

12 Lyndhurst Gardens



Existing Front Elevation

DESIGN AND ACCESS STATEMENT

LBMVarchitects

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REF 0066
DATE 25/04/2025
CLIENT Daniel Burbidge
PROJECT AT Flat 2, 12 Lyndhurst Gardens, NW3 5NR
PROJECT Rear extension, Internal Alterations, Garden Studio

Proposed Development in Brief

The enclosed retrospective planning application relates to the following works:

- Ceiling spotlights layout + audio speaker
- Ceiling vaults
- Change of layout lower ground floor
- Handrail

Application Site

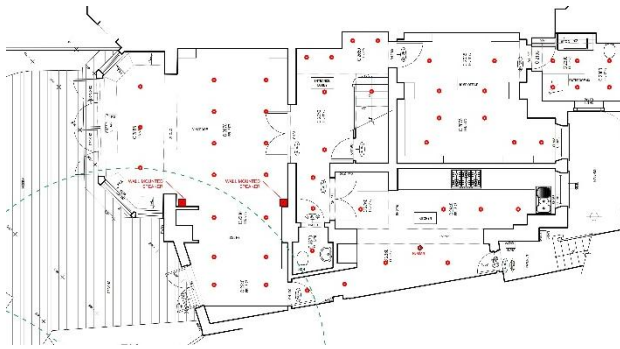
12 Lyndhurst Gardens is an apartment which occupies the lower ground floors of a 1900's brick Edwardian detached villa and incorporates a private garden to the rear. The upper three stories of the property are in multiple ownership;

Location Map

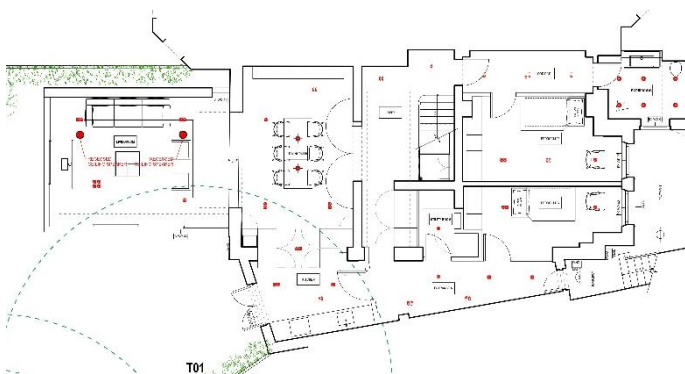


Ceiling Spotlights

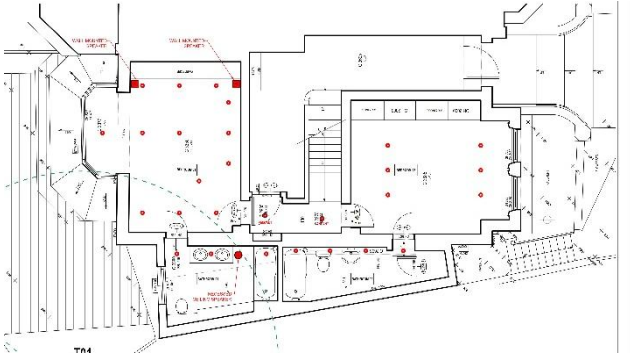
Planning permission is sought for a revised layout of the spotlights within the property. As shown in the photographs and existing plans, the original number of spotlights was significantly higher than the proposed design. Through a process of reduction to the essential, a more harmonious ceiling has been achieved, better integrating with the historical character of the property.



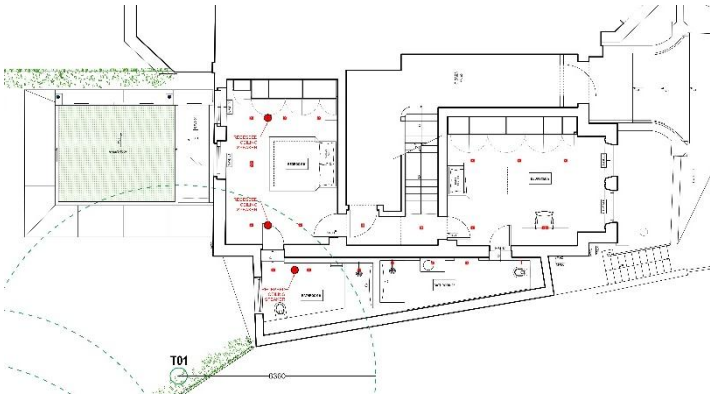
Existing Spotlights layout Lower ground floor



Proposed Spotlights layout Lower ground floor



Existing Spotlights layout ground floor



Proposed Spotlights layout ground floor

Ceiling vaults

During the construction phase, a small section of the ceiling in the lower ground floor hall was removed to assess the condition of the structure. This led to the discovery of two series of arches. Due to their poor condition, the structural engineer advised regrouting the bricks and repairing the damaged ones.

Seizing this opportunity, we decided to leave the arches exposed, making them the main feature of the space. These arches are part of the original structure.

This application seeks approval for the restoration work on the arches and the new ceiling design, as illustrated in the drawings and photographs.

Below the method statement from the contractor





CONSTRUCTION METHOD STATEMENT

PROJECT ADDRESS: Flat 2, 12 Lyndhurst Gardens, NW3 5NR

DATE: December 9th 2024

ARCHITECT: LMBV Architects

Prepared by:

Convert-Construction Ltd

30 Red Lion Street

Unit 72

TW9 1RB London

Method statement for: repair and cleaning of the brickwork section to be exposed.

1. Expose and clean brickwork.
2. Carefully rake out pointing in sections no wider than 500mm following the line of the arch.
3. Re-point section.
4. Repeat steps 2-3 until works are completed.

Signed:

Marek Przychocki

Managing Director

Convert-Construction Ltd

Signed.....

Convert - Construction Ltd, 30 Red Lion St, Unit 72, TW9 1RB

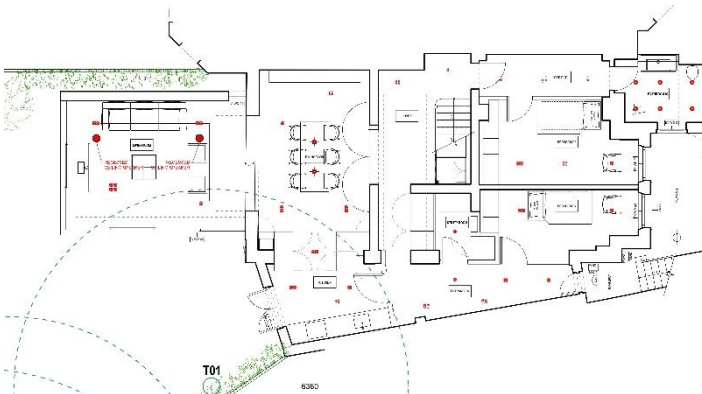
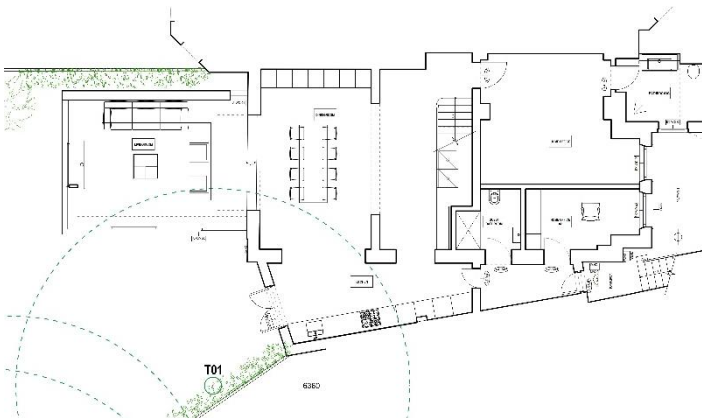
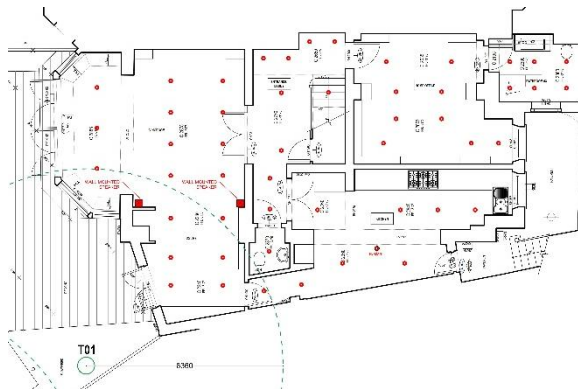
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Change of layout lower ground floor

During the final phase of the project, the client requested that the existing bathroom on the lower ground floor have independent access, requiring the addition of a stud wall.

The proposed wall was added with confidence in obtaining planning permission, as historically, a load-bearing wall would have existed in the same position. The presence of a large downstand and two columns on each side indicates that a steel structure was later introduced to create an open space.

This evidence suggests that the proposed layout restores a more coherent arrangement in line with the original design.



Handrail

As a building control requirement, a new handrail has been added because the existing one does not serve the last section of the staircase.

To meet the standards, a new handrail has been installed with a minimalist design to ensure a very low visual impact compared to the existing staircase and banisters. Additionally, a light has been integrated into the new balustrade to eliminate the need for additional ceiling or wall lights.

The handrail is made of oak.



