

DESIGN & ACCESS STATEMENT

April 2010

PROPOSED ALTERATIONS TO 3 LYNDHURST TERRACE, LONDON NW3 5QA

Application for Planning Permission and Listed Building Consent

Introduction:

This Design and Access Statement has been produced to support a full planning and listed building application to remove an existing rear tiled extension structure at ground floor level of 3 Lyndhurst Terrace and reinstate the rear balcony to match that of 1 Lyndhurst Terrace next door.

The Site:

3 Lyndhurst Terrace is adjoined to 1 Lyndhurst Terrace forming a pair of Grade 2* listed semi-detached houses. It was originally built circa 1864-5 by John Burlison, aided by Alfred Bell of Clayton and Bell, both stained-glass manufacturers, for themselves. In 1868 it was converted to one house and the interior Gothicised by Bell and Charles Buckridge. After Bell's death in 1895 the house was divided again.

Recent history of 3 Lyndhurst Terrace is unknown but various unsympathetic alterations have been carried out in the past including the rear grey slate tiled extension which is the subject of these applications. The property was converted into self-contained flats at some point – basement and ground floors combined to form one flat with two flats on the first floor and one on the second floor.

3 Lyndhurst Terrace and the adjacent properties are shown on the site location drawing attached.

Planning Background:

We submitted a pre-planning enquiry on 15 August 2008 to Victoria Fowles of Camden Conservation which followed a meeting with her at Camden's offices on 16 May 2008. A copy of the covering letter dated 15 August 2008 is attached for information.

We subsequently met with Charlie Rose of Camden Conservation and Richard Parrish of English Heritage on 7 October 2008 at 3 Lyndhurst Terrace for informal feedback regarding our proposals.

This application is a somewhat scaled down version of these original proposals at is just concerns the removal of the rear tiled extension structure and it's replacement with a rear balcony to match that of 1 Lyndhurst Terrace next door.

- **Use**

The ground and basement floors of 3 Lyndhurst Terrace form a self-contained maisonette flat which is a family home for Robert Newmark, the applicant.

The existing extension structure is attached to the main drawing room at ground floor level. The proposed external balcony structure will therefore lead off the drawing room.

- **Amount**

The area of extension that will be lost is 5.95m². The external area created for the balcony structure will be 4.85m².

- **Layout**

The proposed layout is shown on drawings 99/101 & 102.

Apart from the removal of the rear extension structure, no other internal layout alterations are to be carried out.

An external balcony structure will be created with access via the drawing room.

- **Scale**

The proposed balcony with arcaded brick balustrade will relate directly to that of its neighbour at 1 Lyndhurst Terrace.

We propose to match exactly the proportions of the arcaded openings and the brick coping sections of the brick balustrade.

The height of the brick balustrade will be 1100mm from ground floor level for safety reasons and to comply with Part K of the current Building Regulations.

- **Landscaping**

There are no landscaping proposals.

- **Appearance**

We propose to match exactly the appearance of the yellow stock brick arcaded openings and the grey brick coping sections of 1 Lyndhurst Terrace.

The new timber framed window to the side of the bay will match the existing window on the other side of the bay.

The new timber framed French windows within the existing openings opening onto the new balcony structure will be purpose made and be detailed in a similar manner to the other windows at this level and as shown on drawing no. 99/151.

These works would also involve removing the relatively recently installed white painted external timber storage structure adjacent to the tiled structure. We understand that this structure was installed by the occupants of no. 1 Lyndhurst Terrace.

- **Access**

Access for vehicles, including emergency vehicles, pedestrians and cyclists would be from the existing driveway and gate on Lyndhurst Terrace. Access to the proposed balcony will be via the existing drawing room.