



DESIGN & ACCESS, AND PLANNING STATEMENT

75 LAWN ROAD, LONDON, NW3 2XB

01.0 | CONTENTS

1.0 Contents

2.0 Context

- 2.1 Introduction
- 2.2 History
- 2.3 Current Condition of No. 75 Lawn Road

3.0 Planning History

- 3.1 No. 75 Lawn Road
- 3.2 No. 76 Lawn Road

4.0 Pre-application advice and response

- 4.1 Pre-Application Advice

5.0 Access, Use & Areas

- 5.1 Access
- 5.2 Use
- 5.3 Areas

6.0 Proposed Works

- 6.1 Ground Floor
- 6.2 First Floor
- 6.3 Second Floor

7.0 Proposed Demolition Works

- 7.1 Proposed Side Brickwork Demolition & Reconstruction
- 7.2 Proposed Rear Demolition & Reconstruction

8.0 Addressing Material Considerations

- 8.1 Proposed Rear Extension at First Floor Level
 - 8.1.1 Preserving the Character and Appearance of the Conservation Area
 - 8.1.2 Impact on the Amenity of Neighbours
 - 8.1.2.1 Scale, Mass, Bulk and Volume
 - 8.1.2.2 Rights to Light
 - 8.1.2.3 Other Considerations
- 8.2 Proposed Partial Demolition and Reconstruction of First Floor Walls to the Driveway Flank Brick Wall and Rear Rendered Walls
 - 8.2.1 Preserving the Character and Appearance of the Conservation Area
 - 8.2.2 The Construction (Design and Management) Regulations 2015
 - 8.2.3 Policy CC1: Climate Change Mitigation

9.0 Scale & Appearance

- 9.1 Scale
- 9.2 Appearance

10.0 Landscape

11.0 Summary and Conclusion

- 11.1 Summary of Proposals
 - 11.1.1 Proposed Works
 - 11.1.2 Proposed Demolition Works
- 11.2 Conclusion

12.0 Appendices

02.0 | CONTEXT

2.1 INTRODUCTION

This Design and Access Statement has been prepared to accompany the proposed development at No. 75 Lawn Road, which includes the following works:

'Proposed first floor rear extension; partial reconstruction of selected walls to the side and rear using existing brickwork and new render to match the existing at the rear; replacement glazed roof lantern to recently-approved flat roof-light above approved ground floor extension.'

2.2 HISTORY

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 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 somewhat earlier and comprises five-storey (including lower ground floors) semi-detached Victorian town houses. Whilst 75 Lawn Road is not listed, it does fall 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 two-storey garage outrigger towards the rear. 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 however been modified over the years; evidenced by a large rendered panel, a bricked-up doorway and one modern window. It features an attractive original large leaded window to the staircase which will be retained.

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 various alterations. 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 carport to the front. This further closed the visual 'gap' between the two 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 in awkward juxtaposition with the two-storey flat-roofed garage annex, which has been subject to modifications in fenestration over time.

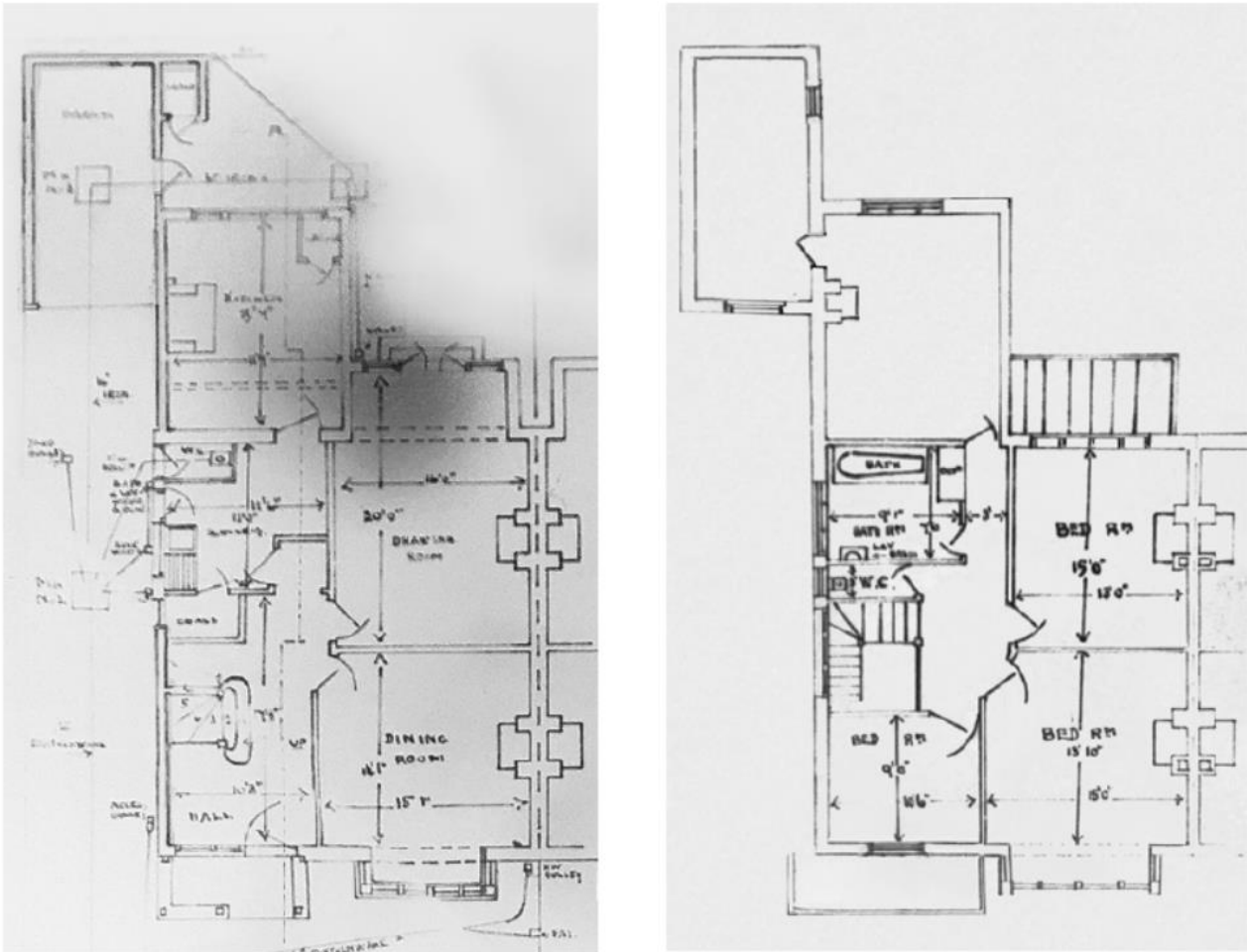


Figure 1 – Ground and First Floor Plan from 1925 drainage plans of 75 Lawn Road

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 configuration. The main house is intact, but is has an awkward juxtaposition with the two-storey flat-roofed garage annex, which has been subject to modifications in fenestration over time. Refer to Appendix B for the full heritage assessment which was included within the appeal documents for planning application 2018/3114/P.

2.3 CURRENT CONDITION OF NO. 75 LAWN ROAD

The property has not 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). The existing timber roof structure is noticeably deflecting along the length of the rafters and beams and requires replacement or significant repairs. The facades requires renovation and redecoration works, including repointing.

Due to the exceptional dry summer of 2018, both 76 and 75 Lawn Road have suffered considerable subsidence damage. This has resulted in substantial cracking in the existing structure, particularly beyond the principle rear elevation.



Figure 2 – Front and rear photographs of 75 Lawn Road

03.0 | PLANNING HISTORY

3.1 NO. 75 LAWN ROAD

The planning history for the application site can be summarised as follows:

Application 1 – (ref: 2017/6726/P) REFUSED on 14th March 2018

“Erection of part one/part two storey side and rear extensions, side and rear dormer windows, alterations to driveway and associated works”

Application 2 – (ref: 2018/2136/P) APPROVED (subject to S106) on 20th February 2020

“Formation of new basement level with front and rear lightwells, single storey rear infill extension, part single, part two storey side extension, side and rear dormer windows, front and rear landscaping, alterations to driveway and associated works.”

Application 3 – (ref: 2018/3114/P) REFUSED - Appeal dismissed on 17th June 2019

“Erection of part one/part two storey side and rear extensions, front, side and rear dormer windows, alterations to driveway and associated works.”

This Application was the same as Application 2, however omitted the basement storey and included a first-floor rear extension of 2.19m.

Officers reason for refusal:

“Overall, it is not considered this proposal has addressed the previous reasons for refusal the proposed part single, part two storey rear extension would not be appropriate additions to the existing dwelling due to their size, bulk, scale and massing; and they would not preserve the existing character of the existing dwelling or the surrounding conservation area. In addition to the above the proposed rear extension due to its size, scale, massing and position of the extension would still have a detrimental impact on the amenities of No.74 Lawn Road in regards to an added sense of enclosure.”

Planning Inspectorate’s conclusion:

“I find in favour of the appellants in respect of the first of the main issues identified at the outset concerned with the impact of the development on the character or appearance of the CA. However I find against the appellants on the second main issue since the scheme would adversely affect the living conditions of the occupiers of 74 Lawn Road. This is sufficient reason to dismiss the appeal.”

Application 4 – (ref: 2018/3428/P) REFUSED - Appeal dismissed on 17th June 2019

“Erection of part one/part two storey side and rear extensions, front, side and rear dormer windows, alterations to driveway and associated works”

This application was the same as Application 2, however omitted the basement storey and included a first-floor rear infill extension of 3.62m to align with the existing rearmost building line.

Officers reason for refusal:

“Overall, it is not considered the proposed two storey rear extensions would be appropriate additions to the existing dwelling due to their design, size, scale and massing; and they would not preserve the existing

character of the existing dwelling or the surrounding conservation area. In addition to the above the proposed rear extension due to its size, scale, massing and position of the extension would have a detrimental impact on the amenities of No.74 Lawn Road in regards to an added sense of enclosure.”

Planning Inspectorate’s conclusion:

“I find in favour of the appellants in respect of the first of the main issues identified at the outset, that concerned with the impact of the development on the character or appearance of the CA. However I find against the appellants on the second main issue since the scheme would adversely affect the living conditions of the occupiers of 74 Lawn Road. This is sufficient reason to dismiss the appeal.”

Appeals for application 3 & 4 - (ref: APP/X5210/D/19/3226198 and APP/X5210/D/19/3226199), Dismissed
In brief, the inspector considered the main issues to be: (a) whether the character or appearance of the CA would be preserved or enhanced, and (b) the effect of the proposal on the living conditions of the occupiers of 74 Lawn Road with particular reference to outlook and visual impact. The inspector concluded that both proposals would not necessarily have a harmful impact on the conservation area, but they upheld the council’s decision to refuse the applicant on grounds that it was *‘harmful to the occupants of No. 74 by reason of its adverse impact on outlook and oppressive visual impact.’*
The inspector’s full decision can be found in Appendix A.

3.2 NO. 76 LAWN ROAD

(ref: 2020/0348/P) Registered on 1st March 2020 – undetermined

“Construction of a single storey basement with front and rear lightwells, erection of a two storey rear extension and first floor single storey side extension; installation of side and rear dormer windows and rooflights to create additional habitable accommodation within the existing roofspace, fenestration alterations; front railings, and associated landscaping works”

This application, at no.76 Lawn Road, includes a front extension at first floor which extends the garage block to align with the first-floor front extension at No. 75 Lawn Road, as approved under application 2018/2136/P.

04.0 | PRE-APPLICATION ADVICE & RESPONSE

4.1 Pre-application Advice – (ref: 2020/1509/PRE) written advice dated 19.06.2020

Pre-application advice was sought for the following:

- A. An amendment to the external configuration of the approved first floor front/side pitched roof and dormer to match proposals recently submitted by No. 76 Lawn Road with a parapet wall and flat roof. The council's pre-application advice was not supportive of this item on design grounds.
- B. A modest first floor rear extension - extending the master bedroom rearwards by 0.975m and reinstating a chimney stack. The council have expressed support for the proposed rear extension, stating the following within the pre-application advice:
 - *“Acceptable, modest increase in bulk and mass which would be subordinate to host property using appropriate materials.*
 - *Extension would not infringe key outlook lines, and would be unlikely to result in an undue loss of light or outlook.*
 - *Applicant has sufficiently addressed previous reasons for refusal for this element of the proposal.”*
- C. An amendment to increase the extent of demolition approved under application 2018/2136/P to demolish walls at first floor to the rear and southern flank wall.

The council advised they were unable to support the increase in the proposed demolition extent based upon the information submitted within the application, stating, *‘No quantifiable comparison has been offered between the benefits of retaining, repairing and retrofitting versus demolition in terms of the optimization of resources and energy use. The Council’s conservation officer has reviewed the proposal and disagrees that demolition would cause no harm to character and appearance of the positive contributor and wider conservation area and strongly recommends that the walls are retained.’*

The full written pre-application advice letter can be found in appendix C.

Planning application following Pre-application Advice

Following the written pre-application advice, the applicants have carefully considered the council's feedback and decided not to pursue the amendment to the front/side extension as outlined in item A above, instead retaining the design as approved under application 2 (2018/2136/P).

As the council have expressed support during the pre-application stage for the additional modest first floor rear extension and chimney stack (item B above), the applicants have subsequently included these elements within this planning application

Following the council's written pre-application advice, the applicants have appointed Green Structural Engineers (GSE) to prepare the temporary works design required in order to retain the first-floor masonry

elements which the pre-application proposed to demolish (item C above). Accordingly, the applicants are in a better position to fully understand the implications of attempting to retain these elements at first floor and can clearly justify to the council within this Design & Access Statement and GSE's supporting letter (dated 03.08.2020) that the careful replacement of these walls far outweighs their retention in terms of sustainability, safety and heritage grounds.

05.0 | ACCESS, USE & AREAS

5.1 ACCESS

The primary access will remain as existing.

As approved under Planning Application Ref. 2018/2136/P, a new secondary side door will be created within a garage-door-style entrance, providing step-free direct access to kitchen and utility from the driveway. The rear garden is accessed through the kitchen dining room.

5.2 USE

The residential use (C3) of the property will remain as existing.

5.3 AREAS

The proposed first-floor rear extension within this application will increase the property's Gross Internal Area (GIA) by 2.5m² more than approval 2018/2136/P.

06.0 | PROPOSED WORKS

The following section is to be read in conjunction with Section 7: Proposed Demolition Works.

6.1 GROUND FLOOR

Layout as approved under Planning Application Ref: 2018/2136/P.

6.2 FIRST FLOOR

Layout as approved under Planning Application Ref: 2018/2136/P, with the following additional works:

1. Proposed Rear Extension

An extension to the rear by an additional 0.975m at first floor level, increasing the GIA marginally by a total of 2.5m². The proposal includes extending the associated pitched roof rearwards to suit this minor increase in bulk, subsequently raising the ridge height in this location by 0.4m.

Additionally, a small chimney is proposed in a similar location to those found at Nos. 73, 74, 78,79 and 80 Lawn Road. Both the extension and chimney stack are proposals the council advised they could support during the pre-application process.

2. Proposed Glazed Lantern Rooflight

A glazed, timber-framed, fixed lantern rooflight is proposed to replace the flat rooflight at first floor level above the ground floor kitchen rear extension, as approved under application 2018/2136/P.

6.3 SECOND FLOOR

Layout as approved under Planning Application Ref: 2018/2136/P.

07.0 | PROPOSED DEMOLITION WORKS

7.1 PROPOSED SIDE BRICKWORK DEMOLITION & RECONSTRUCTION

This application includes proposals for the partial demolition of the first-floor masonry wall to the side of the property at first floor level.

It is proposed that a portion of the wall is carefully dismantled and later rebuilt with the existing brickwork, cleaned and re-used where possible. The brick wall in question has been subjected to unfortunate cement pointing and plumbing adaptations over the years, therefore any unsalvageable bricks are to be replaced with a matching substitute; a sample panel for any replacement bricks will be provided to the council for their approval, prior to construction of this part of the works.

The total area of brick work proposed to be deconstructed and then reconstructed at the side of the property is 6.45m²:



Figure 3 – Proposed Flank Wall Demolition (blue hatch)

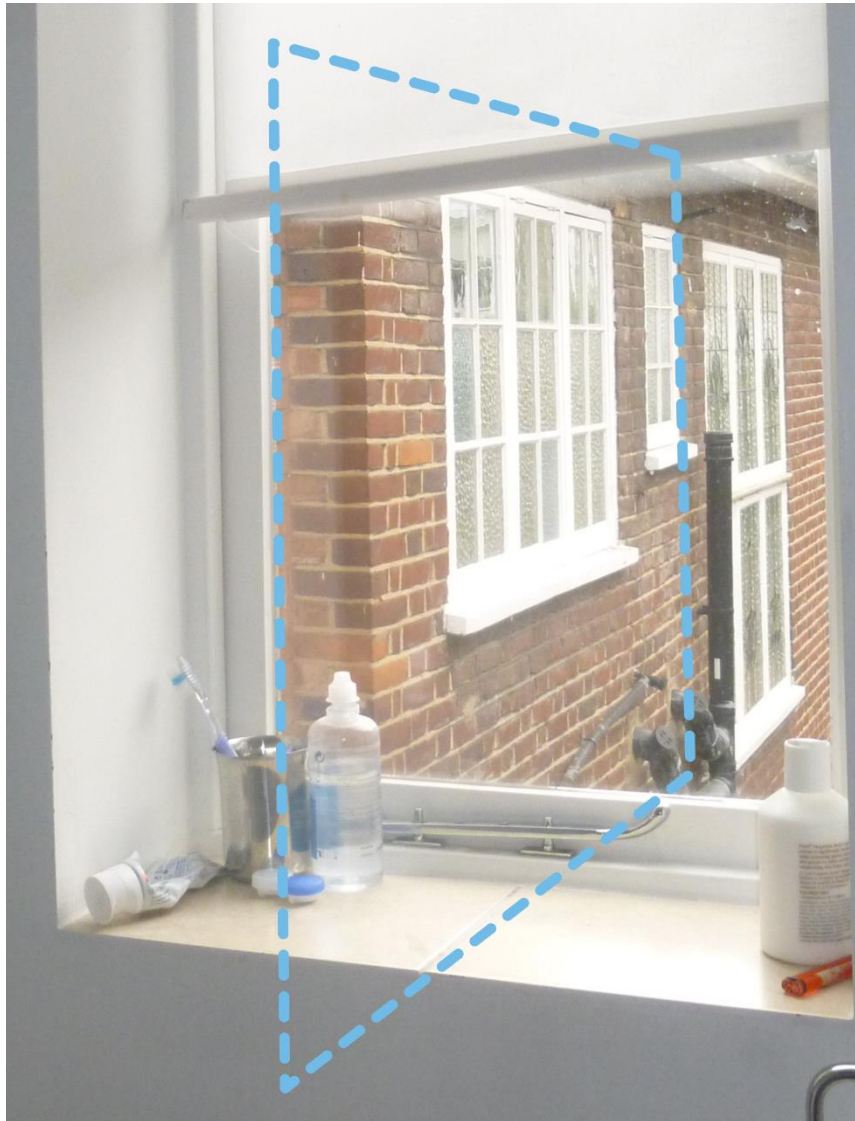


Figure 5 – Flank wall as seen from no.75's first floor window above the garage, with proposed demolition outlined in blue.

7.2 PROPOSED REAR DEMOLITION & RECONSTRUCTION

To the rear, in addition to the approved demolition under Planning Application Ref: 2018/2136/P, it is proposed to remove the rendered wall nibs of the existing single storey lean-to structure at ground floor level and a sections of the first floor rear elevation and flank walls (hatched in blue in figure 6).

It is proposed that the masonry walls are carefully dismantled and then rebuilt reusing the salvaged bricks from site. It is important to note that the positioning of the affected walls will be entirely unaltered and that these are to be rebuilt in the existing locations with existing materials, thus preserving the appearance and character of the conservation area once the works are completed.



Figure 6 – Total proposed additional First Floor Demolition to the side and rear shown in blue



Figure 7 – Photo of the rear of no.75 Lawn Road dated October 2017. The existing first floor wall and part of the flank wall is proposed to be demolished under this application.



Figure 8 – Photo of the rear pebble-dashed flank wall of no.75 Lawn Road, dated October 2017. It is proposed to be demolished under this application.

08.0 | ADDRESSING MATERIAL CONSIDERATIONS

This section addresses the material considerations that relate to the proposed rear extension and alterations and proposed demolition and rebuilding works within this application. These considerations comprise: preserving the character and appearance of the conservation area; any impact on the amenity of neighbours; the Construction (Design and Management) Regulations 2015; and various relevant planning policies.

8.1 PROPOSED REAR EXTENSION AT FIRST FLOOR LEVEL

8.1.1 PRESERVING THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

The Planning Inspectorate recently determined that two previously proposed extensions (2018/3114/P & 2018/3428/P) would not have had a harmful impact on the conservation area. These proposals were similar in design to what is proposed within this application, but crucially larger in scale.

In the case of both applications (references *APP/X5210/D/19/3226198* and *APP/X5210/D/19/3226199*), the Inspectorate concluded respectively:

“that the proposed scheme[s] would have no harmful impact on the integrity or appearance of the host property. It would have, at worst, a neutral effect on the qualities of CA, whose character and appearance would thus be preserved. Accordingly, I find no conflict with those provisions of policies D1 and D2 of the London Borough of Camden Local Plan 2017 directed to securing high quality design especially within the Borough’s conservation areas.”

Therefore, given that the proposed extension is smaller in scale to the extensions proposed and refused under applications 3 and 4, and will visually match the existing host building it is reasonable to conclude that the proposal would not have a harmful impact on the appearance of the host property nor the qualities of the CA. This view was supported by the council during the pre-application stage.

8.1.2 IMPACT ON THE AMENITY OF NEIGHBOURS

8.1.2.1 SCALE, MASS, BULK AND VOLUME

The above-mentioned appeals for applications 3 and 4 were dismissed on the grounds of amenity, as it was considered that the scale of the proposed extensions ‘*would adversely affect the living condition of the occupiers of 74 Lawn Road.*’

The Planning Inspectorate further highlighted that:

“When viewed from the rear and side windows of No 74 and from its hard-surfaced rear amenity area, the additional two storey element, notwithstanding the small reduction in length and scale, would be perceived as a dominating, overbearing and oppressive structure, exacerbated by the addition of a crowned roof.

The appellants consider that judgments on issues such as this are ‘entirely subjective’, and I do not disagree. In my opinion, the proposed extension by reason of its additional height, bulk and siting, when compared to that which currently exists, would prove harmful to the occupants of No 74 by reason of its adverse impact on outlook and oppressive visual impact.”

The extension included within this application is significantly smaller in terms of its scale, mass, bulk and volume, particularly when compared with both refused schemes. A comparison between the three proposals together with the existing rear building line is shown below:

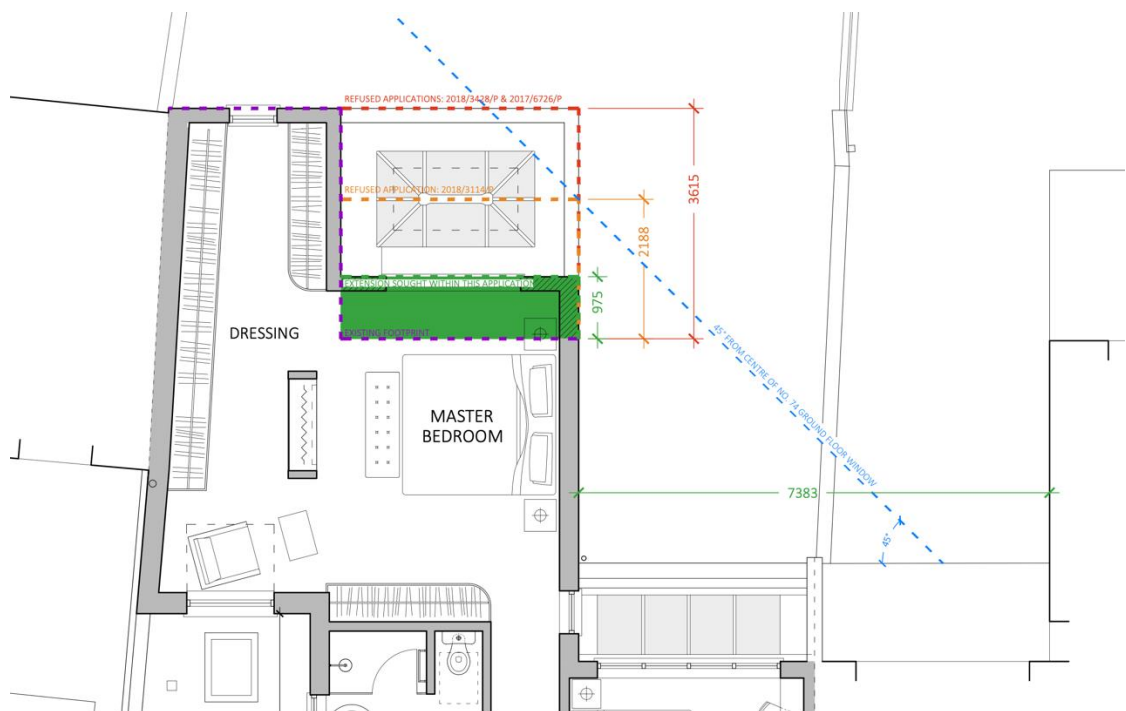


Figure 9 – Diagram showing proposed rear extension (green) in relation to the refused extensions (orange and red), as well as the existing footprint (purple).

The proposed extension (highlighted in green) is sensitive to the neighbour at No. 74 Lawn Road and would not adversely increase their sense of enclosure, as it is modestly sized and positioned. The council is supportive of this view in their pre-application advice, dated June 19th 2020, which states the extension is an, “acceptable, modest increase in bulk and mass which would be subordinate to host property using appropriate materials”.

8.1.2.2 RIGHTS TO LIGHT

It should also be noted that the refused Application No. 1 (Ref: 2017/6726/P) included an independent report prepared by specialist consultants *Rights of Light Consulting*, which concluding 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.'

Given that Application 1 included a significantly larger rear extension compared with the extension proposed within this application, the same conclusions can be applied.



Figure 10 – Photograph of existing flank wall and rear extension of no. 74 Lawn Road.

Our visualisations, in conjunction with the Council's 45-degree rule of thumb test, and Rights of Light Consulting's report, collectively show that the proposed extension will have a negligible, if any, impact upon neighbouring properties' outlook, sense of enclosure and daylight. This view was supported by the council during the pre-application stage, noting the following in the written pre-application advise:

- *"Extension would not infringe key outlook lines, and would be unlikely to result in an undue loss of light or outlook*
- *Applicant has sufficiently addressed previous reasons for refusal for this element of the proposal."*



Figure 11 – Rear view of proposed development with the existing first floor building and roof line shown in red to demonstrate the negligible increase to no.74's sense of enclosure caused by the proposed rear extension.

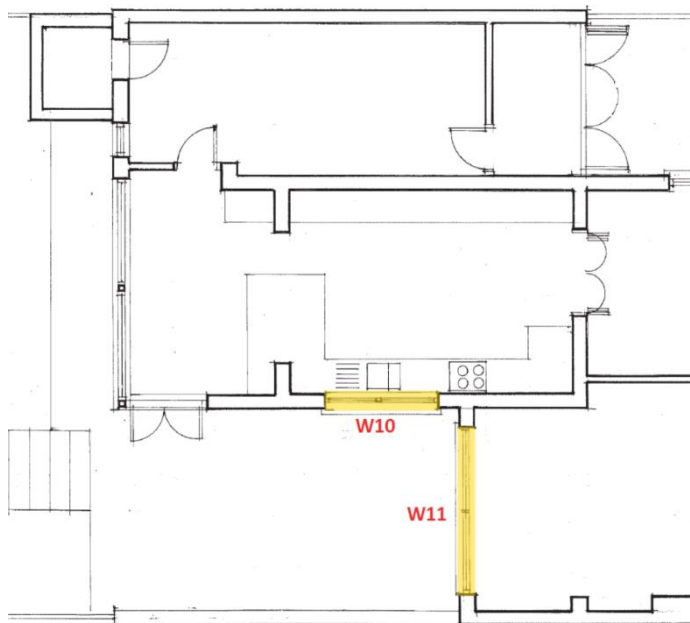


Figure 12 – Extract of the rear ground floor plan of no.74 Lawn Road.

The figure above highlights the two nearest neighbouring windows to the proposed first floor extension. It is of note that No. 74's kitchen window (W10) is over 7.38m from the flank wall of No. 75 Lawn Road. This is generally considered a sizable distance for a semi-detached central London house. It is also important to note that the position of No. 75's

flank wall is to remain as existing and is therefore unaltered in the proposed development works.

8.1.2.3 OTHER CONSIDERATIONS

We believe it is a material consideration that, under *The Town and Country Planning (General Permitted Development) Order 1995*, the proposed extension would otherwise be considered Permitted Development were the property not located in a conservation area. This understanding, together with the Planning Inspectorate's conclusion that a larger first floor extension would not cause harm to the conservation area, and the subsequent written pre-application advice supporting the proposed rear extension indicates it should be granted planning approval.

8.2 PROPOSED PARTIAL DEMOLITION AND RECONSTRUCTION OF FIRST FLOOR WALLS TO THE DRIVEWAY FLANK BRICK WALL AND REAR RENDERED WALLS

8.2.1 PRESERVING THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

The Camden Local Plan's *Policy D2: Heritage* states that '*conservation areas are designated heritage assets*' and, although No.75 is not listed, it does fall within the Parkhill Conservation Area and therefore the policy is applicable.

The most pertinent parts of the policy are as follows:

The Council will:

e) require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

f) resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area.

The council has a general presumption in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area, whether they are listed or not, to preserve its presiding characteristics. The council does, however, acknowledge that certain circumstances may outweigh a case for retention.

The existing pebble-dashed rendered walls to the rear have, at best, a neutral contribution to the conservation area and are of little architectural significance. This view has been supported by the planning inspectorate in his appeal decision letter (APP/X5210/D/19/3226199), in which he describes in paragraph 6 that '*the rear of the property is not, to my mind, as striking or as attractive as the front, being faced in a contrasting material.*'

The proposed work provides an opportunity to replace the damaged pebble-dashed walls of no architectural quality or significance with a matching replacement render, constructed to meet modern building standards.

The proposed additional demolition to the brick flank wall of No.75 does not harm the property, nor the conservation area on the whole; either in isolation or when viewed in conjunction with the approved demolition extent under Planning Application Ref: 2018/2136/P. This section of wall is setback considerably from the road and is located on a flank wall that is not easily viewed from the public realm. Despite this, and following resistance to the demolition of this small section of wall during the pre-application stage without further justification from the applicants, it is now proposed to carefully take down the existing brickwork, reusing the individual bricks to reconstruct the wall in exactly the same position in Flemish bond to match. This will result in no harm to the conservation area once works are complete, and offers an opportunity to remove the cementitious mortar, a later harmful addition, and repoint the entire flank driveway wall in lime mortar which will provide a homogenous appearance to this elevation when viewed from the street and no.76, whilst enabling the masonry to breathe as originally designed.

Policy D2 also states that:

'The council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.'

We attest that the benefits of the proposed removals are a 'public benefit' as defined by the National Planning Guidance, as it will not only reduce risk to the heritage asset, but also to any construction personnel during the construction works (as outlined under the CDM section below). The property in this way secures its future as a designated heritage asset within the local Conservation Area.

8.2.2 THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

The Construction (Design and Management) Regulations 2015 (CDM 2015) state the following duties:

"11. –(1) The principal designer must plan, manage and monitor the pre-construction phase and coordinate matters relating to health and safety during the pre-construction phase to ensure that, so far as is reasonably practicable, the project is carried out without risks to health or safety."

(3) In fulfilling the duties in paragraph (1), the principal designer must identify and eliminate or control, so far as is reasonably practicable, foreseeable risks to the health or safety of any person.

Following the development of the technical design for the approved basement development at No.75 (2018/2136/P), the applicant's structural engineer highlighted that substantial temporary support and propping is required to support several sections of masonry walls at first floor level, whilst the approved basement and ground floor layout is constructed. Whilst any demolition at the property will be undertaken carefully and in a well-managed manner, the retention of these 'floating' sections of masonry is unnecessarily challenging.

As previously noted, following the pre-application advice, the applicants appointed GSE as temporary works designers for the project who have confirmed that the temporary suspension of

masonry at high-level over a site for many months is fraught with risk and is a clearly identifiable health and safety risk to those working below, which should be avoided if possible. They have highlighted the following avoidable risks under CDM 2015 in their letter dated 3.8.2020, included within this application:

- Welfare - Material Falling from height
- Welfare - Working in an excavation for the construction of sacrificial underpin
- Welfare - Placing of in-situ concrete

The additional removal and replacement of these masonry sections reduces the above risks by creating a safer work environment and overall better protect the heritage asset. Whilst mitigated as much as possible, there remains a distinct risk that without removal, these elements may crack or collapse during construction invariably causing harm to the property and to the people working on it. As such, and in accordance with the duties under CDM 2015, we seek to eliminate this risk from the outset by proposing to carefully remove the problematic brickwork to the side and rear, rebuilding with the existing brickwork where possible.

Additionally, mitigation of this risk is ideal, as it would otherwise be costly to construct, would delay the construction sequence and thus extend the overall project programme. The latter, causing considerable extended inconvenience to the neighbours and delay to the owners moving in.

8.2.3 POLICY CC1: CLIMATE CHANGE MITIGATION

The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. The pertinent parts of Policy CC1 in relation to the proposed demolition and reconstruction are as follows, which state that the council will:

- d. support and encourage sensitive energy efficiency improvements to existing buildings;*
- e. require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building and;*
- f. expect all developments to optimise resource efficiency.*

The retention of these small sections of first floor walls is not financially sensible, safe, or environmentally justifiable. The proposed additional demolition and reconstruction of the walls to the side and rear would result in improved energy efficiency of the dwelling when compared to the existing property, enabling the installation of thicker insulation and achieving improved air airtightness at critical junctions such as around window openings. These together contribute to limiting heat loss and improving the conservation of energy in comparison to the existing condition or the alternative of retrofitting the walls in question.

The proposed additional demolition is not extensive, but the retention of these walls would be far less sustainable than their removal and reconstruction, which is in direct contradiction to Policy CC1. Following the appointment of the temporary works designer, it has been confirmed that in order to retain the first-floor masonry elements and enact the approved planning application *2018/2136/P*, which includes a new basement, these walls in question would need to be temporarily supported. This will increase the project's embodied carbon as summarised in GSE's statement dated 03.08.2020 and evidenced within their construction sequence drawings which is expanded upon below:

- Packing of existing openings within external load bearing walls to restore in plane stiffness**
 In order to support the first-floor wall to the rear, a new temporary masonry wall will need to be constructed below it, with the existing window opening temporarily blocked up. This will provide temporary support for this existing first floor wall during the basement construction, but at the environmental cost of introducing new brickwork material to the site, of a greater volume than the existing rendered masonry to be retained. Following the completion of the basement construction, the new brickwork will be demolished and disposed of, ultimately increasing the embodied carbon of the project.

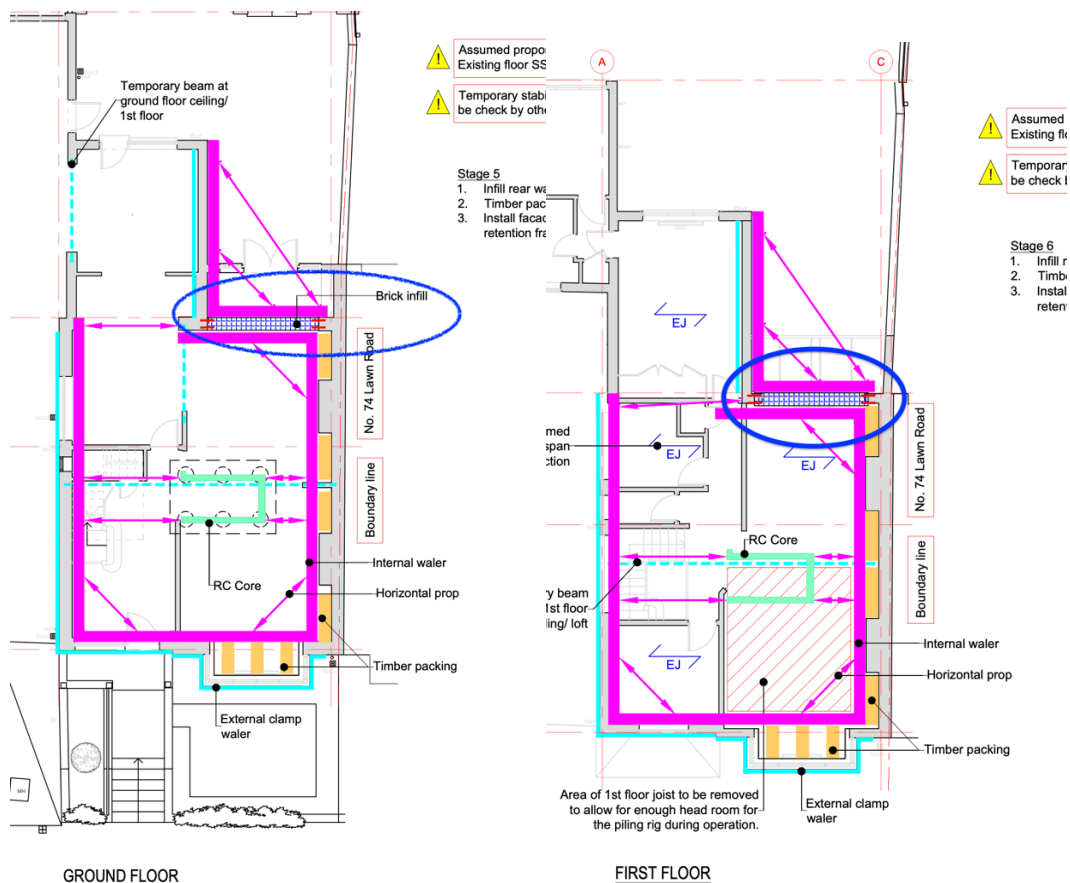


Figure 13 – Extract from GSE temporary works design ground and first floor plan, showing areas of the new temporary brick infill required to support the retained rear first floor wall, increasing the project’s embodied carbon.

- Sacrificial Underpinning**
 To enable the basement to be constructed following the construction of the temporary rear ground floor wall, sacrificial full height reinforced concrete underpins will be required beneath the full length of the wall. The underpins are sacrificial as they provide temporary support in a location which is designed to provide external windows and doors to the rear lightwell in the permanent condition. As such, the concrete underpins will need to be subsequently broken out and removed from site. This significantly adds to the embodied carbon to the project not only from additional concrete, but also for its subsequent removal and disposal, which is an entirely avoidable carbon cost to the project.

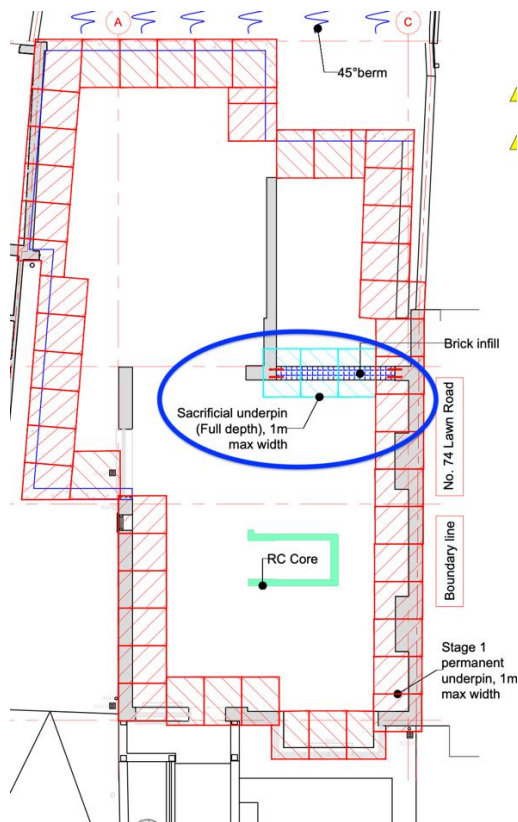


Figure 14 – Extract from GSE temporary works design basement plan, showing the location of sacrificial concrete underpins required to support the retained rear first floor wall, increasing the project’s embodied carbon.

- Increased frequency of Concrete Pour over duration of construction**
 Owing to the requirement for sacrificial underpins noted above, and the added complexity in the construction sequence arising from retaining the first-floor walls at the rear and to the side, the ground floor slab will need to be cast in stages. Together these factors will increase the number of concrete lorries visiting site, therefore adding to the project’s carbon embodiment not only from the volume of concrete itself but also in its transportation.
- Additional temporary steelwork for support of existing masonry at higher level and Additional framework to ensure Façade Retention**
 Whilst some temporary steelwork can be reused, retaining the walls will require additional temporary steelwork throughout. This will result in a greater overall project carbon cost as the temporary works engineer estimates retaining the walls will require increase in steelwork of circa 25%.

The retention of the rear walls will result in installation of three levels of waling beams and props at ground, first floor and first floor ceiling level. Refer to the extract from the temporary works drawings below.

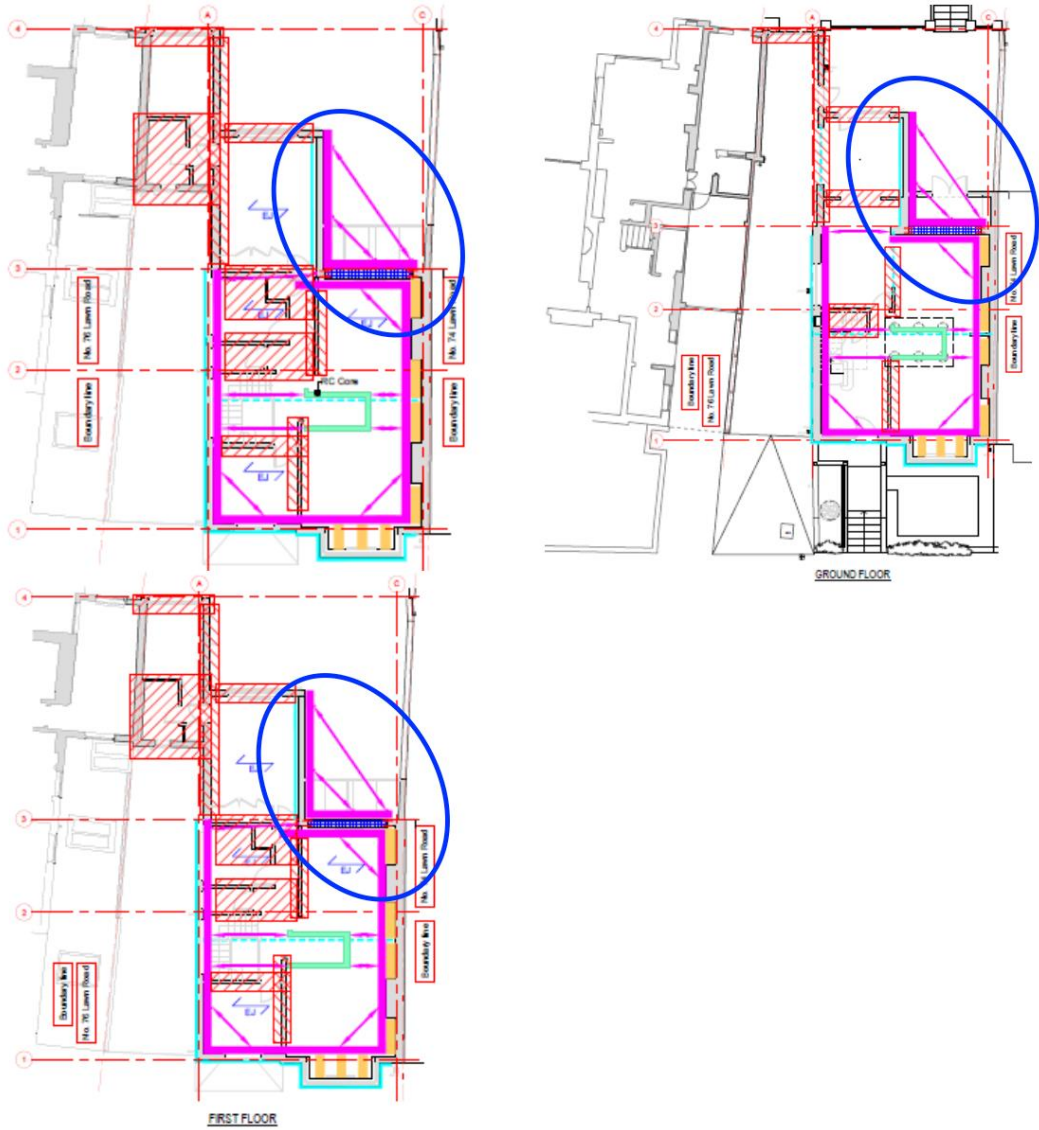


Figure 15 – Extract from GSE temporary works design ground and first floor plans, showing the location of additional waling beams and props required in order to temporarily support the rear masonry walls at first floor level.

Furthermore, to re-support the rear façade using the permanent structural element, additional temporary steel (stools, needle, and props) will be required as shown in the extracts from the temporary works design below:

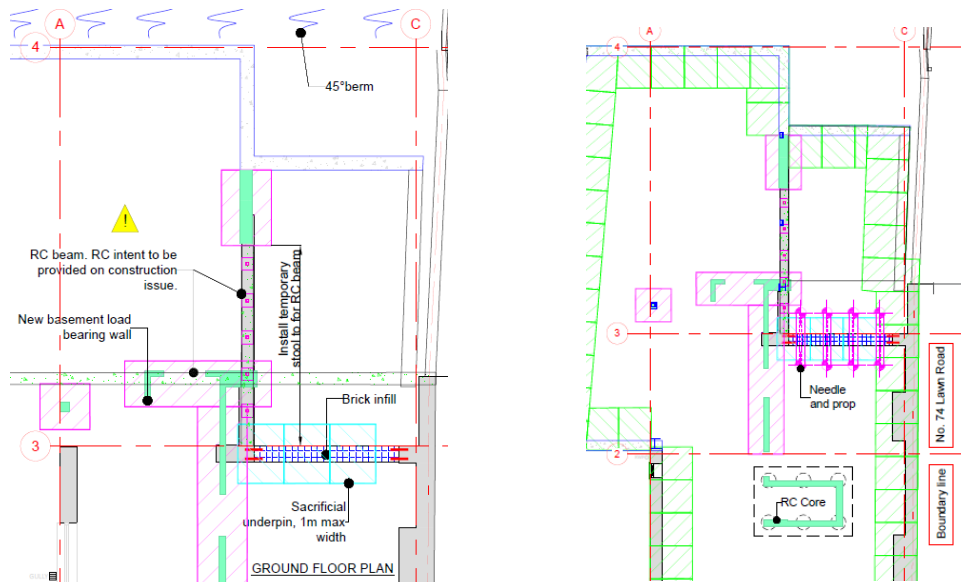


Figure 16 – Extract from GSE temporary works design showing requirement for additional structural temporary steel (stools, needle, and props).

- **Additional Reinforcement in Piles (Net increase in applied load at head of piles)**

As a consequence of increasing the amount of masonry to be supported, there will be an increased load upon the central structural core during construction. As such, to enable the foundations of the core to support this load, it will be necessary to increase the volume of steel reinforcement within the piles. The production of steel is a highly CO2 emitting process, so designing leaner structures with less steelwork will reduce the development’s embodied carbon.

- **Remediation to existing structure to be retained**

The existing rendered walls to the rear of the property have suffered cracking from subsidence. If these walls are to be retained, they will require remedial works in the form of stainless steel ‘helibars’ resin fixed into the mortar joints – resulting in further CO2 emissions.

- **Additional Labour**

The accumulative impact of the above listed implications for retaining the walls in question will lead to a longer construction programme, resulting in an increase in the amount of labour required on site and journeys to and from site. This will increase the carbon emissions relating to the project’s construction.

Based upon the above extensive list, if the walls were retained the project would clearly have a higher level of embodied carbon than the proposed alternative of careful demolition and reconstruction using reused site materials. Whilst retention is technically feasible; the practical and environmental the benefits for demolition outweigh their retention. If permission is granted to demolish the walls in question, demolition would be carefully undertaken to enable the reuse of the existing bricks. If the brickwork is not salvageable, it is intended that they be used as hardcore beneath the proposed basement slab, further optimising the resource efficiency of the development by minimising the diversion of construction waste to landfill and, consequently, reducing vehicular movements.

It is worth noting that the council has recently approved extensive demolition of the original property at No. 77 Lawn Road (2016/1737/P) as shown in the image below:



Figure 17 – Satellite view of demolition works as part of basement build at no.77 Lawn Road

09.0 | SCALE & APPEARANCE

9.1 SCALE

The scale of the property as perceived from the street is largely unaffected by the proposed works. This application proposes extending rearward and so results in a raised ridge of 0.4m and (an associated chimney pot) to the modest pitched roof of the side extension adjoining No. 76, which is otherwise as approved under Planning Application Ref: 2018/2136/P. Given the stepped back nature of the house, this will have a negligible impact on the perceived scale of the property.

9.2 APPEARANCE

FRONT

The view from the street along 75 Lawn Road remains as approved under Planning Application Ref: 2018/2136/P, except for the minor raising of the approved ridge line by 0.4m and the reinstatement of a chimney.

SIDE

Although minor demolition works are proposed to a small portion of the masonry wall at first floor level, the flank elevation to the driveway will remain as approved under Planning Application Ref: 2018/2136/P. The small section of brickwork will be reconstructed using the existing bricks to preserve the appearance. The existing non-historic cement pointing is to be carefully removed so that the entire flank wall can be repointed in new lime mortar to provide a more homogenous finish than the existing condition. This will improve the appearance of the driveway flank wall as viewed from no.76 and Lawn Road itself, therefore having a positive impact upon the appearance of the conservation area.

REAR

This application seeks to extend the existing first floor building line rearwards by a modest 0.975m, with a timber-framed lantern rooflight to the roof beyond of the approved ground floor rear extension, which will replace the previously approved flat rooflight under application 2018/2136/P. Though the ridge of the lantern will be visible from oblique views beyond the approved ground floors extension's parapet walls, its traditional detailing is sympathetic to the property and consequently will not have a significant impact upon the overall appearance of the rear elevation.

Additionally, this application seeks consent for the demolition of a small portion of the first floor externally rendered masonry walls, which are of low quality to be replaced using the existing masonry as a substrate for a new textured render that matches the existing. This will provide a homogenous appearance between the proposed rendered first floor extension and the rest of the rear elevation of the property as approved under application 2018/2136/P.

10.0 | LANDSCAPE

In the rear garden, it is proposed to install new planting to provide a well landscaped family garden. The approved application 2018/2136/P, includes a basement story and has the same foot print at ground floor as shown within this application. The arboricultural report submitted within the basement application was deemed acceptable by the council, and confirmed that no existing trees will be impacted by the proposed works. As such, the same conclusion applies to this new application. Nevertheless, for completeness an arboricultural report has been included within this application also.

11.0 | SUMMARY & CONCLUSION

11.1 SUMMARY OF PROPOSALS

11.1.1 PROPOSED WORKS

PROPOSED REAR EXTENSION WORKS AT FIRST FLOOR LEVEL

- Rear first floor extension of 975mm
- Increase in gross internal area of 2.5m²
- Raising the approved ridge height by 400mm
- Reinstatement of a chimney stack broadly in the location of similar houses along the street
- Replacing the flat rooflight above the approved rear ground floor kitchen extension with a traditionally detailed, timber framed lantern rooflight.

11.1.2 PROPOSED DEMOLITION WORKS

PROPOSED DEMOLITION WORKS TO SIDE MASONRY WALL AT FIRST FLOOR LEVEL

- Proposed partial demolition totalling 6.45 m² of the existing masonry wall
- Wall to be carefully taken down and later rebuilt using reused brickwork
- Replacing any unsalvageable bricks with a matching brick approved by the council

PROPOSED DEMOLITION WORKS TO THE REAR AT FIRST FLOOR LEVEL

- Proposed demolition of rear-rendered walls at first floor level
- Walls to be carefully taken down and later rebuilt using salvage brick from the site.
- Unsalvageable bricks will be reused onsite as hardcore

11.2 CONCLUSION

The proposed above ground extensions and refurbishments to No. 75 Lawn Road have been carefully considered following the refusal of previous planning applications, and the council's

subsequent support during the pre-application stage which considers the design of the proposed rear extension overcomes previous reasons for refusal.

The applicants have carefully considered the impacts of retaining selected first floor masonry walls and have together with the wider design team, following the appointment of a specialist temporary works designer, concluded that the approved development under application 2018/2136/P will have a lower embodied carbon if the walls are carefully removed and reconstructed. Additionally, construction risks to both the workers, and the remaining building fabric can be safely managed whilst resulting in no discernible impact upon the conservation area once works have been completed.

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 neighbours. All works aim to enhance the council's local housing stock as well as provide a modern and attractive living environment for the applicants. Any impact on the street scene and conservation area will be minimal and will be in keeping with selected 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.

12.0 | APPENDICES

APPENDIX A:

Planning Inspectorates Appeal Decision letter for application 2018/3114/P

APPENDIX B:

Heritage Assessment for application 2018/3114/P

APPENDIX C:

Pre-application Advice Letter - 2020/1509/PRE