
Heritage Statement

3A Lindfield Gardens, London, NW3 6PX

02.04.2025



Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for the construction of a single-storey rear extension, garage conversion and relocation of the entrance door from the side to the front elevation to the lower ground floor.

Existing Context

The existing detached property at 3 Lindfield Gardens NW3 6PX is a 4-storey detached property from lower ground floor to second floor and consists of 4 self-contained residential flats. Flat 3A is located on the lower ground floor.

Lindfield Gardens is located in the north west of the borough of Camden, close to Finchley Road & Frognal Overground Station. The property is situated within the Redington and Frognal Conservation Area, where the existing building is identified (along with numbers 1-27) as having a positive contribution to the Conservation Area. The heritage of the surrounding area is largely Victorian in character. Detached properties along Lindfield Gardens, although not identical, feature similar materials, forms and characteristics.

As far as we are aware, there are no TPOs located within the site. According to the Trees in Camden Map (opendata.camden.gov.uk) there is 1 TPO (Cherry - Ornamental) located at the front public pathway.

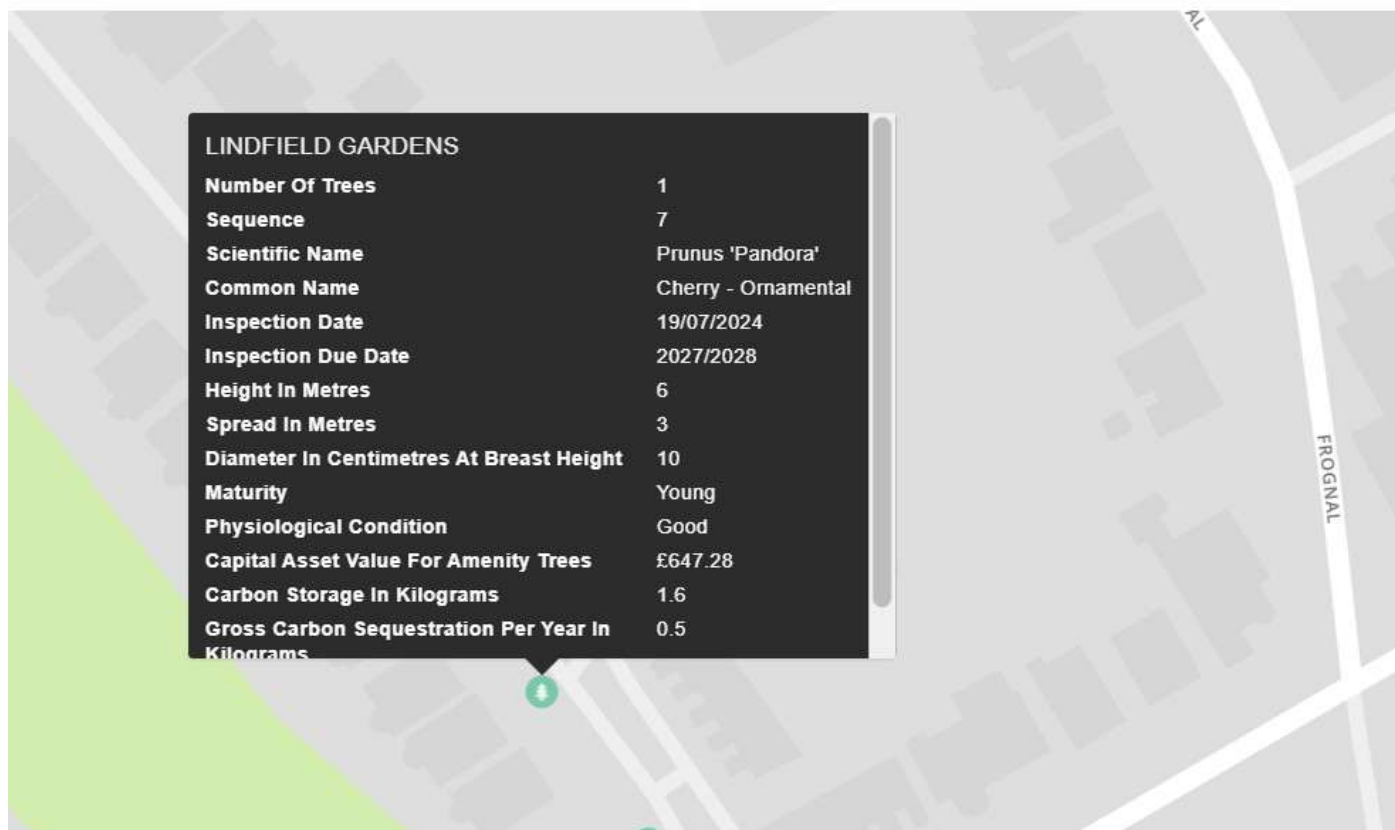


Image 1 - Trees in Camden Map (opendata.camden.gov.uk).



Image 2 – Front of Application Site.



Image 3 – Rear of Application Site.

Planning History

2008/0024/T- 3 Lindfield Gardens.

Notification of Intended Works to Tree(s) in a Conservation Area.

Proposed Work: REAR GARDEN: 1 x Silver Birch - Remove.

Status: Approved.

9501803 - 3 Lindfield Gardens.

Proposed Work: Erection of conservatory on ground floor with smaller conservatory and balcony at first floor level at rear, as shown on drawing numbers 602/1 and /2A.

Status: Approved.

9005378 - 3 Lindfield Gardens.

Proposed Work: Renewal of permission for alterations including erection of a conservatory on ground floor with smaller conservatory and balcony at first floor level at the rear as shown on drawing no. 100.12 plus 3 unnumbered plans.

Status: Approved.

8600449 - 3 Lindfield Gardens.

Proposed Work: Alterations including erection of a conservatory on ground floor with smaller conservatory and balcony at first floor level at the rear as shown on drawings No.602/1 and 2A revised on 1st May 1986.

Status: Approved.

TP/31562/NW/7532 - 3 Lindfield Gardens.

Proposed Work: Extension at rear of the ground floor and the construction of garden stairs.

Status: Approved.

Planning Precedent

There are existing large lower ground floor rear extensions constructed at neighbouring properties no. 9 and 11, which are similar, if not larger in scale than this proposal.



Image 4 – Neighbouring Extensions at No .9 and 11.

The Proposal

Our Proposal is to construct a single-storey rear extension, garage conversion and relocation of the entrance door from the side to the front elevation. The rear extension will be constructed in brick and white uPVC windows to match the existing. The proposed alterations would be in keeping with the property and the other dwelling within the conservation area.



Image 5 – Showing Existing and Proposed Front Elevations.

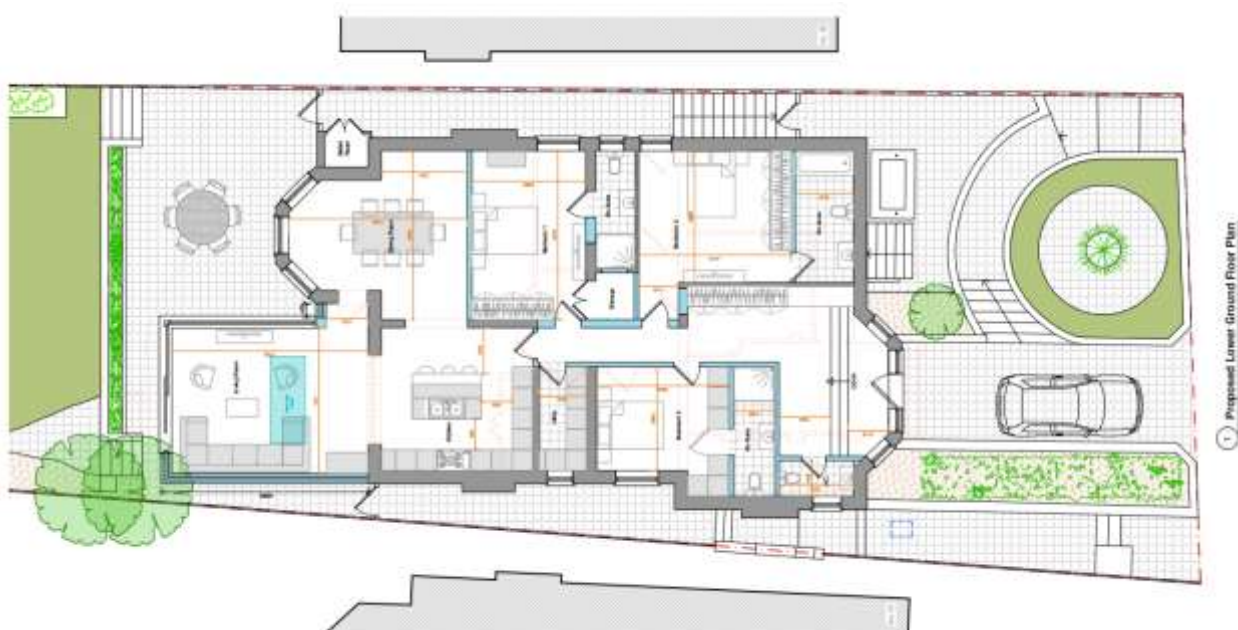


Image 6 – Showing Proposed Floor Plan.

Design

Our design approach to the site is to produce a scheme that is particular to this site; to create a proposal that grows out of the site characteristics and features, allowing the site and its immediate neighbourhood to directly integrate and form part of the development.

The key design criteria which have driven the design approach are:

- Working with the shape and constraints not against them
- Creating internal environments that are light, and pleasant to occupy.
- Respecting the proximity of the neighbours by utilising fast and relatively clean construction materials and methods.
- Creating a design within this economic slowdown.

Taking these design criteria into account we have developed an original design which enhances the site and the surrounding area. Throughout the design process we have used 3D CAD modelling techniques to review and modify the scheme with regard to the surrounding area.