

Design And Access Statement

Proposed Minor Work to Flat 3 16 Lyndhurst Gardens

This statement is part of the documentation for an application for Planning Permission and Conservation Area Consent for the addition of a new external SVP pipe for Flat 3 Lyndhurst Gardens London NW3 5NR.

THE SITE AND ITS USE

No. 16 Lyndhurst Gardens has side boundaries with Nos. 16 and 18 Lyndhurst Gardens, which are both private dwellings, and shares its rear (East) boundary with St Christopher's School. The site has established residential use in a substantially residential neighbourhood. The proposed works will make no change to that use.

THE PROPOSAL

Internal refurbishment works are proposed to Flat 3 which will include the need for a new externally mounted SVP pipe.

A new cast iron pipe in style, material and colour is proposed to be located from the outlet point on the east elevation to an existing shared SVP located on the south elevation. Please refer to the attached drawings.

No other external changes are proposed as part of the application. There are a number of other externally mounted SVP and RWP pipes with various branches intended to service the needs of each property. Refer to the photos below.

ACCESS

The works will not impact the existing access of the property.

SUMMARY

We believe that the addition of the pipework will not impact the character of the property. The new pipe will be in the traditional material and will be painted to match the existing pipework.

