

Flat 7A Lyndhurst Terrace London NW3 5QA
11.02.08

- 1.1 The proposed alterations to Flat 7A Lyndhurst Terrace creates **A**; a new single door opening to the rear elevation at ground floor level and **B**; replaces the failing concrete balcony structure to the rear elevation at first floor level.
- 1.2 **A**
The ground and first floors of this property were previously granted permission and joined by the previous owners to form a single dwelling. The conversion only installed a sub-regulation internal staircase, retaining separate kitchens and bathrooms to each floor. The current refurbishment reconfigures the space to create a 3 to 4 bedroom family dwelling over two floors, establishing the family kitchen/dining and living space on the ground floor adjacent to the garden. The existing access onto the rear garden is by way of two large sliding patio doors only and are not suitable as a thoroughfare opening.
- 1.3 The ground floor, though level to the rear, is at sub-ground floor level to the front and therefore does not attract a great deal of light through the property.
- 1.4 The creation of a new single outward opening doorway from the kitchen/dining area is required to provide day to day access to the garden, a necessity for both the current owners who are a young family and future inhabitants. The door will match the existing patio doors being clear glazed with a metal frame.
- 1.5 The addition of a new fully glazed opening will allow more light into the gloomy lower ground floor and create a visual line of sight to the garden from entering the property at the front, drawing the visitor through the property to the family living space and rear garden. This will enhance the utilisation of this sub-floor space as family living space.
- 1.6 The existing lower ground floor of the property enjoys level access throughout, being accessed down a ramped drive to the front entrance. The creation of a single outward opening door onto the garden will allow ease of access for a wheelchair user and young family alike.
- 1.7 **B**
At some time in the past the property has had the addition of rear balconies, concrete deck structures constructed between the existing rear bay windows at each level on the rear elevation of the property. The existing structures are failing and require replacement.
- 1.8 The proposal to replace the concrete with a traditional cast iron-work deck and railings is more in keeping with the age and style of the property than the current structure and materials. The property is in a conservation area and by setting this proposal as a standard it would be appropriate to impose matching structures to the remaining balconies as and when the owners are required to replace them, therefore maintaining the integrity of the elevation. The style of the railings has been selected to remain in keeping with the gothic aesthetics of the property and can be seen on other similar properties around the Hampstead area.

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