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## **Design & Access Statement**

Proposed Extension Works to:  
Elm Bank  
17-19 Lyndhurst Terrace  
London NW3 5QA

March 2014

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ACCESS is not a problem using the existing entrances: the main entrance from Lyndhurst Terrace and if necessary the back entrance from Fitzjohn's Avenue . There is plenty of off-street parking and storage – without disturbance to any existing planting. Deliveries need not disturb any neighbours as lorries can enter the site with ease through the gates on Lyndhurst Terrace.

## DESIGN

### History

Elm Bank is a large mid Victorian detached villa, of characteristically eclectic 19th Century design loosely following the 'Swiss cottage' style of Brookes but incorporating other features deriving from northern French, Belgian and German architecture - all fashionable in the 1860s when the house was built . Very early in the 20th Century a flat roofed extension was added to the north eastern corner of the house to accommodate a then fashionable billiard room. Though this was built of similar brick, the stone dressings were simpler and the style similar rather than the same as the original. At this time the interior was slightly altered and the interior decoration refurbished in a lighter more classically based style favoured by Edwardians. The main entrance porch was altered and its access changed from the north to the east. Concomitant to this was the change of main entrance to the site from Fitzjohn's Avenue to Lyndhurst Terrace, necessitated by the billiard room being constructed over the northerly carriage drive. A pedestrian entrance to Sheperd's Path was closed at the same time. Dr. Dungavin of the Victorian Society believes the porch columns were would have been added at this time too.

After the Second World War the house was divided in two (no.17 and no.19) by two brothers, James and Julian Layton. This was done in an architecturally unsatisfactory way typical of the hasty sub-divisions of the post war period; there was some loss of original features and division of rooms and inconvenient positioning and use of rooms (e.g. two bedrooms and bathrooms are on the ground floor and a utility room is far from the kitchen, which has no back door to the exterior). After their deaths the next and current owner, Takashi Uchida, obtained planning permission to reunite 17 and 19 into one house in the early 1990s, though the problems of lay-out were not addressed at this time.

The aims of the proposed works are to restore the house closer to its original design and to harmonize with that design.

- To integrate the reunification of the interior of no.17 and no.19, aiming to restore more of the original 1860s plan of the house but also to make it more in tune with the requirements of contemporary living (achieving one large modern kitchen in the position of the original kitchen, scullery and larder, thus restoring direct access to the kitchen from the drive) as well as achieving the necessary space for a large "family kitchen."
- Not to alter or enlarge the footprint of the existing house but to integrate the Edwardian extension (the then fashionable billiard room added on the north east corner), to build on top of and in particular to replace the constantly leaking flat roof with a pitched roof to match and harmonise with the original pitched roof and enable the introduction of a much higher standard of insulation.
- To restore balance between the two main storeys. At present the first floor has 5 bedrooms and 3 bathrooms whereas the ground floor has 4 large reception rooms, 3 small rooms and is separated by domestic services. The plan is to build a new bedroom suite including en suite bathroom and dressing room over the existing Edwardian (extension) billiard room.
- To provide an attic studio above the new bedroom suite.

- For the proposed exterior to harmonise with the existing building's 1860s and 1900s façade, marrying them together visually, helping them read as one unit, while conforming to Camden's policy for new building to distinguish itself from the original. This will be achieved by the contrast of hanging tiles on the new first floor of the east (entrance) façade and alternative horizontal banding of fenestration on this façade. The new bricks will achieve this effect on the only other junction on the north façade.
- The proposed gable on the east façade is an echo of the existing two gables without being pastiche. Its effect of the dominant central windows under this gable reinterprets the ground floor windows beneath them and echoes the prominent double height windows stacked under gables of the original ball rooms of other similar large Victorian houses in the neighbourhood (e.g. Lyndhurst Terrace, Lyndhurst Rd, Netherhall Gardens, Maresfield Rd, Nutley Terrace and Ellerdale Rd).
- The proposal is under 10% increase in the size of Elm Bank .
- The footprint is unaltered.
- There will be no loss of trees.
- The entire house is screened from view by its own trees from FitzJohn's Ave, Spring Path and Sheperd's Path, and only a small fraction of the east façade will be visible from Lyndhurst Terrace (refer to appendix, key plan and site plan EMLT PA 000 REV /)
- The proposed extension only builds on top of existing ground floor building, up to the existing roof height of the main house (two stories and an attic in the roof), with the existing north facing gable continuing over the whole extension .
- The nearest house to it is over 10 metres away diagonally to the north west, uphill and a 5 storey Victorian house, much higher than Elm Bank ); the next nearest house is over 50 metres away to the north east. So there will be no overlooking of nor loss of light to any neighbours (see site plan), the proposed extension will not effect any neighbours .
- The proposed extension will not be visible from the south nor will it affect the south façade of Elm Bank in any way at all.
- The proposal will have no negative environmental impact on the area, it will not involve any excavation as it has good existing foundations. No drainage will be altered.
- The extension will be built to modern building regulations therefore it will improve the insulation in several ways (eg. Current great loss of heat through the flat roof, loss of heat through the solid north wall).
- The proposal should improve and balance the appearance of Elm Bank thus making a positive contribution to the conservation area .

APPENDIX 1: REFERENCE SITE IMAGES



KEY PLAN (Not to Scale)





1 FITZJOHN'S AVENUE













4 HOUSE FROM ELM BANK GATES



5 SHEPERDS PATH LOOKING EAST





6 SHEPERDS PATH LOOKING SOUTH





7 SHEPERDS PATH LOOKING WEST TOWARD NEIGHBOURING HOUSE





8 SHEPERDS PATH LOOKING WEST



9 WEST END TO SHEPERDS PATH





10 SPRING PATH FROM FITZJOHN'S AVENUE