

Flat 1 7 Lyndhurst Road Hampstead London NW3 5PX

Design and Access Statement

Accompanying planning application dated 12th May 2007

Design Process

The design concept is to provide a modest single storey extension to the existing late Victorian house. Although in a conservation area, the house is not listed.

The design approach is to adopt a low key addition in sympathy with the existing architectural character.

Use

The existing building is a large semi-detached villa-type house sub-divided into 4 flats.

The proposals provide a larger third bedroom extension for the flat in conjunction with the remodelling of the interior of the flat. The number of flats will not be increased and the extension will not produce an over-intensification of use on the site.

Layout

The proposed extension is to the side of the existing house at garden level. It would extend into the well area immediately in front the side wall which is partially in retention. There are no issues of overlooking or privacy because of the high garden walls and levels of the gardens adjacent.

Scale

The proposed extension is single storey and comprises 6m² gross external floor area. It is modest in comparison to the area of the existing garden flat and the house generally.

Being single storey there are no issues of overshadowing or loss of daylight or sunlight to adjoining properties.

Appearance

The proposed extension will be constructed of materials to match as closely as possible those of the existing house with second hand yellow stock bricks and red clay roofing tiles.

Landscaping

The proposed extension will have a negligible effect on the existing mature landscaping to the garden.

Access

Vehicular and Transport Links : will not be affected by the proposals.

Inclusive Access : access to the flat will remain unaffected.