



15 Lyndhurst Terrace  
Belsize Park  
NW3 5QA

## Refurbishment and Extension of Existing Dwelling



# Contents

1. Introduction
2. The Site
3. History
4. Context
5. Materials
6. Planning History
7. Proposals
8. Sustainability
9. Access
10. Summary

# 01 Introduction

This application looks to evolve the two previous approvals for extension and refurbishment to 15 Lyndhurst Terrace to create an amended internal layout.

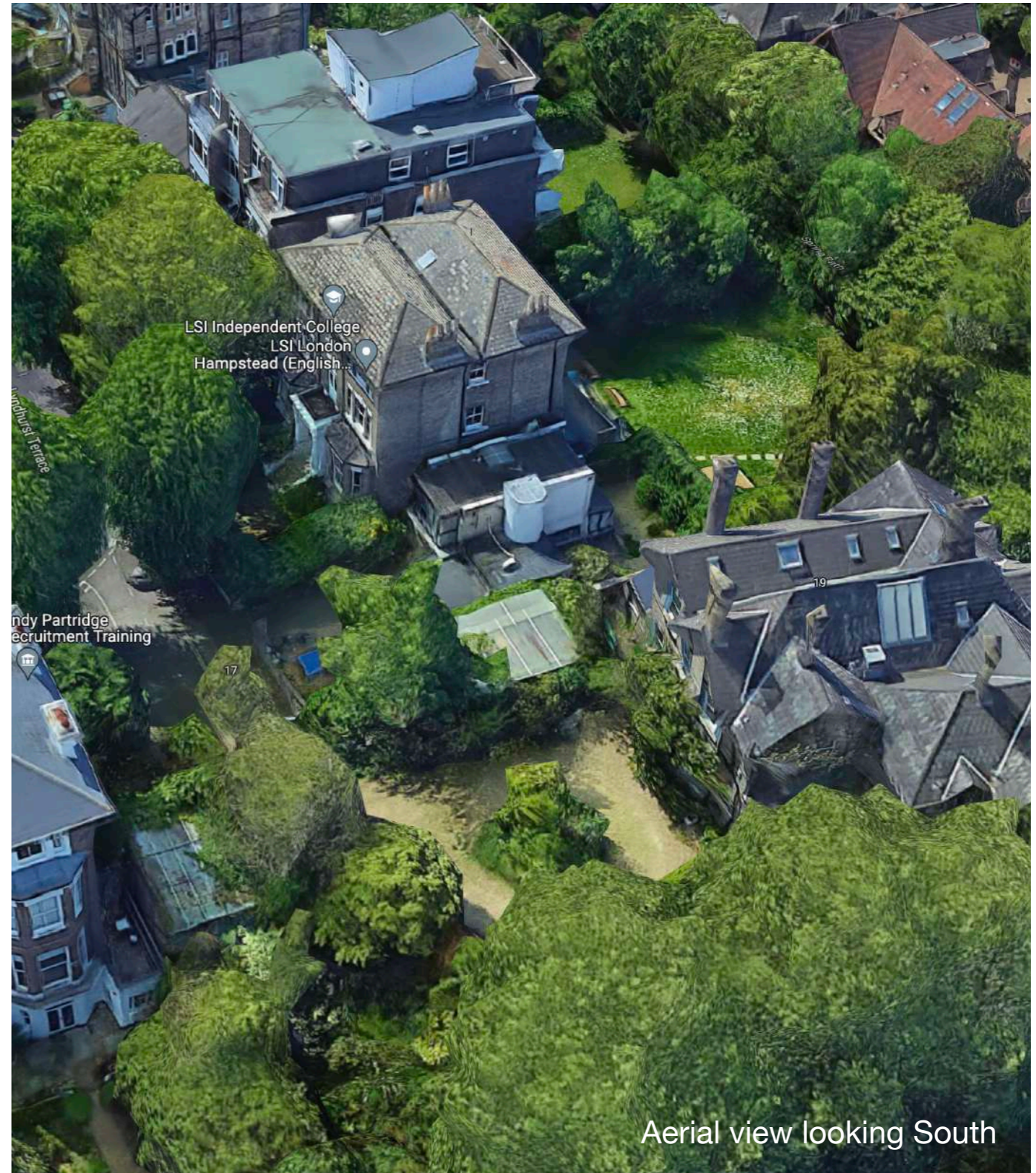
The external massing matches these approvals with extension in the same location at first floor and a matching basement with front and rear light wells.

Again we propose to retain the property and refurbish as oppose to the unsuccessful previous applications for replacement.

The changes we propose are:

- Amended front elevation with alteration to curved wall to create a glazed connection to front garden
- Enlarged stair well (in existing stair well position and maintaining round stair external design) with wood finish. Black reinstated.
- A slightly enlarged first floor extension
- A revised internal layout design
- Minor changes to the facade fenestration and appearance
- Restoration of gardens front and rear

These proposals are a minor evolution of the previous approvals noted later in this document. The document also explains how the proposals have evolved in collaboration with Camden during 4th pre application process.



## 02 The Site

The application site is located on the west side of Lyndhurst Terrace, opposite the junction with Thurlow Road and at the point that Lyndhurst Terrace ends with a driveway to Elm Bank which is its neighbour sitting due North.

The site is bound to its front edge by an original garden wall of approximately 1.8m with a large gateway opening at one side defined by original brick piers. With sett drive behind (to be retained) and gravelled former garden. These gate pillars reflect the original drive to coach house that can be seen on the earlier maps.

The large trees along both sides of the street along with the thick beech hedge of Number 13 ensure the site is largely hidden from view, a modest dwelling set amongst a group of large imposing villas of much greater scale and massing.

The existing building is alien to its neighbours in design, scale and massing. These are of a very large grand scale and as such the house remains hidden, modest and barely conceived within this dominant streetscape. Our modest proposals aim to retain this. These modest infill houses exist in numerous locations as infill to the larger villa houses.

The existing modernist three-bedroom house on the site dates from the 1970s. The building is part two and part single storey, with a curved stair tower with render which links the two external volumes and projects upward at the centre of the building now painted white but previously black. The surrounding houses set up a theme of black and white with cream/ buff bricks.

The house is of buff/ cream brick with black painted eaves and fascia details and large glazed openings to the front and rear. The windows do not align and are in poor condition, single glazed and provide little privacy

The central stair divides the plan at ground floor and to access the kitchen from the living spaces you have to walk up part of the stair and back down again. A possible mistake in the original space planning by not allowing adequate space for a stair to the first floor. The changes in level make the house inaccessible and the garage conversion to bedroom and en suite is of poor quality and uninsulated causing mould growth and damp.

The interior layout has been heavily amended during the houses time as student accommodation.

Poor detailing and inadequate maintenance have left the house in a poor state of repair. It is largely uninsulated with little space to add insulation with our changes being made to circulation and layout. The timber frame of the stair tower is of inadequate structure and in poor repair suffering from damp and water ingress.

By retaining the house and upgrading its fabric we retain the embodied carbon and ensure a barely discernible change to design in the street scene whilst creating a modern energy efficient home.



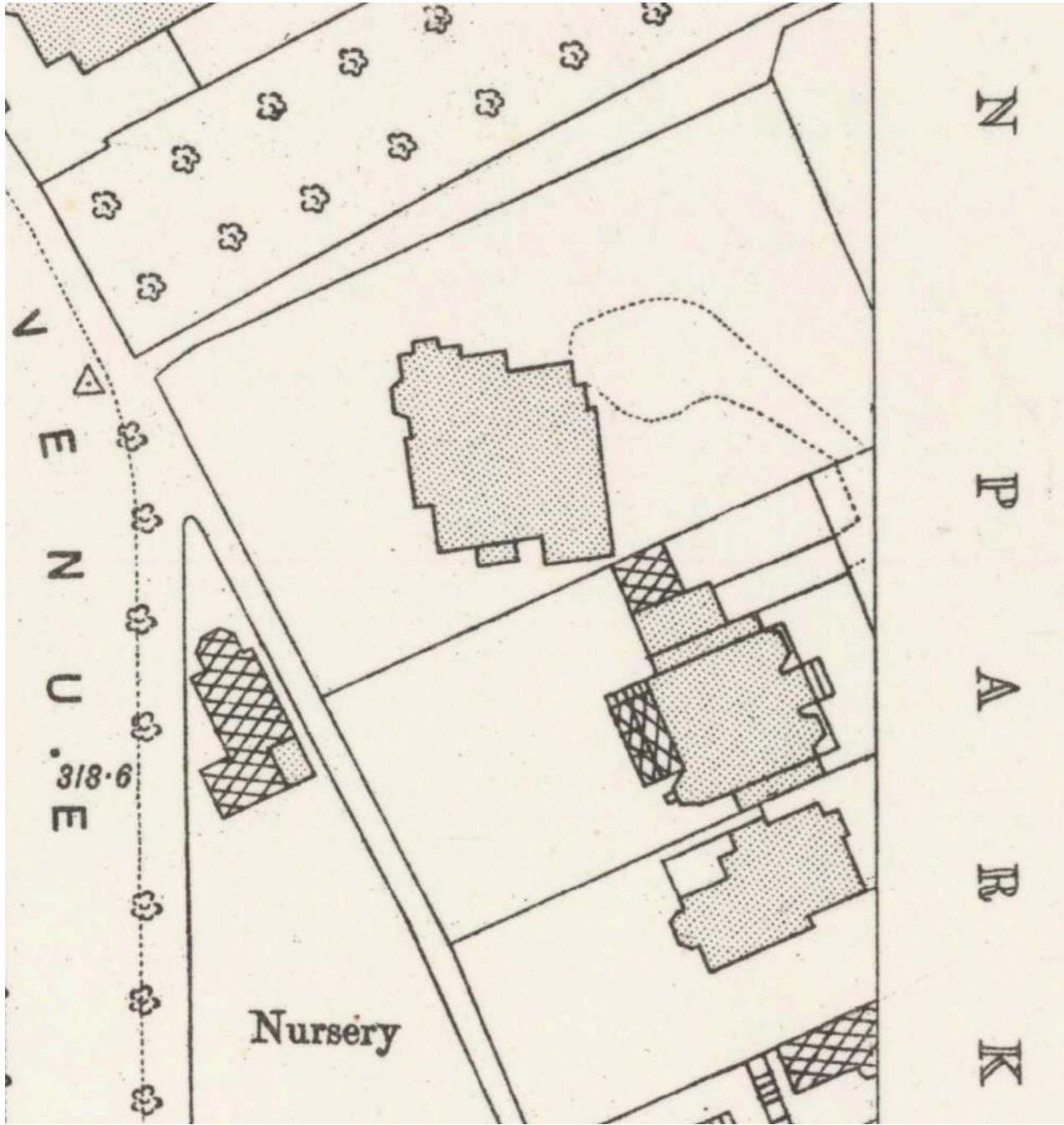
# 03 History

The site was initially occupied by a coach house connected to the adjoining Heath House at no. 13. This coach house appears to have evolved over the following years of 1895, 1954 and 1974. It then appears to have been demolished and replaced as seen in the 1979 map with the house we find today.

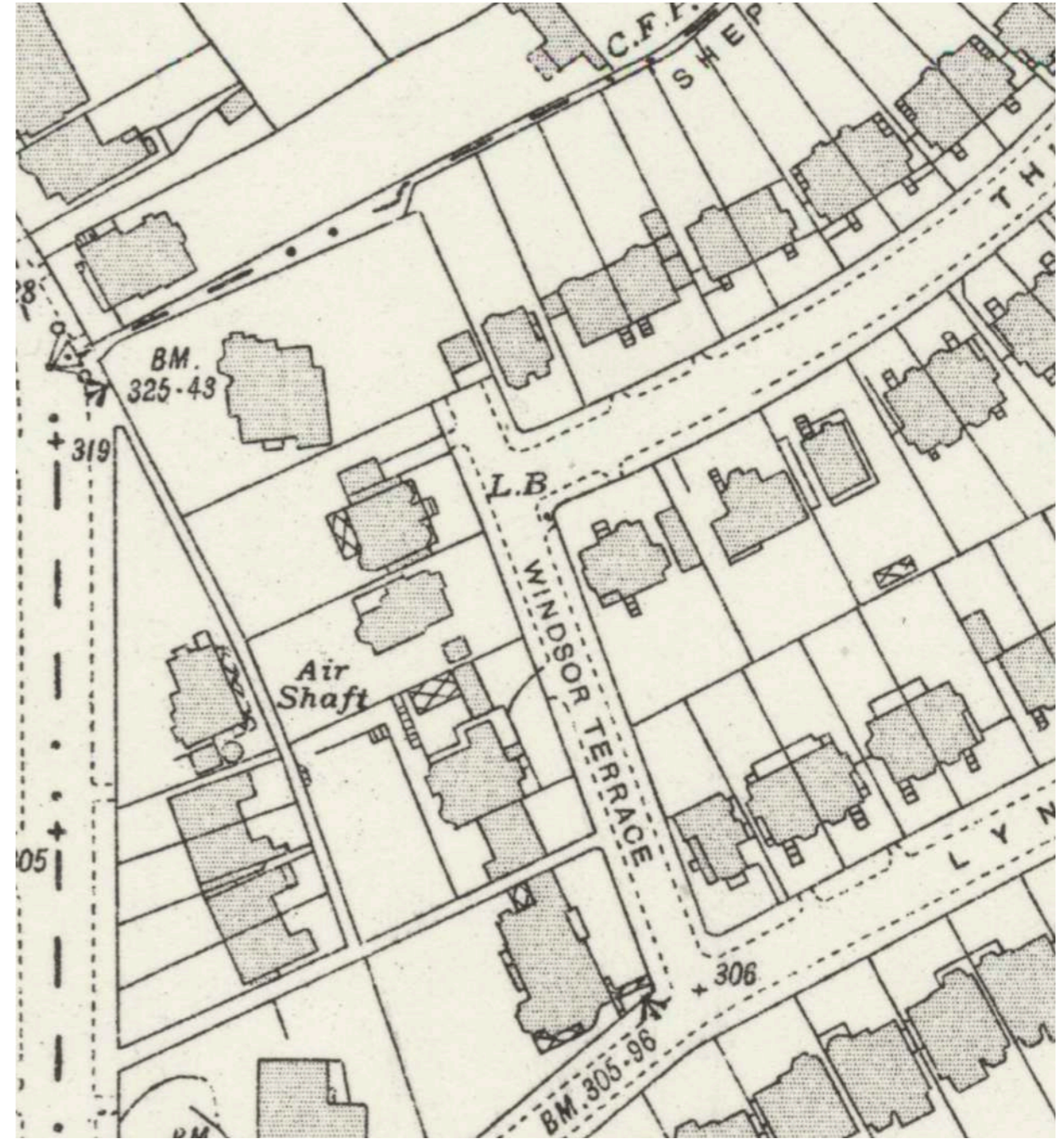


1886 map showing original coach house, drive with gates (as existing today) and gardens

# 03 History



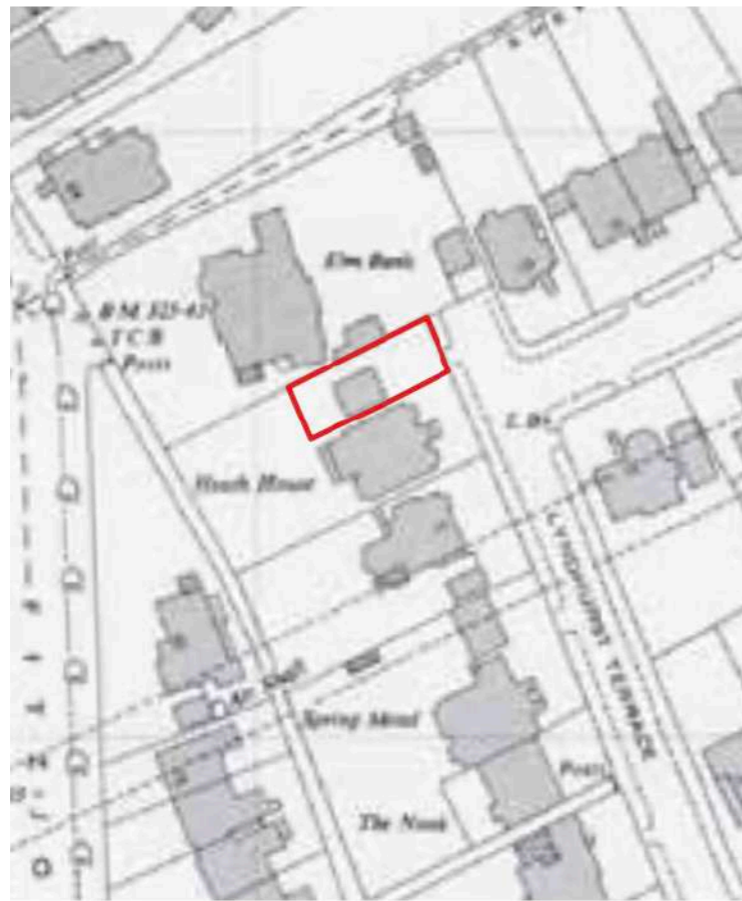
1893 London OS map



1915 map

# 03 History

By 1974 the house has been separated off and redeveloped for the new dwelling



1954



1974



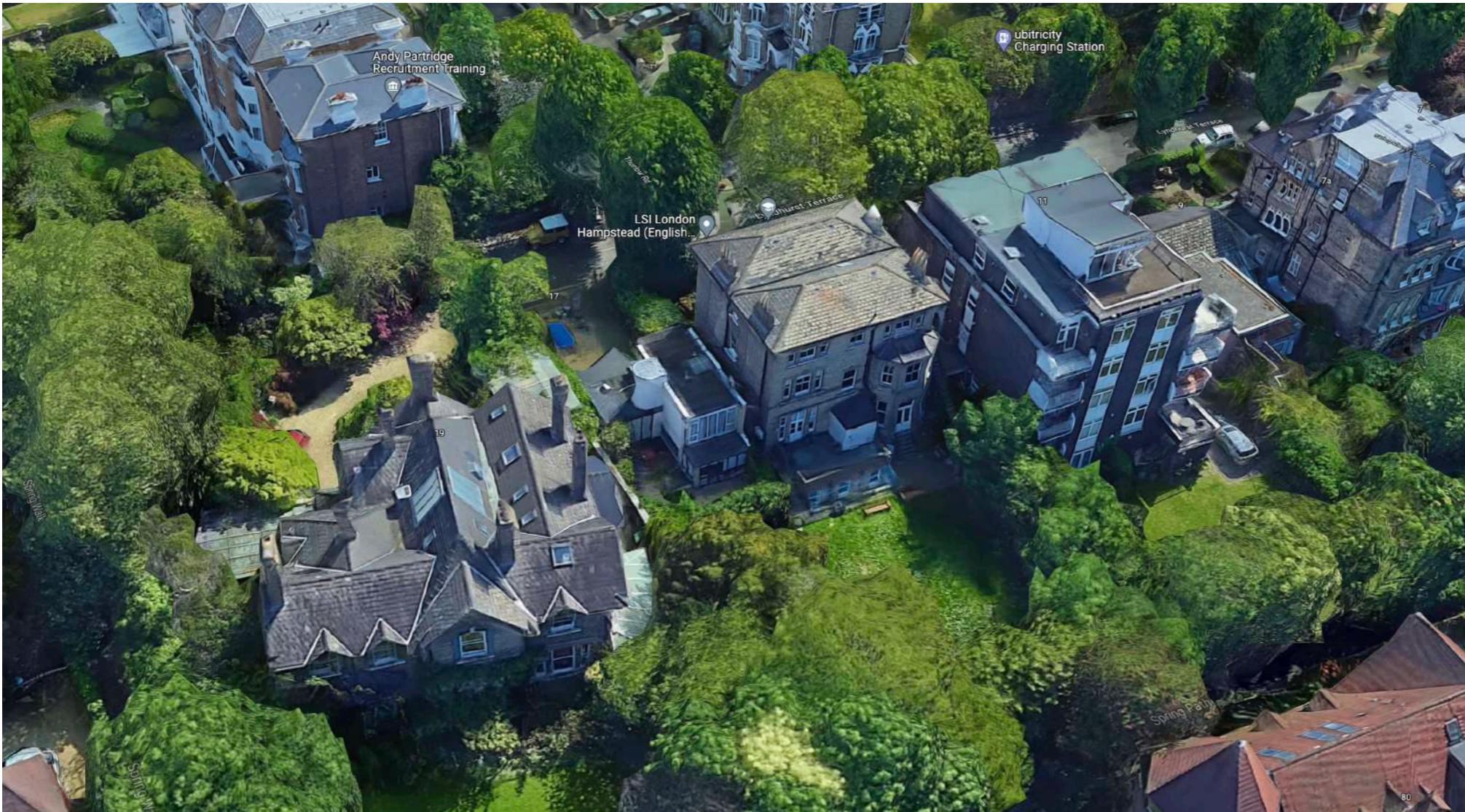
1979

## 04 Context

Lyndhurst Terrace is situated within the Fitzjohn's and Netherhall Conservation Area, the character and appearance of which is set out in the Council's Fitzjohns and Netherall Conservation Area Statement (CAS 2001). The Conservation Area contains many buildings from the mid to late nineteenth century. This house being somewhat unusual in its setting.

The area contains tree lined avenues, wide streets and brick boundary walls with houses set back behind front gardens., Houses are large in scale, villa type dwellings, tall in height, grand in scale. No 15 retains its gate house subservient scale and almost disappears within this large scale grand context.

The immediate context is of two original grand neighbours at no 13 and Elm Bank. These are South and North respectively. The street then contains some larger modern apartment buildings of various styles and more simple 1960s replacements.





# 05 Materials

The context is dominated by Gault brick and some painted stucco details. We propose a brick to match the existing building with some subtle detailing to raise the quality of the house to match the detailing and care taken in completing the neighbouring dwellings.



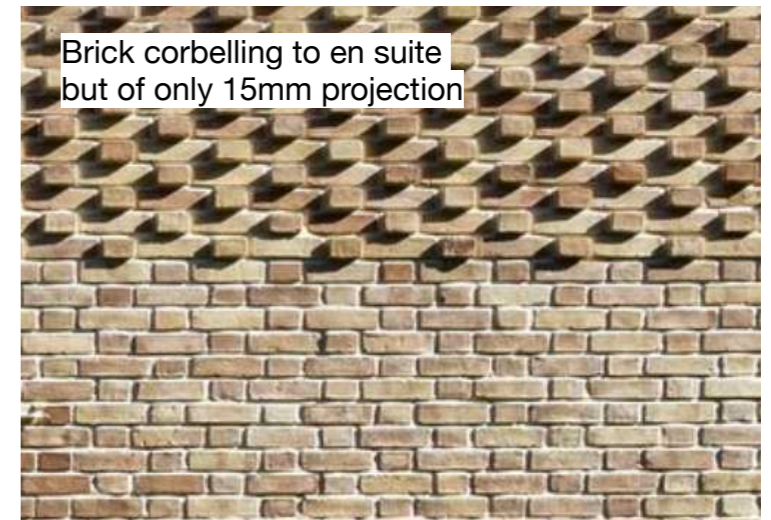
Existing bricks



Proposed Bricks

The colors could differ from what is seen in the image

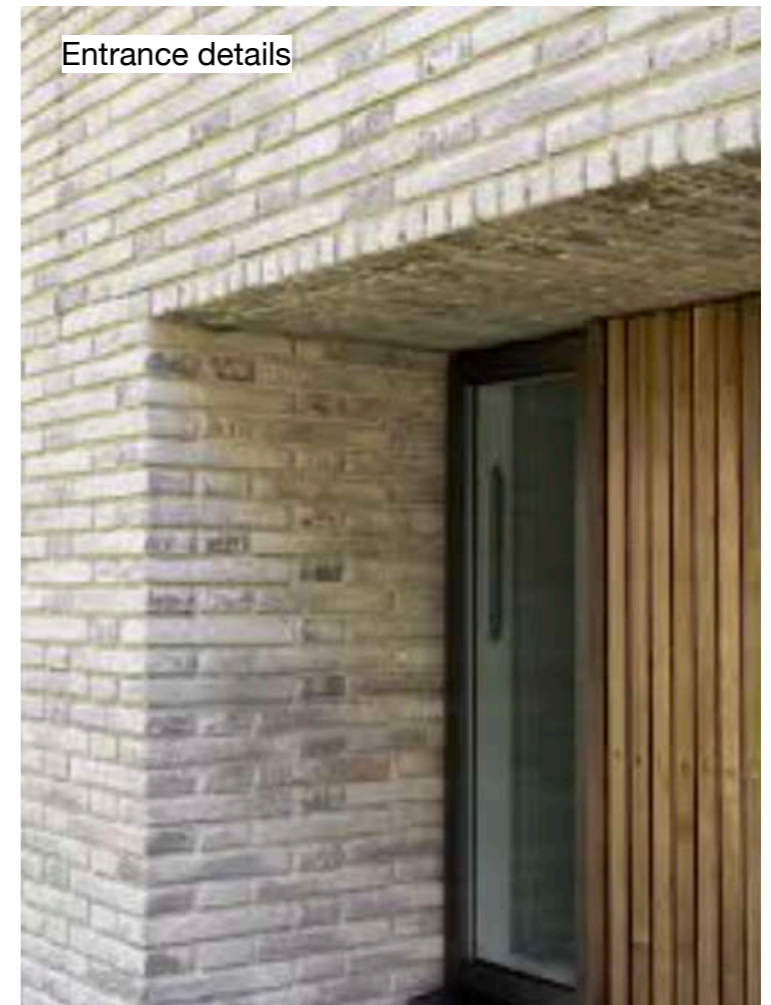
D70



Brick corbelling to en suite but of only 15mm projection



Double soldier detail



Entrance details

## Relevant Planning History

Following a number of unsuccessful applications to redevelop the site from 2015-2017, an application to retain and extend the existing house was approved in 2020.

Erection of ground and first floor rear extension Application Ref: 2020/0746/P. The approval sympathetically responded to the existing house. It established a 17m<sup>2</sup> rear extension and 12m<sup>2</sup> of first floor extension.

In 2021 a further application was approved for a 93m<sup>2</sup> basement with front and rear lightwells. Reference 2021/1304/P

These proposals took on board the feedback provided by the council in favour of extension and renovation rather than demolition and new-build.

The house has previously been assessed as making a positive contribution to the Conservation Area.

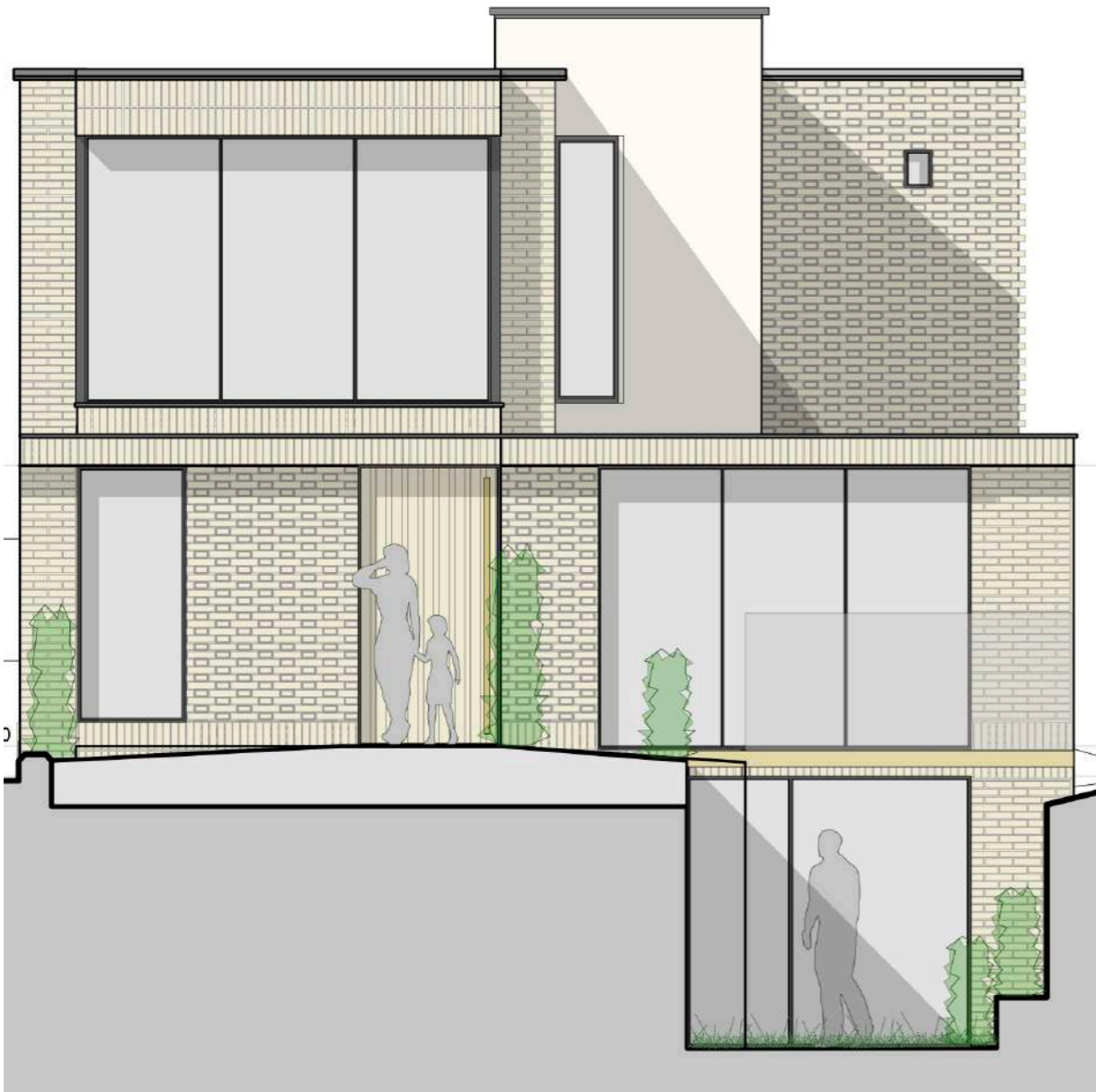
## Planning Need

These proposals are required to upgrade the house to standards in excess of current building regulations ensuring the house is restored to a standard to be fit for modern living, of low energy design and to allow its long term retention and maintenance.

The proposal has no impact on the appearance of the house from the street with the exception of a slightly enlarged first floor extension compared to the extant approval

The amenity of the neighbours will be unaffected.

There will be no loss of boundary-gaps and an increase of green-space to the benefit of everyone as the front gravelled and paved garden will be replaced by planting.



Front details submitted for pre application consultation



Front details following pre application evolution and discussions with changes made as recommended by the Camden planning team

# 06 Planning Background

Planning permission for a basement was granted pursuant to planning permission reference 2021/1304/P in 2021 and the permission remains extant. As such, the proposed basement is considered to be acceptable, in principle.

Planning permission for a single storey rear extension and first floor side extension was granted pursuant to planning permission reference 2020/0746/P in 2021 and the permission remains extant. As such, these elements are considered to be acceptable, in principle.

The enlargement of the stair enclosure is considered to be acceptable (in order to improve the internal layout within the building, which officers recognise fails to meet modern standards). This is on the basis that the stair enclosure would still be similar in outward appearance to the original. As discussed, the use of timber is welcomed as this is the original building material that was used for the stair enclosure.

The plans have been revised during the course of the application to retain the curved wall and the clerestory window on the front elevation of the building, which is welcomed as these are key design features of the building which contribute to its character.

At the main entrance, the use of dark timber adjacent to the window is welcomed, particularly as it ties in with the enlarged stair enclosure, rather than introducing a new material as originally proposed. The solidity in this area also provides a welcome contrast to the more open element to the right (the new opening within the curved wall).

The window design has been revised during the course of the pre-app. As discussed, retaining the existing glazing bar pattern and thin frames is welcomed. It is understood that triple glazing is proposed. As discussed, the thinnest available frames should be used as this is in keeping with the original character of the building.

On this basis, the proposal to reintroduce trees and vegetation to the front garden is welcomed, as it would contribute positively to the character and appearance of the application site and the wider conservation area.

The lightwell to the rear is likely to be considered acceptable as it is not visible in the public realm and its size has been reduced during the course of the pre-app to allow for the retention of more ground level garden space.

## PRE APP CONCLUSION

The proposed basement is considered to be acceptable, in principle; however, you are advised to reduce the size of the front lightwell due to its harmful impact on the character and appearance of the application site and the conservation area. You are also advised to omit or reduce the size of the decking above the front lightwell, as it takes away from space available for planting at the front of the property and may also lead to future requests to provide screening for privacy reasons.

The single storey rear extension, first floor side extension and enlarged stair enclosure are considered to be acceptable. To the front, you are advised to reduce the size of the new opening in the curved wall. You are also advised to retain existing detailing wherever possible (e.g. lintels, fascias etc.)

The proposals to reintroduce trees and vegetation to the site are welcomed in terms of the impact on the conservation area and biodiversity; however, officers feel that more could be done in this respect (e.g. provision of more greenery to front and rear).

Fitzjohns Netherhall Conservation Area (15 Lyndhurst Terrace is identified as a positive contributor)  
Hampstead Neighbourhood Plan Area  
Hampstead Town CMP Priority Area

TPO (Birch mature)  
Article 4 direction - Basements  
Underground development constraint – hydrological constraints layer  
Underground development constraint – subterranean (groundwater) flow

No. 15 Lyndhurst Terrace is specifically identified within the Fitzjohns / Netherhall Conservation Area Statement (FNCAS) as making a positive contribution to the character and appearance of the conservation area. No. 15 is a low-rise, part single and part two-storey, brick residential dwelling characterised by curved walls and timber-framed glazing, dating from the 1960s. The house is of a modest and discreet character, having been built on the footprint of a former coach house. The property is set back from the established building line between two larger C19<sup>th</sup> detached properties, and benefits from a driveway to the front and a private garden to the rear, which is consistent with the urban grain of Sub Area Two of the Fitzjohn's / Netherhall Conservation Area. The L-shaped rear garden associated with No. 13 Lyndhurst Terrace (to the south) wraps around the rear (west) of the appeal site.

# 06 Pre App Recommendations

The following is a list of recommendations as part of the pre application which have now all been actioned as per the below notes:

You are advised to reduce the size of the front lightwell prior to submitting a formal application.

- This has now been reduced by 50% to allow more space for the reinstated garden replacing current gravel parking

As discussed, the retention of as much garden area as possible is welcomed

- Due to the removal of gravel parking and the concrete rear yard and the replacement of both with green planted spaces, bushes and lawn this has been achieved greatly increasing green space on site.

Side extension brickwork pattern has been revised during the course of the pre-app to tone it down, which is also welcomed.

- We have significantly reduced the projection from 50 - 60mm to just 15mm and are utilising a matching brick for a subtle hint of the new adjoining the original and differentiation of extension

Timber to be used for stair enclosure

- We have now clad this in a black stained timber. This could be a black charred oak with a brushed finish due to the significantly reduced maintenance at height requirements.

We still have some concern about the size of the new opening within the curved wall (to serve the kitchen), both in terms of impacting on the established solid-to-void relationship, and also in terms of whether the 3- panel door would fit successfully within the curve. You are advised to further reduce the size of the opening and as part of any formal application you should provide further plans and details relating to the insertion of the door within the curved wall.

- This has now been reduced from 2.8m to 2.1m in line with the recommendation above

Use of dark timber to entrance area and more solid less void

- The study window has been reduced in size and the front entrance has a solid black wood vertical cladding to maintain solid.

However, we have some concern with the amount of decking and the size of the lightwell to serve the basement at the front of the property as these features take up a significant portion of the front garden and take away from the space that is available to provide planting.

- The light well has been reduced by over 50% and the decking has been reduced in size to avoid harmful shadowing. It will also be perforated to allow dappled light through

At the rear, the plans illustrate a vertical brick lintel above the ground floor glazing on the southern section of the house, whereas the corresponding existing element has a timber fascia. It would be preferable if the proposed design could retain this feature if possible.

- This has been revised to a matching timber panel as requested.

You are also advised to retain and replicate existing detailing as much as possible, for example above the windows.

- Again we have now maintained glazing pattern to front and rear, clerestory, eaves details, fascias, curved black wood stair, thin window details and parapet up stands

Retaining the existing glazing bar pattern and thin frames is welcomed. It is understood that triple glazing is proposed. As discussed, the thinnest available frames should be used as this is in keeping with the original character of the building.

- A thin frame system of either Solarlux Cero or Fineline aluminium

The garden store, bike store and bin store, which are all located along the front boundary of the site, should be lower in height than the front boundary wall, to retain views over the wall into the garden. Details of their proposed design and materials should be provided with any formal application.

- The proposed dividing screen from drive to front garden has now been replaced with an evergreen native hedge. Storage area details added to application

I appreciate that the existing garden is all hardstanding at the moment; however, the provision of more greenery would be welcomed if possible as it would contribute to biodiversity at the site.

- Overall we have significantly increased green planting areas on site to both front and rear, removed large harmful parking areas and enhanced the street scene.

## 06 Recommended Reports

Any formal application should be accompanied by an **Arboricultural Impact Assessment**. Details of protection for existing trees during demolition and construction works should also be provided. Further guidance is available in CPG Biodiversity and CPG Trees.

The Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a **Basement Impact Assessment (BIA) and, where appropriate, a Basement Construction Plan (BCP)**.

There is likely to be some disruption during the construction period due to the nature of the proposed works. Measures to reduce the impact of construction works should be outlined in a draft **Construction Management Plan (CMP)** to be submitted with a formal application (see Transport section). It is likely that the CMP and support contribution and

**Construction Impact Bond would be secured by section 106 legal agreement if permission is granted.**

Updated **design, access and planning statement**

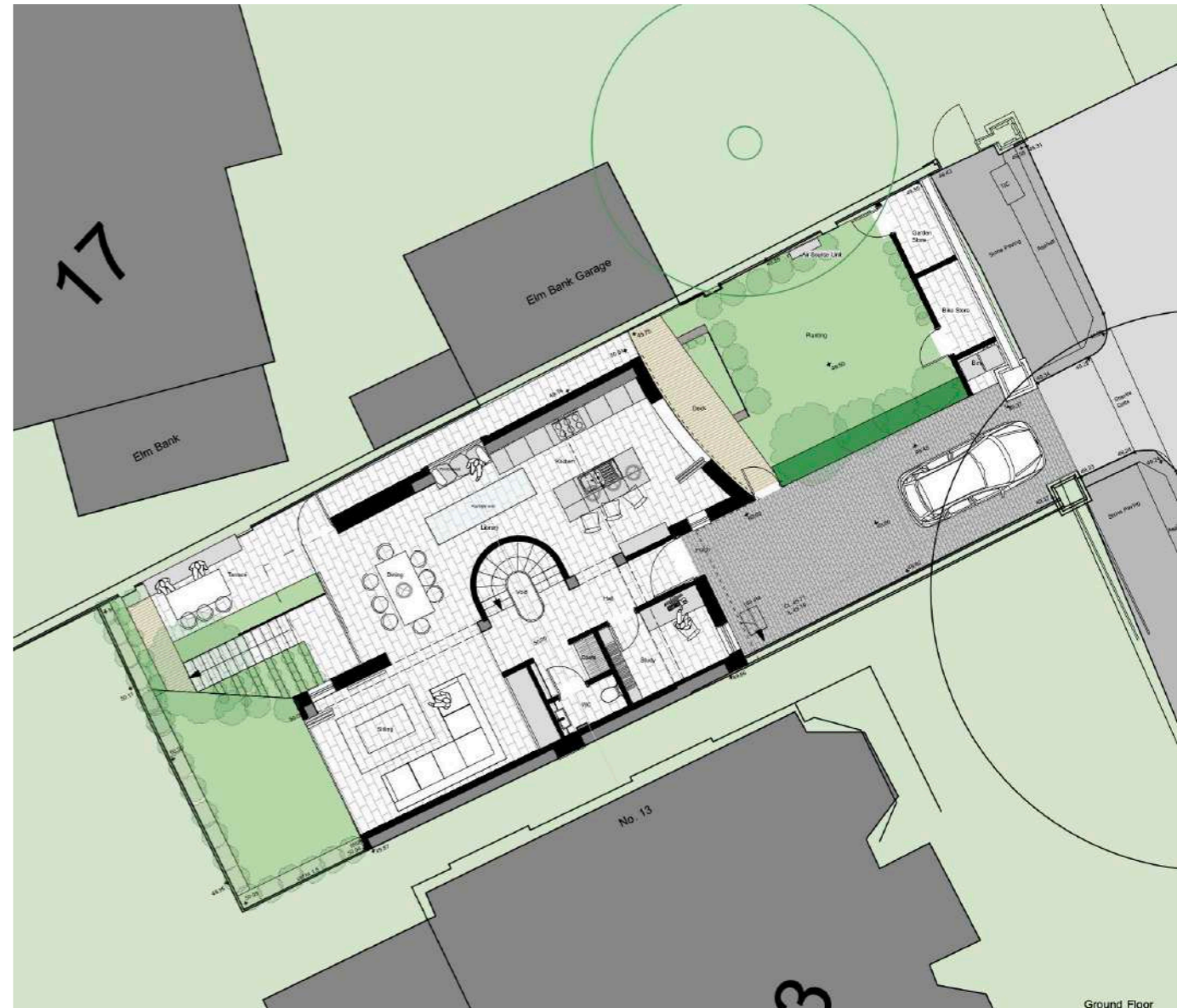
If the proposals include any plant, the formal planning application should be accompanied by a **Noise Impact Assessment**.

**Landscape Design**

# 07 Proposals

We propose to carry out the following

- Landscape the front and rear gardens, removing gravel areas and planting extensively to green the front garden and also create new bike and bin store
- Retain the existing 2 no. parking spaces
- A modest squaring off of the front ground floor elevation to remove the garage curve (in poor condition with spalled bricks and low level concrete shoring). Numerous insensitive brick repairs.
- A dining room extension in location of that previously approved
- A rebuilding of the curved stair that is in poor condition
- A new en suite at first floor as per the existing approval but slightly larger
- A replanned basement proposal with front and rear light wells
- The addition of substantial insulation, triple glazed windows, mvhr, low water use technologies, led lighting throughout and electric car charging.
- Enlarged stair enclosure to provide a modern low pitched stair with light and stack ventilation to enhance thermal performance



We propose to upgrade all existing fabric by insulating internally to a high standard.

We propose high performance passive house standard triple glazed windows and doors of 0.68 U value

We propose a high level of air tightness to achieve 0.6 acph or lower.

We propose electric car charging, low water use technologies, led lighting and mvhr as well as a PV roof hidden from view. (black flush panels will be used))

The site will be extensively landscaped with native planting, the removal of hard paved areas and replacement with soft landscaping.

Ideally the building will be insulated to a high standard to allow for a small low noise (Ecodan R32 Ultra Quiet PUZ Monobloc Air Source Heat Pump) to be fitted ran from the PV panels and battery storage



No changes are proposed to the pedestrian and vehicle access. The levelling of the ground floor will improve access within the dwelling significantly. This levelling of access throughout is reliant upon modest stair changes being permitted.

# 10 Summary

These are modest proposals that aim to develop the approvals already granted for extensions and basement.

The materials are limited to be subtle in context and match the existing house. The design is sensitive and contains limited changes.

The retention of the house and its upgrading ensures the existing embodied carbon is retained and energy use is reduced.

The house is retained for further generations and a site in a poor state of repair is updated and refurbished.

The high amounts of insulation proposed and triple glazing ensure energy use is reduced substantially.

The proposals enable a local family to downsize by moving just a few streets to this proposed refurbished home.

The application is accompanied by:

- A tree survey report
- A basement impact assessment
- A construction management plan
- A construction method statement
- A completed section 106 agreement
- A proposed landscaping scheme