



76 Lawn Road, London
NW3 2XB

Design and Access Statement

January 2021
Cousins & Cousins Architects

Preamble

The following Design and Access Statement has been prepared by Cousins & Cousins Architects in accordance with London Borough of Camden’s Local Plan and SPDs and is to be read alongside the accompanied drawings and images for the proposed works to 76 Lawn Road:

Existing and Proposed Drawings:

Site:	
20007_PA1_10_001	Location Plan
20007_PA1_10_002	Block Plan
Existing General Arrangements:	
20007_PA1_EX_100	Existing Ground Floor Plan
20007_PA1_EX_103	Existing Roof Plan
20007_PA1_EX_300	Existing Front Elevation
20007_PA1_EX_330	Existing Side Elevation (North)
Proposed General Arrangements:	
20007_PA1_20_100	Proposed Ground Floor Plan
20007_PA1_20_103	Proposed Roof Plan
20007_PA1_20_300	Proposed Front Elevation
20007_PA1_20_301	Proposed Porch Details
20007_PA1_20_330	Proposed Side Elevation (North)

Contents

1.0	Introduction	04
2.0	Site Description and Context	05
3.0	Existing Property Description	06
4.0	Relevant Planning History	08
5.0	Proposed Works	09
	- Ground Floor Level	
	- Roof Level	
	- Front Elevation	
	- Side Elevation	
6.0	Planning & Access Statement	17
7.0	The Project Team	18
8.0	Conclusion	19

1.0 Introduction

1.1 Cousins & Cousins Architects has been instructed by the clients to prepare a Householder Planning Application for the proposed alterations to their home at No. 76 Lawn Road, NW3 2XB.

1.2 The proposed works are to include: the relocation of the existing principal entrance door from the side elevation to the front elevation of the property; the partial infill of the existing entrance door opening and installation of new casement window; the installation of a brick and timber frame open porch structure to the front elevation; the increase in height of the existing side elevation parapet at ground floor level; and the reconfiguration of the existing front garden steps.

1.3 The application follows the recently conditional planning application Ref: 2020/0348/P, which includes the refurbishment, remodelling and reconfiguration of the existing property.



Location Plan

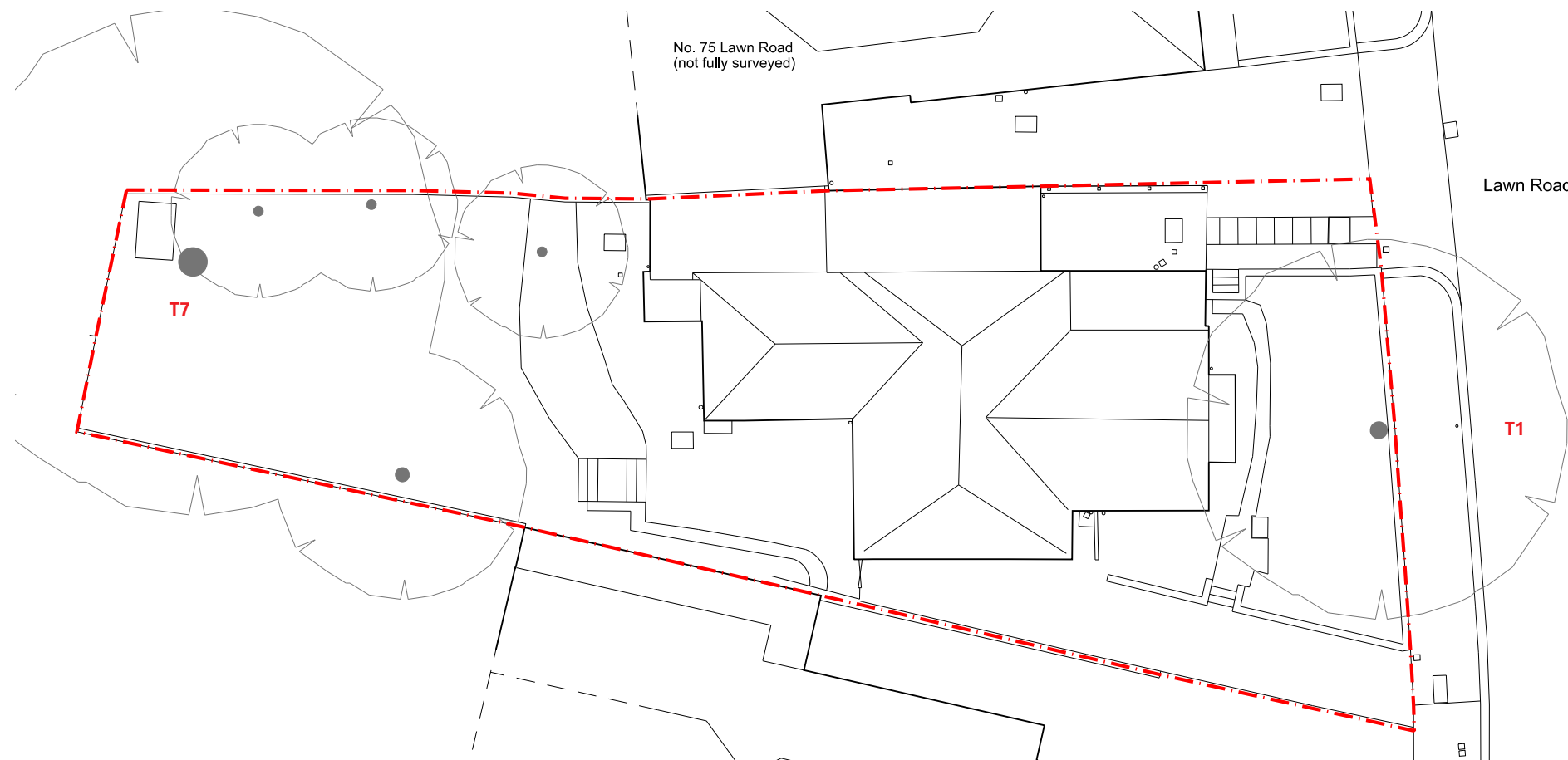
2.0 Site Description & Context



Aerial view to the front of 76 Lawn Road



Aerial view to the rear of 76 Lawn Road



Existing Site Plan
Scale - Not to Scale

2.1 No.76 Lawn Road is a detached, two storey family home which dates to the 1920-30s. The property is not listed; however, it is identified as a positive contributor within the Park Hill and Upper Park Conservation Area. The property is described as a 'garden suburb house' of the Arts and Crafts Movement in the Park Hill and Upper Park Conservation Appraisal and Management Strategy.

2.2 The topography of surrounding Conservation Area is varied with mature trees to the front and rear of each residential plot, which is typical of 19th Century residential areas. The character of the area is defined by the detached and semi-detached houses laid out from 1850 in the Italianate style, to late Victorian red brick gabled house, garden suburb style and 1930s modernism builds.

2.3 The property is situated to the front of the plot and provides a large rear garden to the rear and smaller front garden which is raised above pedestrian pavement level. In relationship to the neighbouring properties, the primary elevation of No. 76 is not set forward as much as No.75/74, nor is it set back as far as No. 77/78 Lawn Road.

2.4 There are several trees to the front and rear garden of the property and two in particular are designated with Tree Protection Orders: namely, a Sycamore tree (T1) to the front garden and a Dawn Redwood tree (T7) to the rear garden.

3.0 Existing Property Description



Neighbouring property No. 79 Lawn Road



Neighbouring property No. 78 Lawn Road



Neighbouring property No. 77 Lawn Road



Application Site - No. 76 Lawn Road



Neighbouring property No. 75 Lawn Road



Neighbouring property No. 74 Lawn Road

3.1 Numbers 70-85 Lawn Road form a cluster as identified by the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy. Of these, all except the application site are semi detached. Of these, all except the application site have the principle entrance to the primary (street) elevation.

3.2 The property is defined by soft-red brickwork front and side elevations and a rendered rear elevation. The front of the application site is defined by a 1m high soft red brick retaining wall that forms a sloping access to either side of primary front elevation.

3.3 The principal entrance door to the property is located on the side elevation of main house, which is not in keeping with the surrounding properties, and provides a complex internal spatial arrangement.

3.4 The property has experienced several alterations in its past which have impacted the original building envelope and left an ad-hoc appearance. Primarily, the addition of a timber frame canopy / car port to the property, located above the principal property entrance is in a poor state of repair and is a negative contributor to the appearance of the street elevation. The recent conditional planning approval ref: 2020/0348/P, permits the removal of the timber structure named.



1. Street view of No. 76 Lawn Road



2. Existing entrance



3. Existing entrance



4. View of entrance from neighbouring driveway

4.0 Relevant Planning History

Planning History for No. 76 Lawn Road

4.1 The following information provides evidence of the relevant planning decisions in recent years for works to 76 Lawn Road:

2020/0348/P – Approved with Conditions
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.

Ref: F9/14/1/1582 – Approved with Conditions
Erection of garage and car port at side of 76 Lawn Road and formation of new means of vehicular access to the highway.

Permissions for other properties

4.2 The following information provides evidence to relevant planning decisions in recent years for works to other properties in close proximity to No. 76 Lawn Road.

75 Lawn Road
Ref: 2020/3726/P – Approved
Erection of a part one, part two storey rear extension including lantern rooflight above ground floor element.

PP-03-02700 - Erection of new lower ground and ground floor rear extension, alterations to rear dormer windows, alterations to roof to include new roof finish and rooflight, new glazed door to front lightwell and air conditioning unit at fourth floor level. Application approved with conditions.

Ref: 2018/2136/P – Approved
Formation of new basement level with front and rear lightwells, single storey rear infill extension, part single, part two storey side extension, front, side and rear dormer windows, front and rear landscaping, alterations to driveway and associated works.

77 Lawn Road
Ref: 2016/1737/P – Approved
Creation of basement to form additional living accommodation for the existing dwelling and new 1x self-contained flat at lower ground floor level, alteration to drive-way and erection of new boundary fencing; erection of part two storey and part single storey side and rear extension.

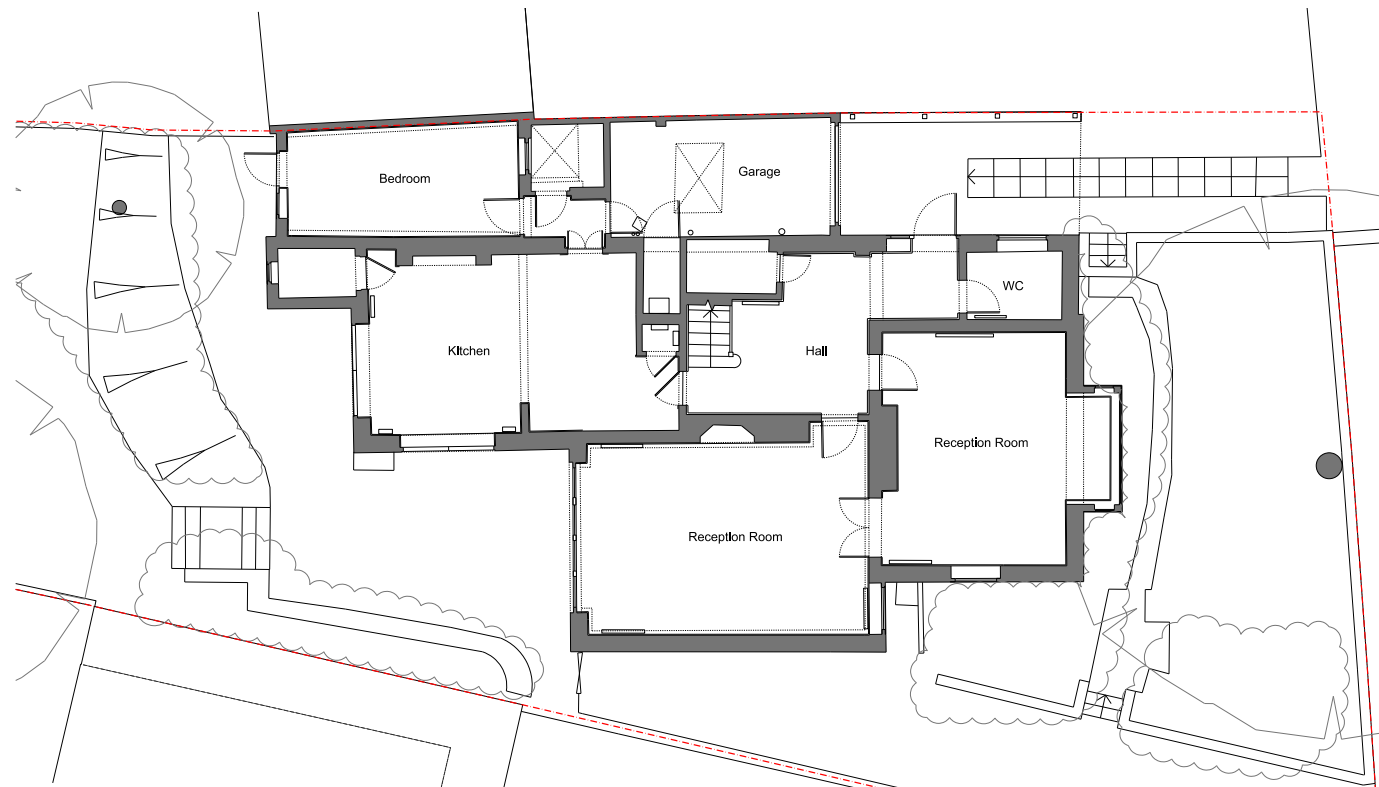
82 Lawn Road
Ref: 20004/4656/P - Approved
Erection of two, two-storey rear extensions either side of the main bay window and erection of a new front porch.

5.0 Description of Proposed Works

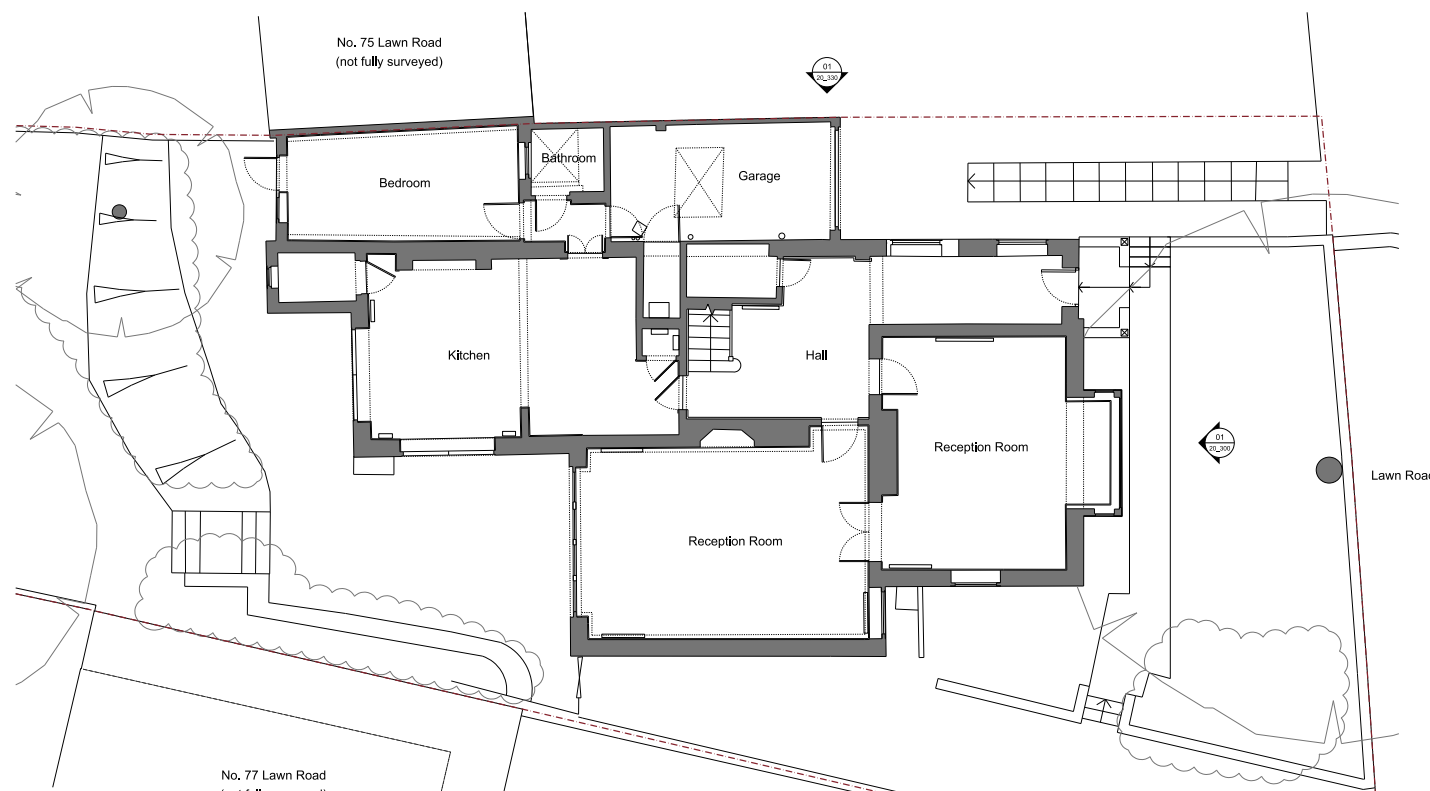
Ground Floor Plan

5.1 The proposed works involve relocating the principal property entrance door from the existing side elevation of the property to the front elevation. In a traditional appearance to the neighbouring properties of the same age, where the principal entrance is positioned to the primary elevation, the proposed alteration will improve the internal configuration of the property's plan, provide a formal entrance for the owner, and enhance the repetition and character found along the existing street scene and wider conservation area. The existing entrance door is to be replaced with a timber frame entrance door with improved thermal performance and associated security fixtures.

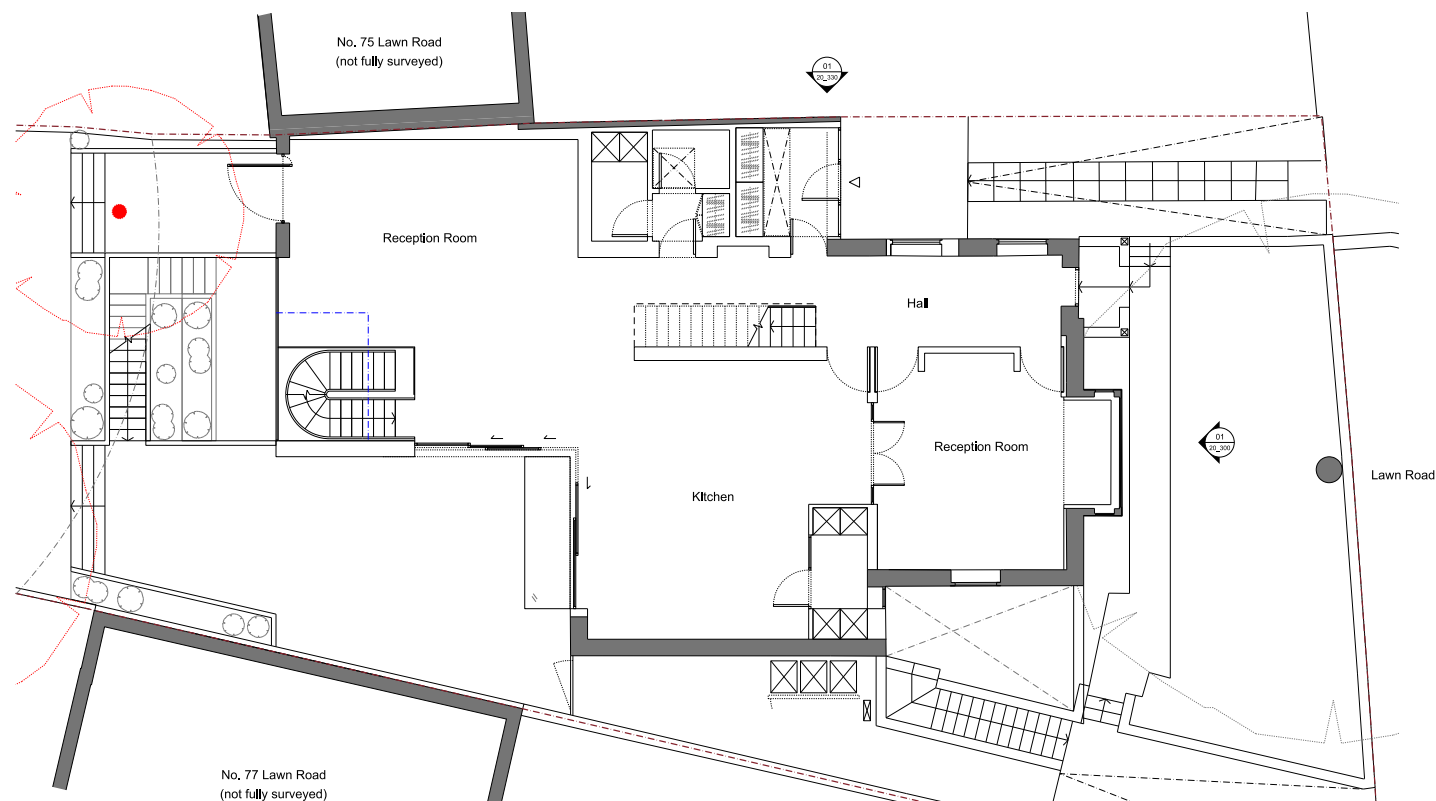
5.2 The existing entrance door opening to the north side elevation will be partially infilled at low level with soft red brickwork to match the existing façade and a casement window is proposed to match the existing adjacent window. The brick bond, mortar and pointing are proposed to match the existing condition and the proposed window is detailed as a timber frame double glazed casement to match the existing and adjacent window.



Existing Ground Floor Plan
Scale: NTS

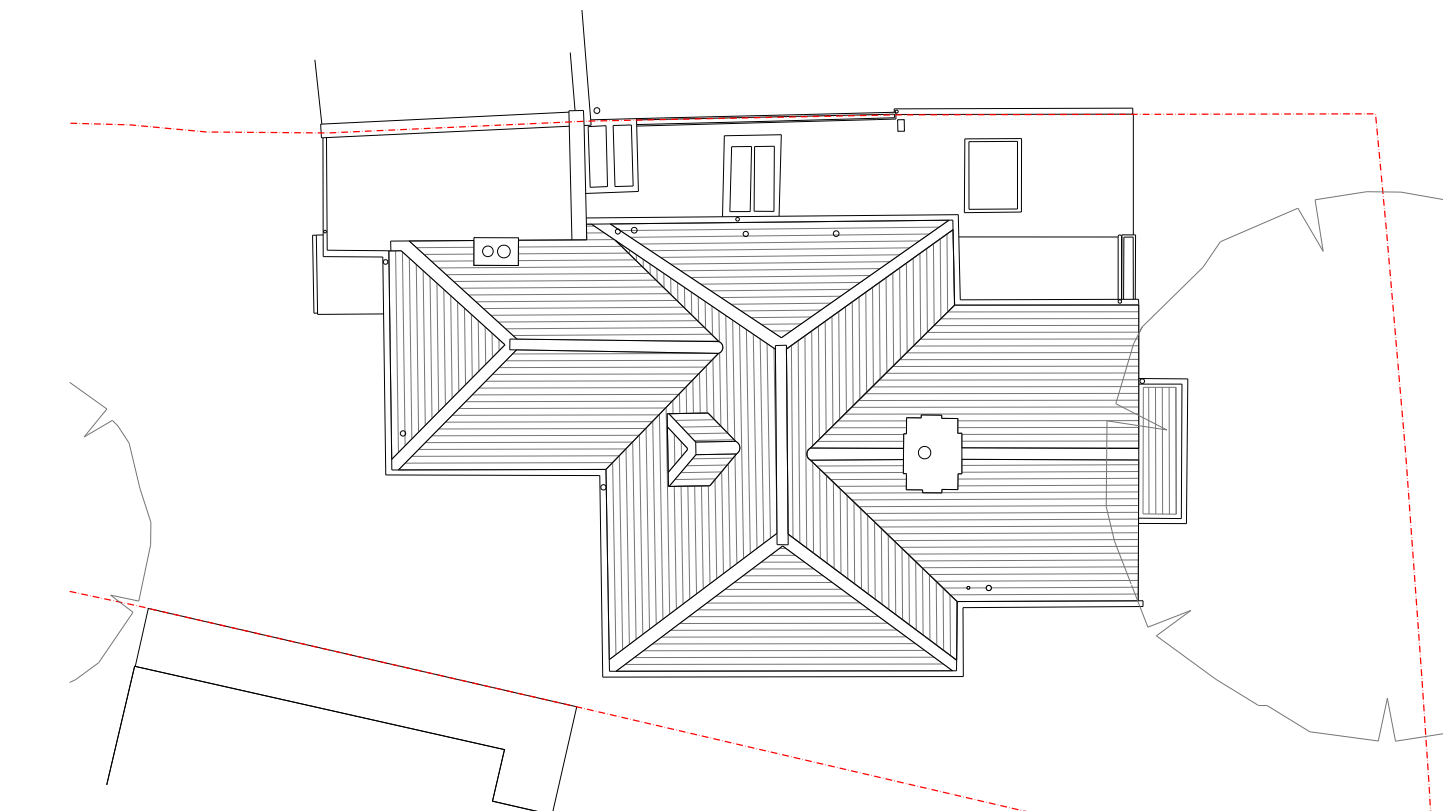


Proposed Ground Floor Plan
Scale: NTS

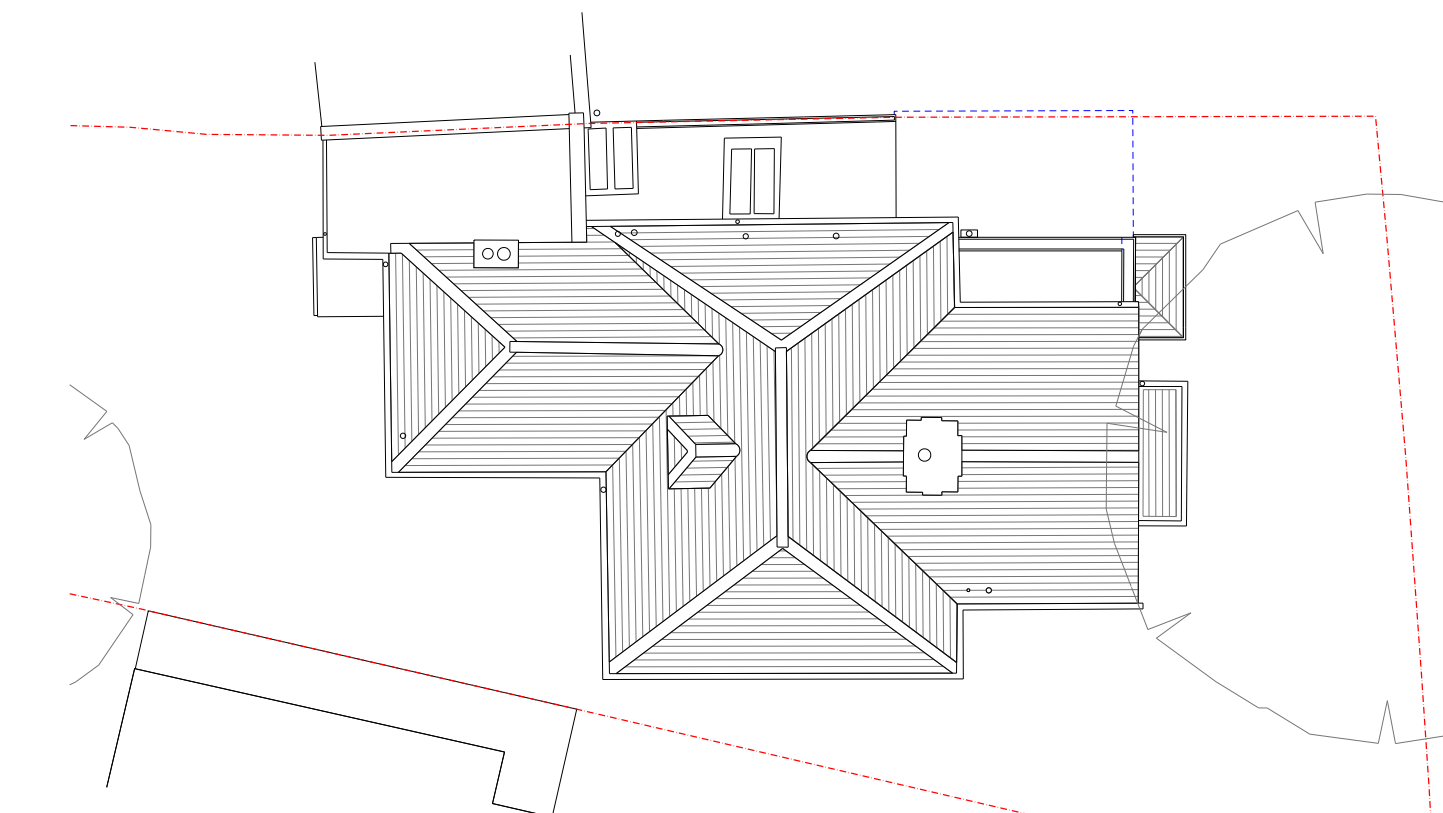


Application Works shown in relation to Planning Approval 2020/0348/P
 Scale: NTS

5.3 The ground floor plan shown opposite is for reference information only. The plan attached represents how the application works specified would relate to the recent planning approved extension and refurbishment works.



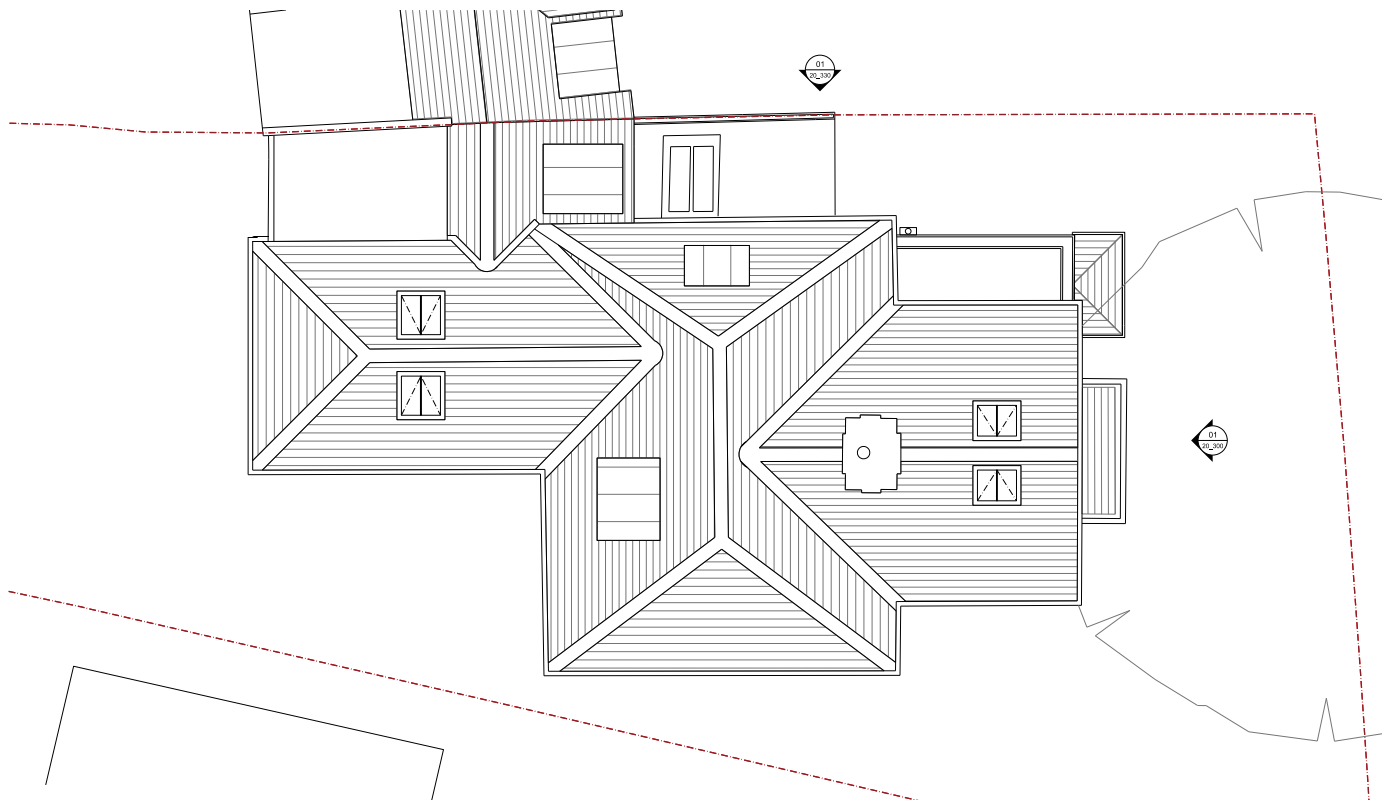
Existing Roof Plan
Scale: NTS



Proposed Roof Plan
Scale: NTS

Roof Plan

5.4 In accordance with recent planning approval 2020/0348/P, the existing timber carport structure is to be dismantled and removed from site. In order to improve the visual appearance of the side elevation, and improve the side elevations relationship with the front elevation, it is proposed that the side elevation brickwork, in part, is raised in height by several brick courses. The proposed alteration will allow the existing front parapet to flow from the front elevation to the side elevation and achieve a level datum. The proposed brickwork to carry out these works will be reclaimed from the proposed works as listed above.



Application Works shown in relation to Planning Approval 2020/0348/P
Scale: NTS

5.5 The roof plan shown opposite is for reference information only. The plan attached represents how the application works specified would relate to the recent planning approved extension and refurbishment works.



Existing Front Elevation
Scale: NTS



Proposed Front Elevation
Scale: NTS

Outline of existing — — — —

Front Elevation

5.6 The proposed works also include the installation of an open porch structure to the front elevation. The open porch will frame the relocated principal entrance door to the property and allow for cover and protection on entry. The open porch structure will comprise of a low level soft-red masonry wall, two solid timber posts and a timber frame canopy at high level, which will have a tiled finish to match the existing house. The brick bond, mortar and pointing are proposed to match the existing main house.

5.7 The scale of the proposed structure has been carefully considered to sit beneath the line of the existing front elevation parapet and align with the existing front garden path. The associated works alongside this proposal require the relocation of the existing masonry steps from the sloping vehicular access to the front garden level. It is proposed that the existing soft-red brickwork would be re-used in the reconfiguration required.



Application Works shown in relation to Planning Approval 2020/0348/P
Scale: NTS

5.8 The front elevation shown opposite is for reference information only. The front elevation represents how the application works specified would relate to the recent planning approved extension and refurbishment works.



Existing Side Elevation
Scale: NTS



Proposed Side Elevation
Scale: NTS

Outline of existing — — — —

Side Elevation

5.9 The proposed works to the side elevation are covered in the works previously outlined in points 6.1-6.5.



Application Works shown in relation to Planning Approval 2020/0348/P
 Scale: NTS
 Outline of existing — — — —

5.10 The side elevation shown opposite is for reference information only. The side elevation represents how the application works specified would relate to the recent planning approved extension and refurbishment works.

6.0 Planning & Access Statement



Neighbouring property No. 77 Lawn Road



Application Site - No. 76 Lawn Road



Neighbouring property No. 75 Lawn Road

- 6.1 The proposed development is sensitive to the existing context and respectful of the original property. The alterations will improve the use of the existing property's ground floor plan and provide a more rational access for the owner and future occupants.
- 6.2 The traditional material selection and use of reclaimed masonry will ensure the unique character of the property is protected furthermore. In accordance with the consolidated Local Plan, the proposal will blend, reinforce and enhance the existing streetscape.
- 6.3 The proposed vehicular access to the site remains unchanged from the existing condition.
- 6.4 Other than the relocation of the principal property entrance door, all other routes of pedestrain access to the property and rear garden remain unchanged.



Proposed Street Elevation
Scale: NTS

7.0 The Project Team

Architect: Cousins & Cousins

7.1 Cousins & Cousins is an award-winning architectural practice led by Ben and Jelena Cousins with a diverse portfolio across the residential, commercial, mixed use, public art and cultural sectors.

7.2 Residential projects span one-off houses in the prime and super-prime sectors as well as several multi-unit schemes. Working with developers, investors, and private end-users, Cousins & Cousins' process is iterative and collaborative through all project stages from site appraisal, project completion, and post completion evaluation. Cousins & Cousins have vast experience of working on challenging and constrained sites including listed buildings and those within Conservation Areas, and always strive to deliver a crafted bespoke response to the site's settings that relate to the vernacular of the area whilst being suitable for modern use. Projects by Cousins & Cousins have been published internationally and regularly win design awards including winner of Interior Architect of the Year 2017, Highly Commended Sunday Times British Homes Awards 2018 and finalist in the AJ Retrofit Awards 2017. Cousins & Cousins have recently won a 2019 RIBA London Award for Kenwood Lee House in Hampstead which is shortlisted for House of the Year. Cousins & Cousins is ISO 9001 certified.

7.3 Cousins & Cousins are very pleased to be working on 76 Lawn Road and are confident that the proposal will make a positive contribution both to the listed building fabric and the wider Conservation Area.



A selection of Cousins & Cousins' private house portfolio including Old Queen Street (Westminster), Kenwood Lee House (Haringey), Carlton Hill (Westminster), De Beauvoir House (Hackney) and Canonbury Park South (Islington).

8.0 Conclusion

We believe the alterations proposed to the front and side elevation will contribute positively to the existing character, rhythm and fenestration presented throughout Lawn Road's streetscape and wider conservation area.

The proposed alterations will enhance the existing property and the sensitive use of materials will allow the alterations to complement the existing finish and detailing of the original house.

