



PROPOSED REDEVELOPMENT OF 16A LYNDHURST GARDENS **DESIGN AND ACCESS STATEMENT**

This statement is part of the documentation for an application for Planning Permission and Conservation Area Consent for demolition of an existing bungalow, 16A Lyndhurst Gardens London NW3 5NR, and construction of a new house.

1.0 THE SITE AND ITS USE:

The site is occupied by a bungalow with integral garage, given planning permission in 1978, as a development within large garden space of No. 16 Lyndhurst Gardens.

The site has side boundaries with Nos. 16 and 18 Lyndhurst Gardens, both private dwellings, and shares its rear (East) boundary with St Christopher's School.

The site has established residential use in a substantially residential neighbourhood. The proposed redevelopment will make no change to that use.

2.0 THE PROPOSED NEW BUILDING

The proposed new house is of a single storey above existing ground level, and 2 storeys below. The house will have three bedrooms and a home office, which could be a fourth. These will occupy the upper floor, at ground level, living accommodation being a floor lower, at the same level as a sunken courtyard garden, with a swimming pool, gymnasium and plant space at sub-basement level.

The design of the house and its relationship to the site has been developed in consultation with the local planning authority and in the most recent discussions the evolved scheme design was confirmed with the following alterations from previous iterations:

An earlier proposed First Floor storey and associated roof terrace, has been omitted in response to objections relating to overlooking of St Christopher's School, and from neighbouring owners, that the bulk and mass would be overdevelopment and would overlook and overshadow their gardens.

The external material of the new building isnow proposed to be reclaimed red brick *in lieu* of previously proposed natural stone cladding. This will respond to the prevailing material of nearby buildings.

The evolved scheme has a 'green roof' which will visually maintain the 'garden band' that runs behind neighbouring houses

The proposed building sits 500mm lower than the single storey element of the previous scheme. This translates to a new building height of approximately 2.25 metres lower than the ridge height of the existing house. Three dimensional modelling of the site shows that the proposed building will be a significant improvement when viewed from all neighbouring properties. The lower height of the proposed building combined with its green roof and vernacular facing materials means that it blends in with its surroundings, continuing the green garden band of Lyndhurst Gardens. There will be no overlooking on towards the school.

The footprint of the proposed new house has been reduced in the evolved scheme. This has entailed cutting a square bay into the North east corner, that part of the site now being retained as garden. This significantly reduces the bulk and mass of the proposed building adjacent to the boundaries with the School and with number 18 Lyndhurst Gardens. The remainder of the Eastern part of the proposed new building has been pulled further away from the boundary with the school by 2M (6' 8"), and from the boundary with No.16 Lyndhurst Gardens. Screening planting is proposed between the new house and the boundary walls.

Below ground level the footprint of the proposed new building has been reduced to maintain tree rootballs.

3.0 AMOUNT OF RE-DEVELOPMENT:

There is no increase in the number of dwellings on the site.

The area of the existing building is 167.3 sqM and could be 250.8 sqM if above-ground Permitted Development Rights were used to build a rear extension and outhouse within the rear garden. Permitted Development rights also exist for a single level of subterranean extension which could add a further 198.8sqm below ground level.

The proposed new building has a footprint of 207 sqM which is 17.5% less site coverage than the existing building, plus its above-ground Permitted Development rights area.(250.8sqM)

Comparison of the current garden areas with garden, amenity and green roof areas for the proposed new building, shows a reduction in paved area for the new building and a closely equal area under planting.

The existing rear garden area is 155 sqM, 91.7 sqM of which is paved and 63.3 sqM of which is planted.

For the proposed new building the 74.4 sqM courtyard garden, plus the North East garden of 25.9 sqM, make a total of 100.3 sqM. Additional proposed planting areas, as screening plant troughs will be 35.9 sqM, making a total of 136.2 sqM.

The proposed green roof will represent an additional 167.3 sqM of planted area, representing a grand total of planted area of 303.5 sqM.

4.0 SCALE:

The evolution of the design has reduced the physical size of the proposed new building above ground, as well as its visual scale in relationship to the site area and the neighbouring buildings.

The height of the proposed new building is substantially less than the existing building, the planted flat roof being well below the ridge line of the current building.

Reduction in apparent scale has been achieved by hulling the building down into its site. The principal living floor is one storey below ground level but the proportions of the courtyard do not create the feeling of a subterranean void, but of a sunlit ground-level enclosure, surround by walls of domestic scale.

5.0 LAYOUT:

The proposed new building is C shaped in plan, its external walls generally parallel with the site boundaries. This is an improvement on the siting of the existing bungalow which has narrow boundary strips of little amenity value and of difficult access for planting maintenance.

The main external amenity space of the proposed new building is located as a central, South-facing courtyard in a U shaped plan, with inward facing glazing to capture sunlight. The secondary external amenity space is located to the North East corner of the site, at ground level, with access from the master bedroom and the ground floor living room.

The layout of the proposed new building respects and maintains views from First Floor conservatory windows of No. 18 Lyndhurst Gardens and avoids overshadowing of roof-lights to the side of No. 16 Lyndhurst Gardens.

The interface between the public and private realm occurs at the back-of-pavement, with the access drive visible to the public realm through the new gate. The amenity spaces of the proposed new building have a greater privacy than the existing garden.

6.0 APPEARANCE

The architecture of the proposed new building is essentially private, the building being scarcely visible from the public realm and shielded from its neighbours.

The external materials of the proposed new building and its boundary walls, where extended, are reclaimed red brick, contextual to the adjacent buildings. However the design of the building is not contextual to the prevailing architectural style – an eclectic mix of Queen Anne revival and Arts and Crafts that is termed *Wrenaissance* – but contrapuntal, a contemporary composition of clean horizontal rectangular solids that do not attempt competition with the established mature buildings.

By virtue of the self effacing expression of the building's architecture it is subservient to the existing scene, singing a quiet descant to the Wagnerian quality of the late 19thC buildings. However within its private and semi-private spaces it is unashamedly contemporary, the entrance screen of the house being a bold geometric square of powder coated aluminium, its doors forming a $\sqrt{2}$ rectangle within that square.

The elevations of the two storey courtyard garden space are a grid of simple double-square glazed rectangles. The simplicity of that architectural expression matches the refined detailing of framing and opening lights to achieve calm minimalism.

7.0 LANDSCAPING

Landscaping is intrinsic to the design approach of the scheme from the objectives of encouraging biodiversity, enhancing the private spaces of the new house and enhancing the existing landscape character of the area.

Existing tree planting within and adjacent to the site is an attractive characteristic of the Conservation Area and the landscape framework of the proposed new building is set by seven existing mature trees, two of them within the site and five close to its boundaries. Additional planting is proposed in order to enhance this framework.

The Root Protection Zone for the existing lime tree within the garden of number 18 Lyndhurst Gardens has governed the extent of proposed underground construction.

Provision has been made for screening planting between the proposed new house and boundary walls and planting to the side of the entrance drive will be retained or replaced. The proposed Courtyard garden will have planting against the boundary wall.

The roof of the proposed house is considered as an intrinsic part of the landscaping, the bio-diverse planting providing a view of garden character from high level windows of adjoining buildings.

8.0 ACCESS:

The existing characteristics of the site present no options as to the access point and how the site responds to road layout and public transport provision.

The Equality Act 2010 (which incorporates the Disability Discrimination Act 1995) does not apply to private dwellings. However the design complies with the 16 requirements of the Lifetime Homes Standards and access to the building is inclusive for people with a range of ages or disabilities.