
22 Lawn Road

NW3 2XR, Belsize Park, London, UK
December 2021

Mrs. Louise Evans
Mr. Richard Rosin

Proposed rear extension, basement extension, internal alterations and replacement windows to front elevation

Design and Access Statement



Contents

1. Introduction

2. Site and Context

2.1 Site Location

2.2 Planning Policies and Previous Applications

3. Design Proposal

3.1 Existing Conditions

3.2 Proposed Works

4. Materials

5. Fire Statement

6. Drawings

Appendix A

Pictures

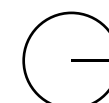
*All images are illustrative unless otherwise stated.



1. Introduction

This Design and Access Statement has been prepared by Lorenzo Corti Architects on behalf of Mr Richard Rosin & Mrs Louise Evans in support of their application to the London Borough of Camden for planning approval for the proposed refurbishment and extension to the existing property at 22 Lawn Road, London NW3 2XR

This Design and Access Statement will cover relevant National and Local Planning Policy and guidance, considering the effects of the proposed development on the application site, the residential amenity of those neighbouring properties, as well as the character, setting and appearance of the Parkhill and Upper Park Conservation Area.



2. Site and Context

2.1 Site Location

Lawn Road is within the Parkhill Conservation Area, part of the nineteenth century London suburb of Belsize, running north from Haverstock Hill to Fleet Road.

No. 22 Lawn Road sits on the eastern side and is part of the second pair of mid century terraced houses.

The property sits in front of the Isokon Flats designed by the architect Wells Coates in 1934 for Jack and Molly Pritchard.

This is one of the most significant housing schemes of its day and is grade I listed.

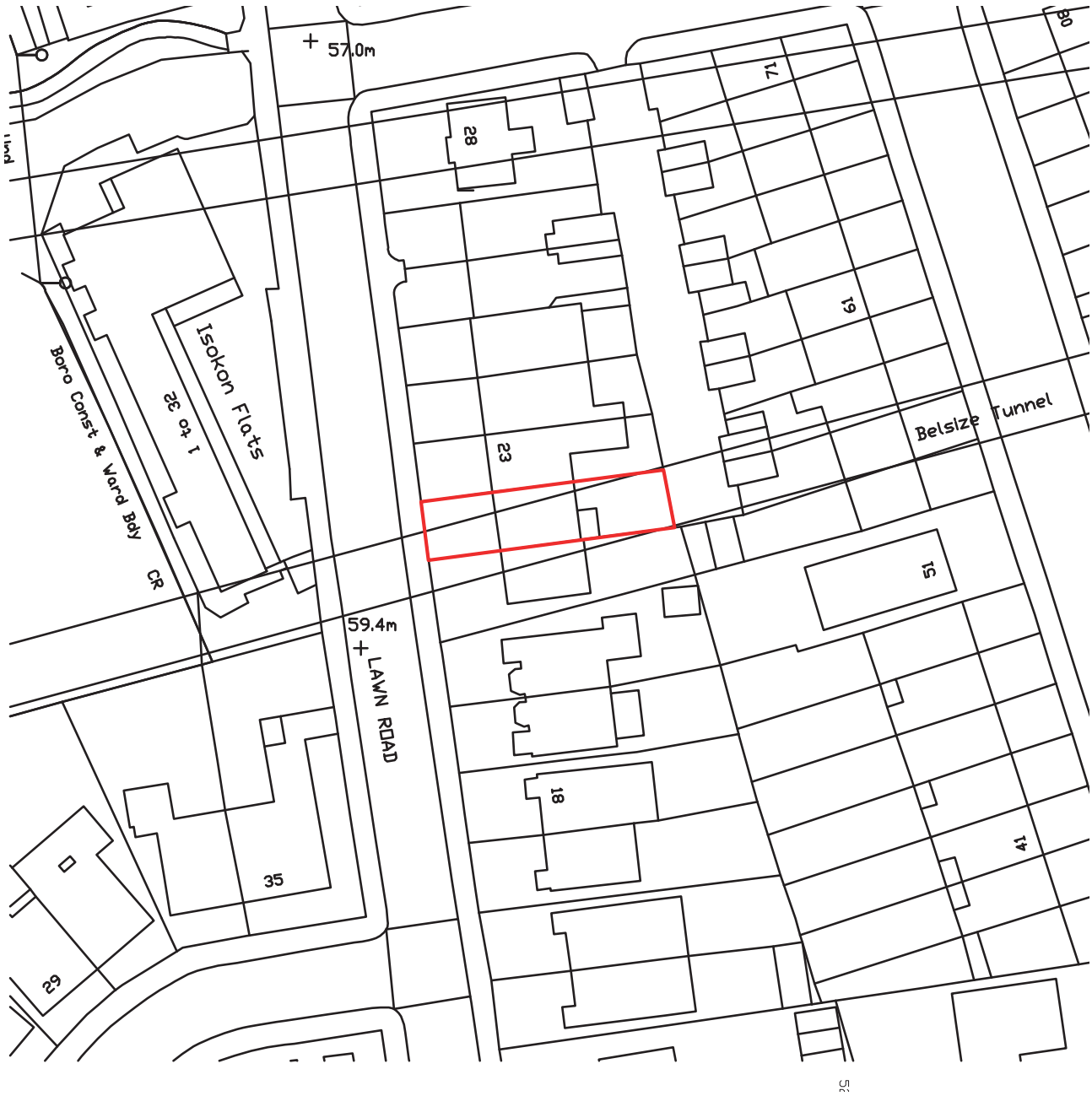
The main pedestrian access to the site is via Lawn Road. Secondary access is provided at the rear from the mews, including an existing garage.

The area is well served by local transport links due to its close proximity to Belsize Park underground, Hampstead Heath Overground and numerous bus routes.

1. Streetscape from N.26 to N.21 Lawn Road



Left to Right	
1.	Site Plan
2.	● 22 Lawn Road



2.2 Planning Policies and Similar Applications

Relevant Planning policies

- Camden's LDF Core Strategy and Development Policies
- Camden Planning Guidance. Specifically: CPG1 Design, CPG3 Sustainability, CPG6 Amenity
- Parkhill and Upper Park Conservation Area Appraisal and Management Strategy

Similar Applications

24 Lawn Road
Application Ref: 2017/5619/P - Granted

Excavation for a basement extension, erection of single storey rear extension following demolition of existing, replacement of the balustrading at ground floor level and alterations to rear facade/fenestration at lower ground and ground floor level all associated with providing ancillary residential floorspace (Class C3).

28 Lawn Road
Application Ref: 2017/0589/P - Withdrawn

Erection of a single storey conservatory to the rear elevation at ground floor level for ancillary floorspace associated with the use as residential dwelling

24 Lawn Road
Application Ref: 2013/8135/P - Granted

Erection of single storey rear extension following demolition of existing extension, replacement balustrading and alterations to rear elevation at lower ground floor level.

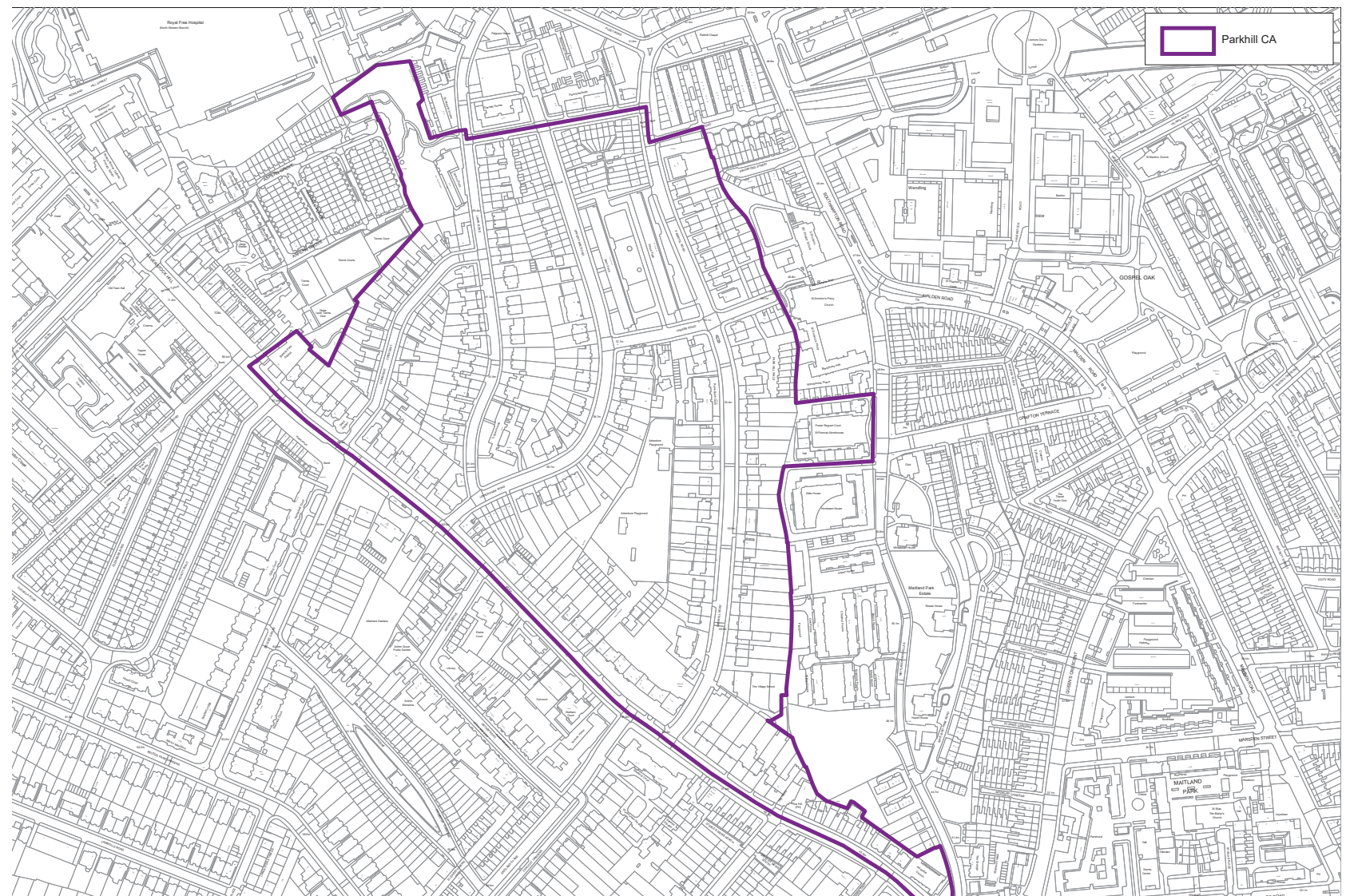
28 Lawn Road
Application Ref: 2012/2869/P - Granted

Erection of single storey rear extension and installation of 2 x doors to rear elevation to replace existing windows to dwelling house (Class C3).

23 Lawn Road
Application Ref: 2011/0934/P - Granted

Erection of single-storey rear extension as replacement of existing; conversion of existing lower ground floor garage into additional habitable space; double glazed timber framed windows as replacement of timber and Crittal framed windows on the front and rear elevations; new aluminium powder coated framed window plus steel safety grill, ribbed steel sliding garage door as replacement to existing garage and entrance doors of single dwelling house (Class C3)

1.
Map of Parkhill and Upper Park conservation area



3. Design Proposal

2.2 Planning Policies and Similar Applications

The property external fabrics are in poor condition, especially to the rear elevation. The house has been neglected for years and has numerous signs of ageing and many areas are in need of urgent attention.

The front elevation is in decent state although there are elements that need repair or replacement. The existing steel windows are single glazed. The rear elevation's windows are in UPVC.

The brickworks are in generally good condition except for the rear elevation where there's evident signs of mold over the bricks to areas close to gutters and soil pipes.

The front roof seem to be in general good condition. Plastic gutters needs to be replaced.

The front boundary wall and piers need cleaning and local repointing. The rear elevation is in poor condition with evident signs of disrepair to the brickworks, RWP and windows due to lack of maintenance and leaking gutters and downpipes.

The rear extension and the rear dormers are in poor conditions.

Design Goals

- Improve the quality of the accommodation to the existing family home.
- Improve the contribution of the site to the character and appearance of the Conservation Area.
- To create no harm to the neighbouring property and amenity.
- Upgrade the house environmental performance to the latest standard.

Left to Right

1.
View of the rear elevation
2.
View of the existing rear extension
3.
View of the existing front elevation





3.2 Proposed Works

The design team have carefully considered the character of the Conservation Area, the planning policies during the design process. The applicant is seeking planning Permission for the following works:

Front

1. Replace existing single glazing steel windows with new double glazing steel casement windows to the entire front elevation
2. Replace existing 6 panels front door with timber door painted white to match existing. Side single glazing fix windows to be upgraded to double glazing
3. Front boundary wall and piers to be cleaned and local brick repointing

Rear

1. Demolition of the existing rear extension and creation of full width, 3m deep, 3m height rear extension and creation of 2x1m flat roof skylight. The extension will have two side walls covered with travertine large format tiles to create an elegant and calm palette. The N.4 double glazing sliding doors with powder coated aluminium in light grey. The patio will be paved with light grey concrete tiles.
2. Creation of side boundary walls rendered and painted white to the rear patio and creation of a planter to the rear end of the patio above the rear garage.
3. Raise part of the patio level by 350mm to match internal floor level. The difference in level will be moved on the inside of the property by adding two steps between the living and dining room.
4. Installation of horizontal timber slatted rear and side fences panels.
5. First floor mid small window to be blocked up and void to be filled with red stock bricks to match existing.
6. Replace existing UPVC windows to first floor with double glazing steel windows to match the one at N.23.
7. Creation of a wide dormer to the rear pitched roof, UPVC windows to be replaced with double glazing steel windows, dormer front between the windows to be cladded with roof tiles to match existing.



8. Extend the existing lower ground floor underneath the new rear extension adding a laundry, a bathroom, a cinema room, and a small gym.
9. Creation of a new internal staircase connecting the dining room on the ground floor to the lower ground floor.



4 Materials

The proposed materials for the proposed new elements has been carefully selected to complement the existing tones and create an elegant addition to existing fabrics.

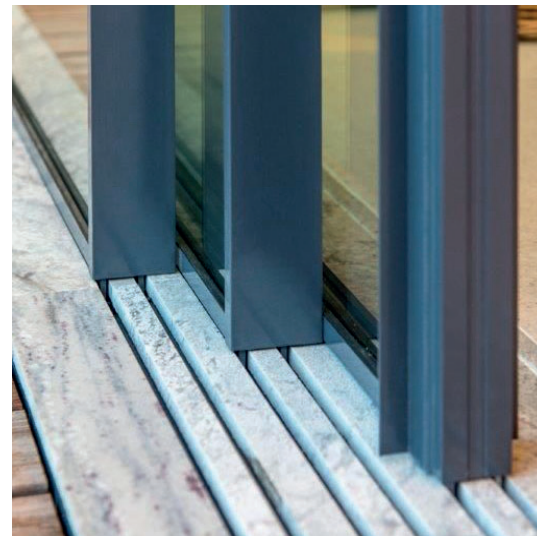


Front windows

Replacement double glazing steel casement windows to match existing painted white



Rear extension side walls
Travertine large format tiles



Rear extension sliding doors
Slim frame aluminium sliding doors with double glazing in light grey



Rear side and back boundary
Horizontal timber slates fence on top of white rendered wall



Dormer
Natural slates roof tiles to match existing

5. Fire Safety Statement

Policy D12 Fire Safety

A

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

Identify suitably positioned unobstructed outside space:

A) For fire appliance to be positioned on.

The fire appliance can be positioned on the main road (Lawn Road and from the private way to the rear side).

B) Appropriate for use as an evacuation assembly point.

The front garden.

1. Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive and active fire safety measures.

Interlinked smoke detectors will be installed on each floor, 30 min fire doors to protected lobby at each floor and the Dwelling will be built in accordance with Building Regs.

2. Are constructed in an appropriate way to minimize the risk of fire spread.

The Dwelling will be built in accordance with Building Regs standards i.e. fire doors.

3. Provide suitable and convenient means of escape, and associated evacuation strategy for all buildings users.

The dwelling will be built in accordance with Building Regs standards with appropriate fire protected lobby to the main staircase and 30 min fire doors interlinked smoke detectors and openable windows for escape.

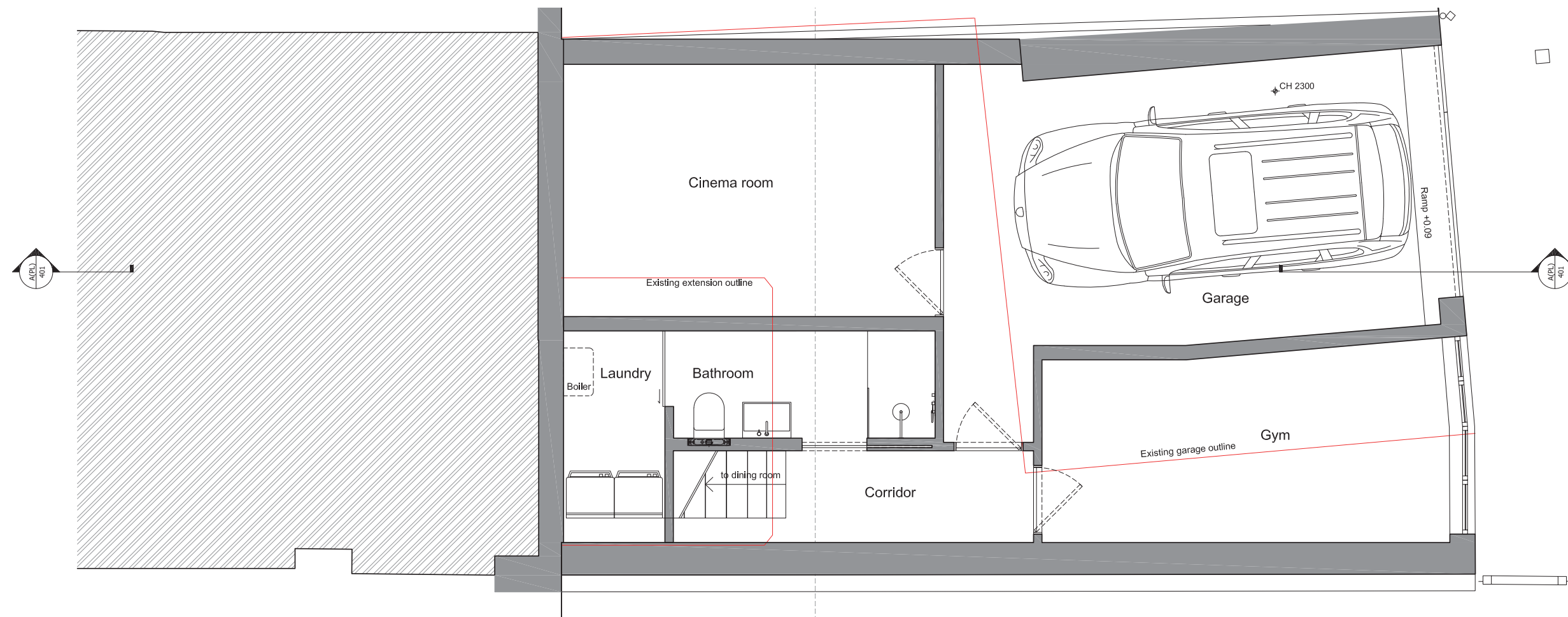
4. Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.

The dwelling will be built in accordance with Building Regs standards with appropriate fire protected lobby to the main staircase and 30 min fire doors interlinked smoke detectors and openable windows for escape.

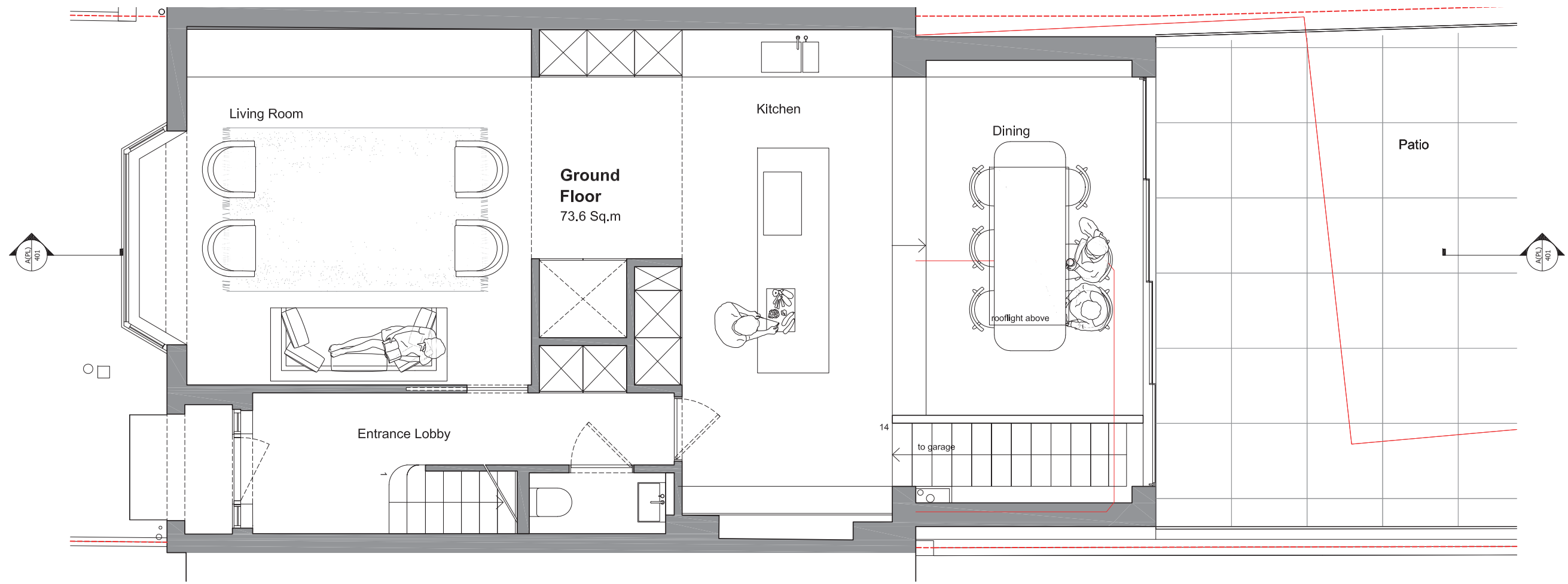
5. Provide suitable access and equipment for fire-fighting which is appropriate for the size and use of development.

The access can be granted from the main front elevation and the building will be built in accordance with Building Regs standards.

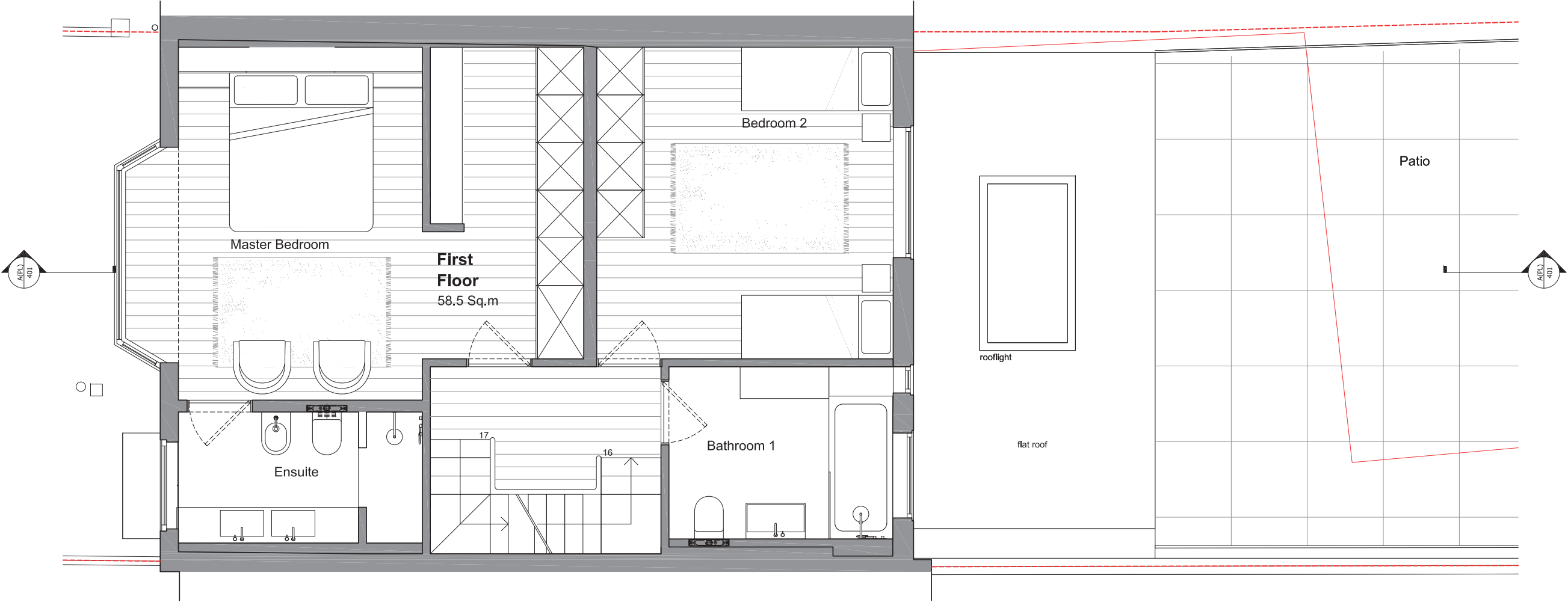
.Proposed Garage Floor Plan



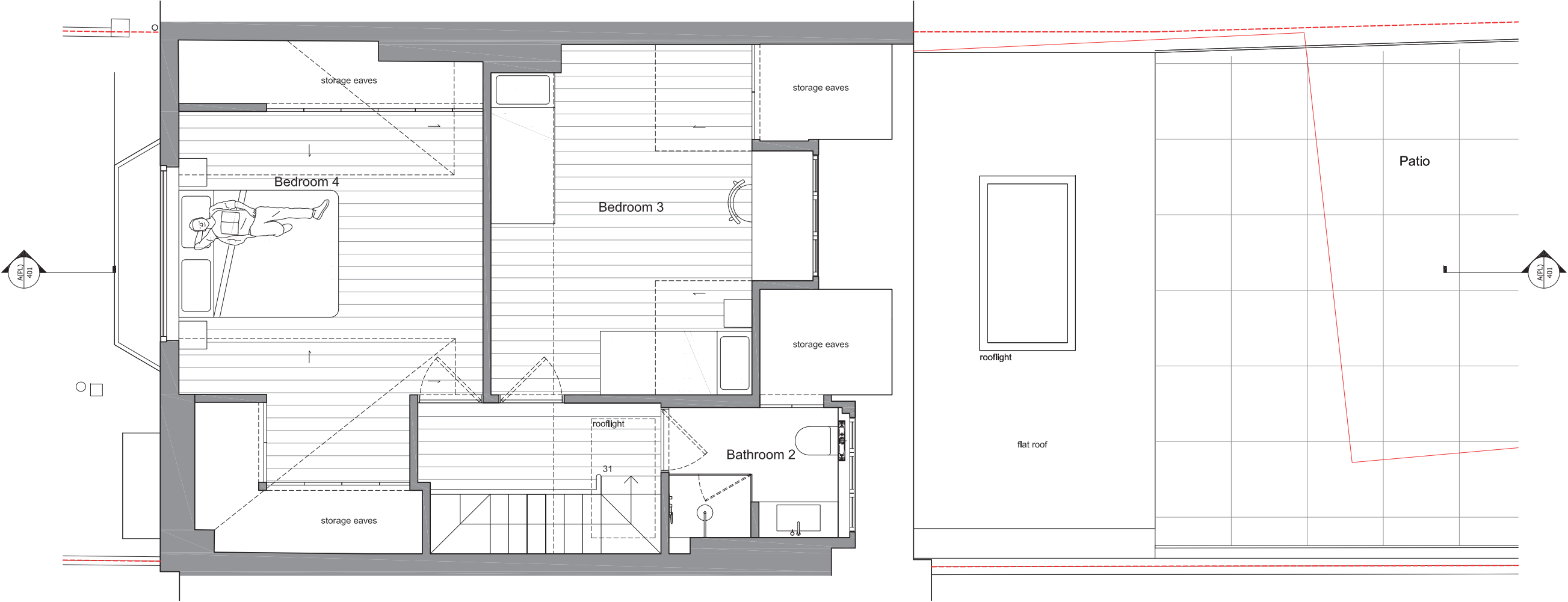
.Proposed Ground Floor Plan



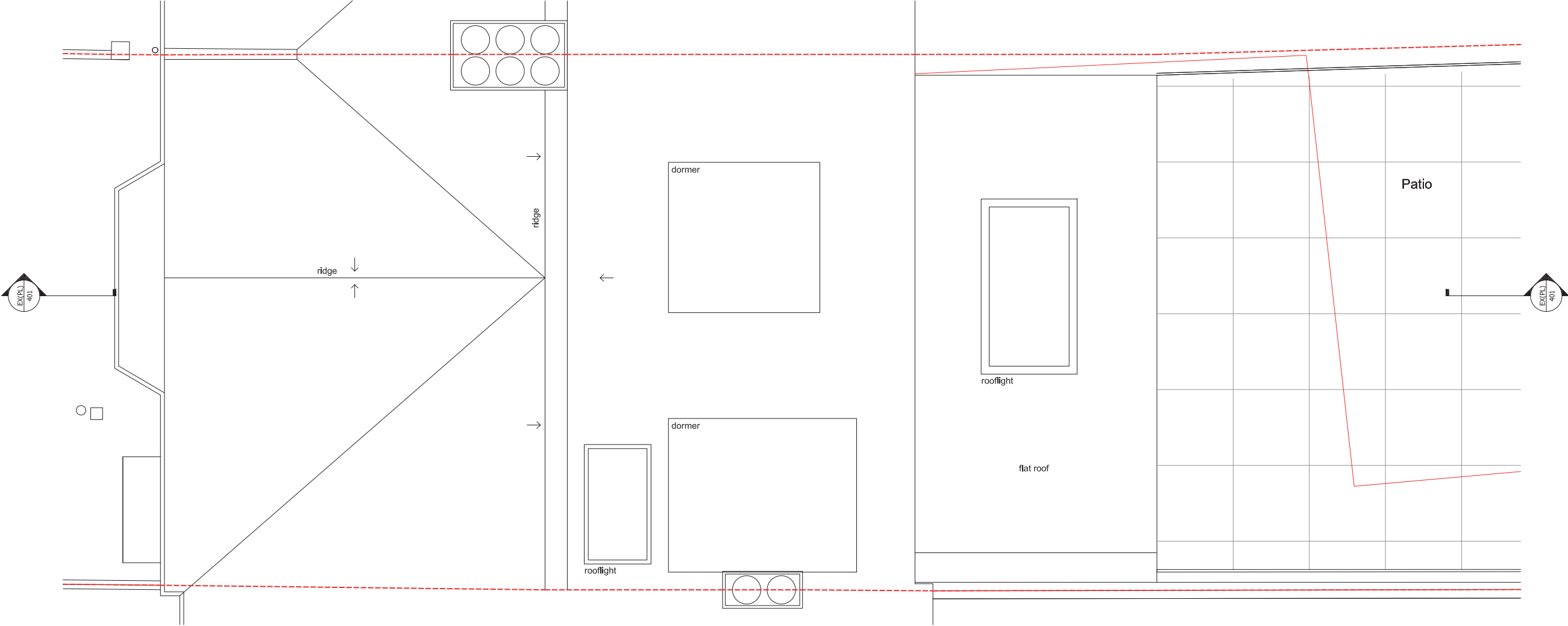
.Proposed First Floor Plan



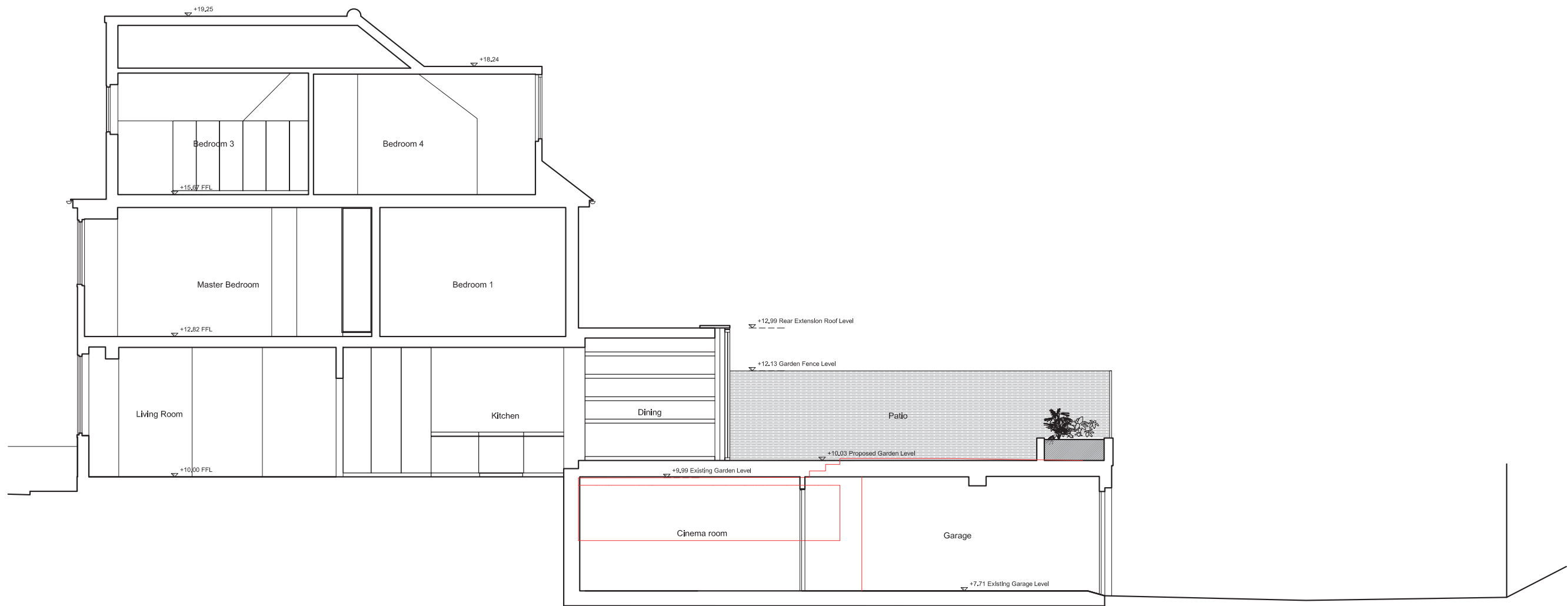
.Proposed Second Floor Plan



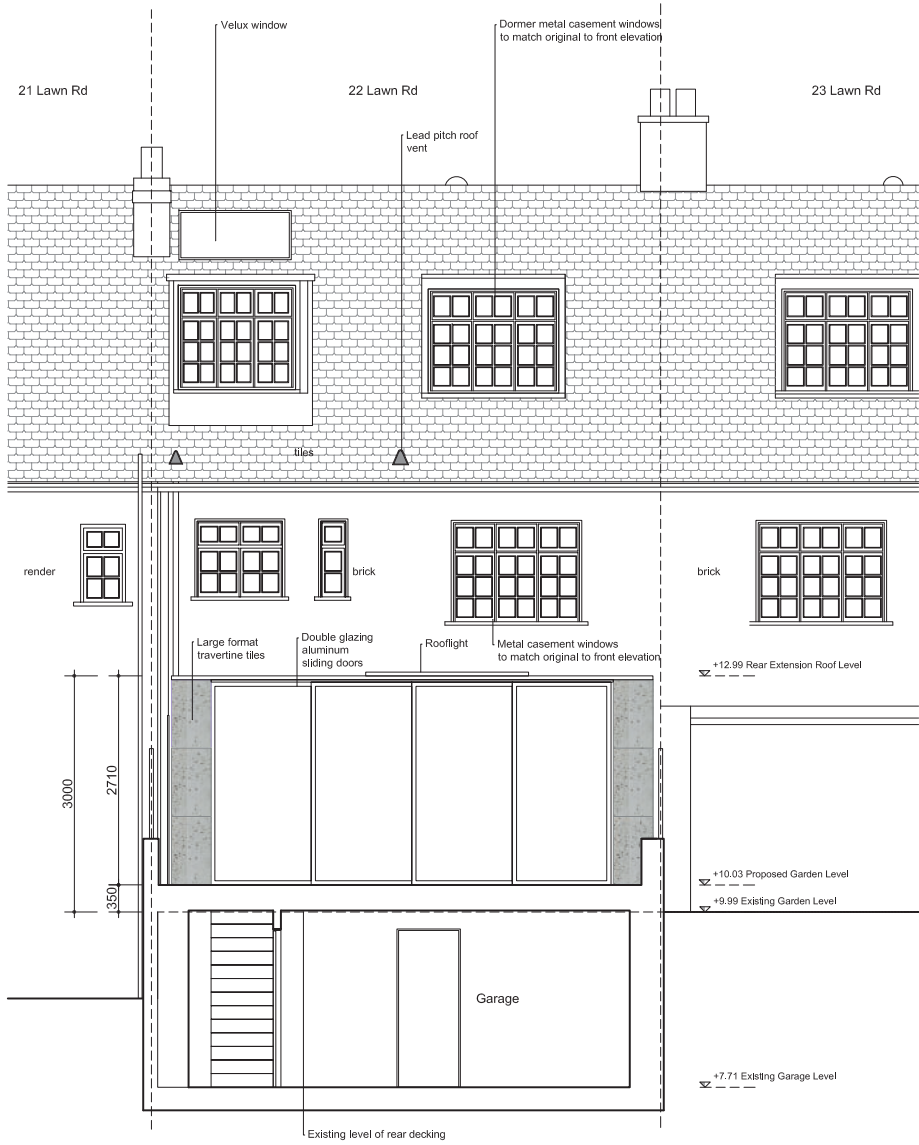
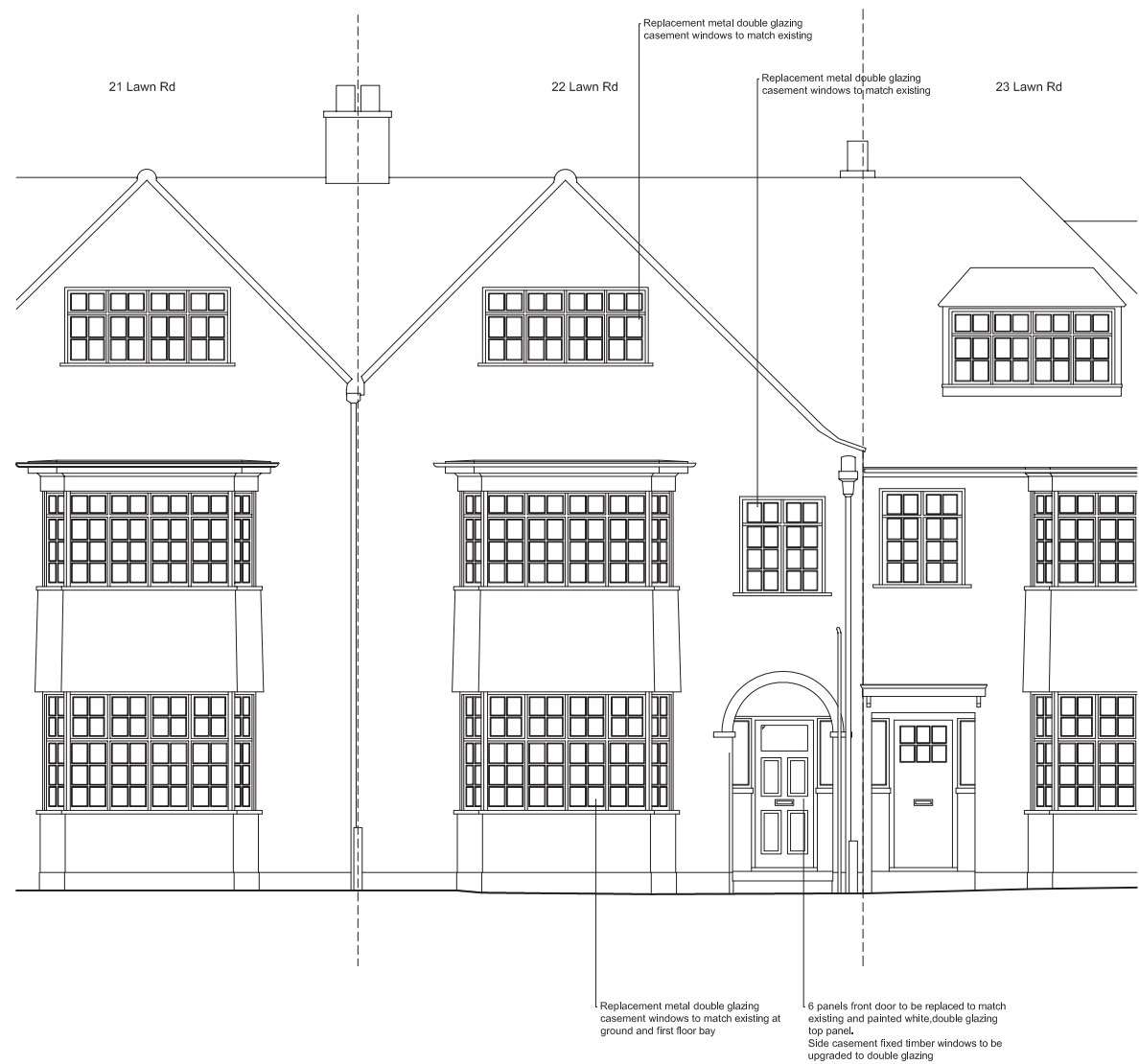
.Proposed Roof Plan



.Proposed Section A-A



.Proposed Elevations



.Proposed Elevations

