

DESIGN AND ACCESS STATEMENT

THE EXISTING BUILDING

4 Lyme Street is the upper two storeys of a semi-detached house, part of a street with 10 similar semi-detached villas constructed mid C19.

The villas have stucco rendered front and gable walls with rusticated quoins, hipped slated roofs with projecting eaves and central chimney-stacks. No 4 originally had cast-iron balconies to the ground floor windows, as recorded by Historic England.

The rear elevations are of fair-faced brickwork.

Various additions have made to the rear elevations of the villas over the years, with 4a Lyme Street (the semi-basement below 4 Lyme Street) having extended with a single storey flat roofed dining room with aluminium sliding doors to the rear garden. Both front and rear gardens are owned by 4a. The owners of 4 and 4a have equal shares in Four LS Ltd, a company that owns the freehold of 4/ 4a Lyme Street.

THE PROPOSED ALTERATIONS

It is proposed to add a small black painted steel balcony with perimeter steel railings to the rear elevation, to match those installed elsewhere to properties on Lyme Street.

This balcony will provide 4 Lyme Street with an external amenity space, accessed from the kitchen (a new door to be installed in the existing window opening width, the design of which will complement the design of the existing sash windows of the property).

The balcony structure will be inset from the parapet copings of the single storey extension to 4a Lyme Street below, will be self-supporting with removable floor panels to enable the owner of 4a to maintain their roof. The current owner of 4a has viewed our proposals and has informed us that she would not object to 4 Lyme Street having an external balcony amenity space, provided that privacy screening is provided, as shown on the planning drawings.

ACCESS

Access to both 4 and 4a Lyme Street will remain as existing, with both properties having their own entrance doors accessed via a pathway and steps to and from the pavement.

LONDON PLAN POLICY D12(A) – PLANNING FIRE SAFETY STRATEGY

It is considered that the proposed alterations conform with London Plan Policy D12(A), and do not affect existing access arrangements for firefighting appliances and equipment and access to water supplies for firefighting. The balcony structure will be non-combustible, with door access provided to it will providing an additional fire escape on to the rear adjacent roofs, complementing that which already exists to the front pavement.