

Design and Access Statement for:  
5 Lyndhurst Gardens, London NW3 5NS

22<sup>nd</sup> July 2013

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## **Design Statement**

The proposal is to extend out a small section of the existing house to form a kitchen/dining room into the rear yard maintaining the existing fabric of the building and the removal of a single external wall. One can see the remains of a Victorian outbuilding that collapsed approximately 20 years ago, where now a garden shed is located.

There is a secondary access alleyway to the side of the house. This is being maintained, and it is being proposed to alter the existing two windows into a single larger window and increase the door and window height accordingly. There are existing two very high windows to this façade adjacent to what is being proposed.

Work will be carried out to the property respecting the original fabric and character of the house. It is being proposed to re-use the existing bricks to the façade of the new extension.

Our proposed extension will utilise high quality materials plus thermally efficient insulation and glazing in order to reach a high standard of environmental performance, in line with current building regulations and the Council UDP.

## **Access Statement**

Our proposed works will have no adverse effect to accessibility to or within the dwelling and will furthermore improve the residential amenity for its inhabitants. It is being proposed to maintaining all the levels within the property as existing between indoor and outdoor areas.

Photo 1. - Existing yard façade with garden shed and remains of Victorian shed low walls.



Photo 2. – Existing yard façade with door access.



Photo 3. – Existing façade and rear elevation of house.



Photo 4 – Existing side alleyway access

