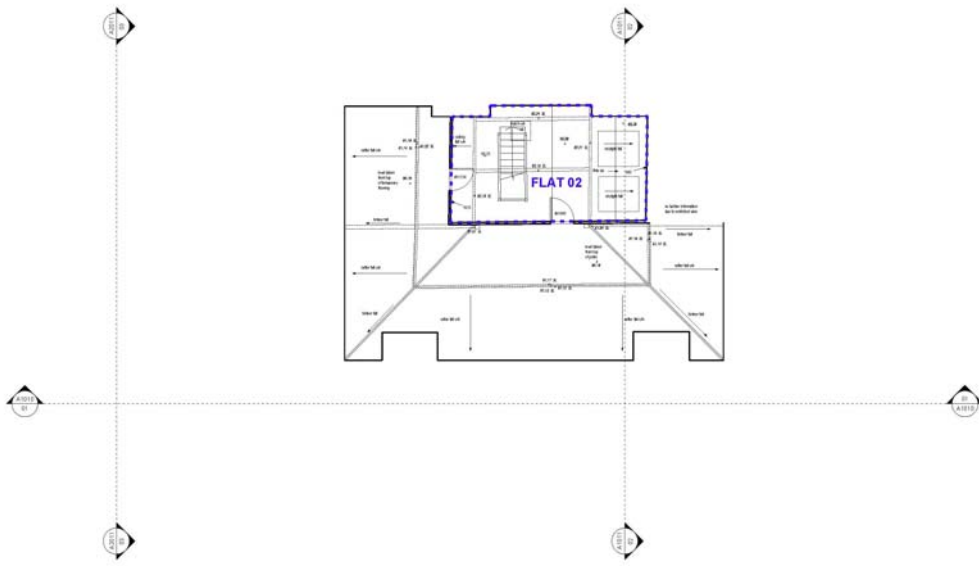
Existing first floor level



Existing second floor level



Existing third floor level





View of the existing front elevation

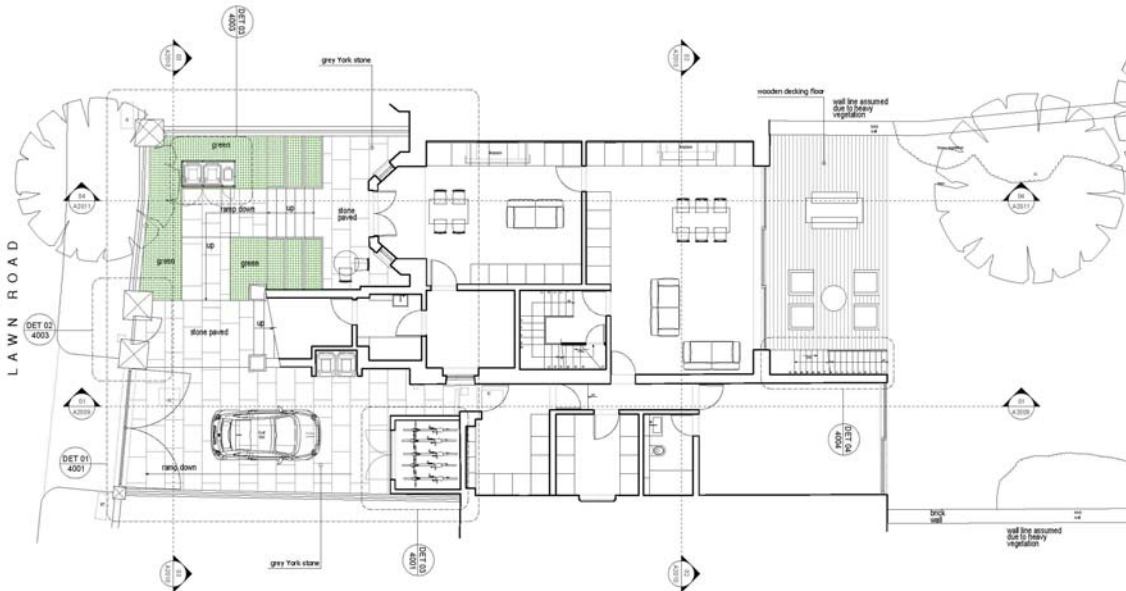


View of the existing rear elevation

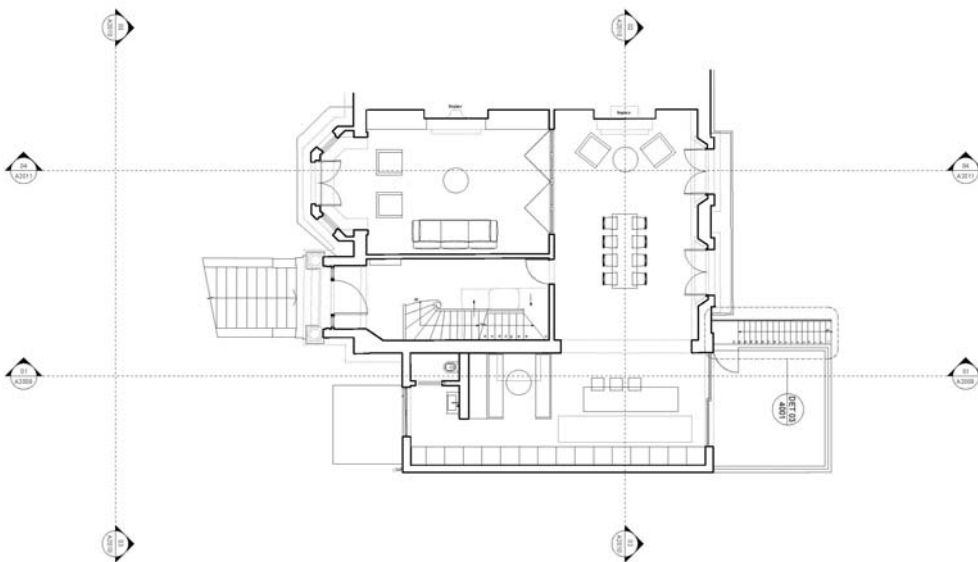
Proposed

The proposal is to combine the 2 units into one to reinstate the original use of the building as a single family house, optimizing the layout adding minor alterations to the existing side extension and rear and front elevation. The proposed gross internal area is **454sqm**

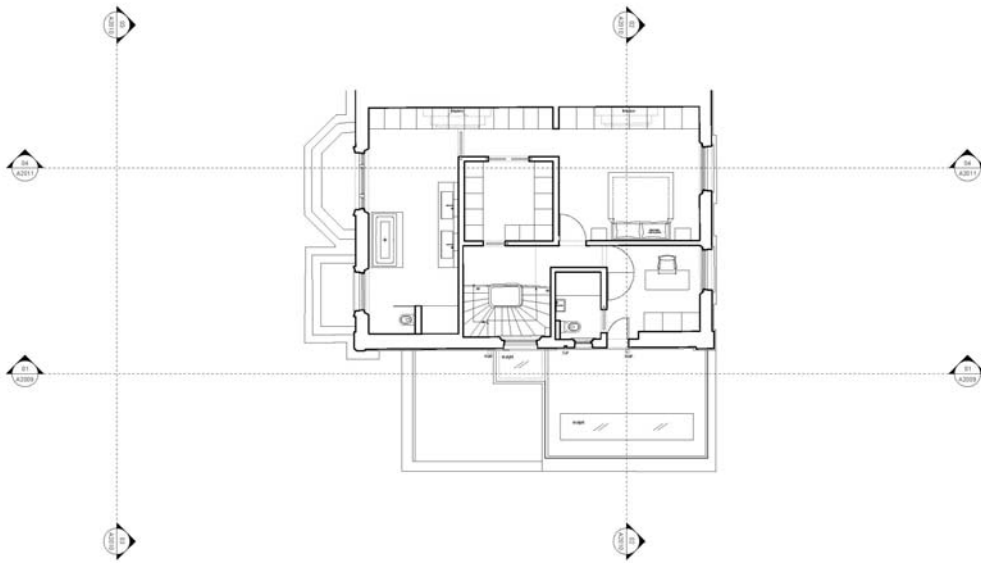
Proposed Lower ground floor level



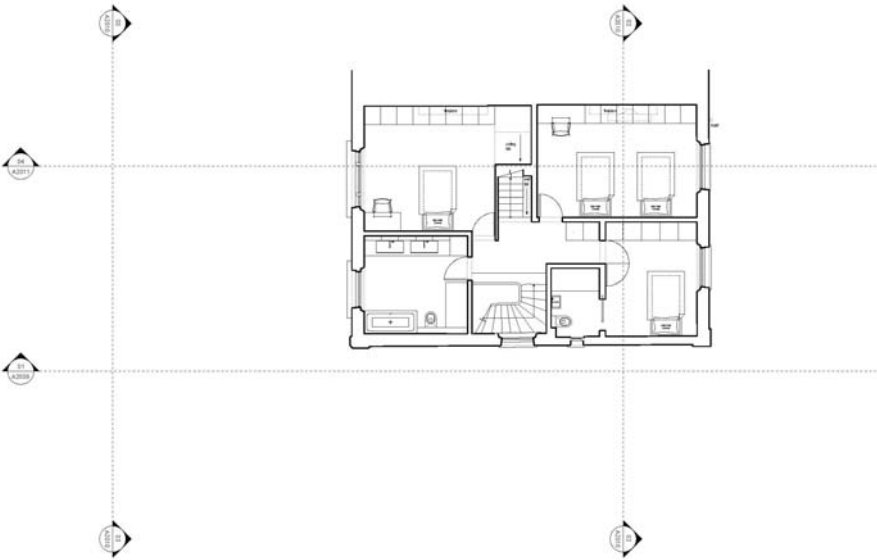
Proposed ground floor level



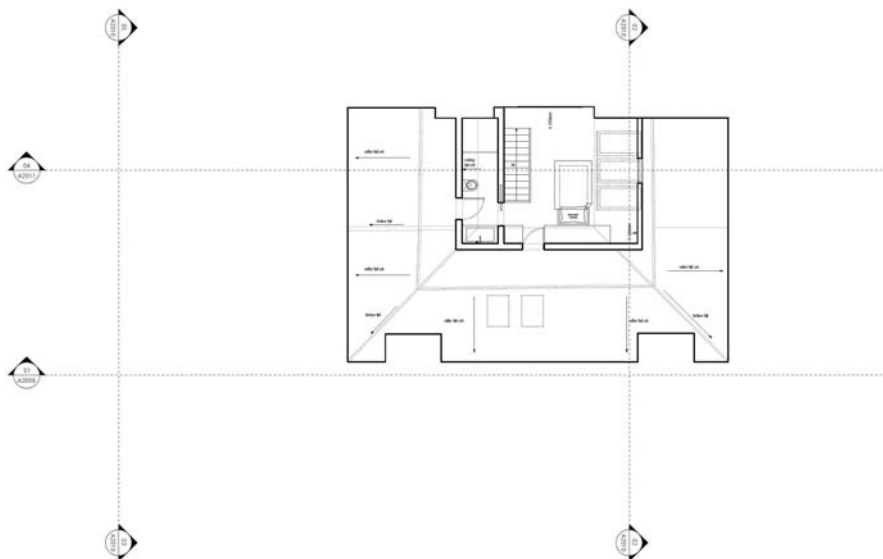
Proposed first floor level



Proposed second floor level



Proposed third 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.

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



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



