

**PLANNING SUBMISSION
DESIGN AND ACCESS STATEMENT**



For
J P Hayler
Flat 2
Newmount
London NW3 5QA

Regarding
Flat 2
Newmount
11 Lyndhurst Terrace
London
NW3 5QA

October 2012

Flat 2, Newmount, 11 Lyndhurst Terrace, London NW3 5QA

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INTRODUCTION

- 1.1 This application relates to the proposed replacement windows (2nr) and external patio doors (1 pair) in recognition of their poor condition and standard.
- 1.2 The existing windows and doors are single glazed units within painted softwood timber frames and their overall condition is poor.
- 1.3 Noting that thermal efficiency standards have improved considerably since the original construction of the building, it is now proposed that the windows and doors are replaced with modern maintenance free PVC double glazed units to current Building Regulations standards. The replacement units will significantly reduce heat loss from the flat, associated energy consumption and maintenance.
- 1.4 The subject flat is located at the rear and is not visible from the public areas or overlooked from adjoining buildings.

2.0 LOCATION, SIZE AND SHAPE

- 2.1 The flat comprises a one bedroom, lower ground floor flat within a detached 6 storey block of flats containing 10 self contained flats.
- 2.2 The flat has a floor area of c. 50m² and the building occupies a footprint of c. 220m² within a site of c. 860 m².

3.0 PLANNING HISTORY

- 3.1 It is understood that the building has existed in its current arrangement, with the exception of alterations at roof level, since original construction.

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4.0 INFRASTRUCTURE & ACCESS

- 4.1 Access to the property is via the public highway and footpath in Lyndhurst Terrace.
- 4.2 A low level brick wall with open driveway fronts Lyndhurst Terrace.

MOVEMENT AND CONNECTIONS

5.0 STREET NETWORK & ACCESS

- 5.1 Access to the property will continue unchanged by these proposals.

6.0 PARKING

- 6.1 Parking provisions shall be as existing with dedicated parking immediately to the front of the property and within the garages to the Southern flank elevation.
- 6.2 The proposed development will have no effect on existing car parking arrangements.

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APPENDIX I – Photographs

Flat 2, Newmount, 11 Lyndhurst Terrace, London NW3 5QA

Rear elevation with subject flat to lower left below balcony



Window to subject flat beneath balcony



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Flank window to subject flat



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Rear patio doors to subject flat

