

DESIGN AND ACCESS STATEMENT 10 LYNDHURST GARDENS

The detached property is located on the south side of Lyndhurst Gardens and contains six residential flats. The Grade II Listed property dates from 1886 by Harry B Measures and is within the Fitzjohns / Netherhall Conservation Area. The application property is the lower ground floor flat which has sole use of the large rear garden.

Planning consent was granted in 2007 for a new modern style glass extension and this has now been implemented 2007/4851/P

The Proposal is to replace 2 existing sash windows to the rear elevation with aluminium pivot doors to match the style of the new glazed extension

Appearance

The proposed new doors are at the rear of the property and would not be visible from the public realm. The original Victorian building has had a number of additions over the years, of varying styles and quality.

The new doors by means of their style and materials has been designed to appear as a modern intervention to the Victorian property. Given the context of the alterations that have already taken place, this approach should be considered acceptable in this case. The minimal style of the extension with glazing and fine mullions, will allow the character of the main house to remain dominant, and this approach is continued with the inclusion of the new pivot doors.

The subject building is a grade II listed building in the Fitzjohns/ Netherhall Conservation Area. Given the circumstances discussed above, the amendments will not detract from the group value of the listed buildings in which it forms part.

Amenity

There will be no loss of amenity from overlooking to adjoining neighbours as the doors do not overlook any properties and are replacements of existing windows.

Access

The new doors will allow direct access from the kitchen area onto the rear terrace and will improve wheelchair access within the flat.