

DESIGN & ACCESS STATEMENT

Application for change of use of two self contained flats within the building to one self contained flat and alterations to the entrance of the property

at

22 Lindfield Gardens, London, NW3 6PS

22 Lindfield Gardens is a residential property located on the east side of the road. It is located within the Redington / Frognal Conservation Area. As is shown on the attached photographs it is a large three-storey (with basement) Victorian villa with an area of hardstanding to the front.

This design statement relates to the external changes to the entrance to the building. Whilst the planning application also includes the proposal to alter two of the flats within the property to one flat, this aspect does not have any design implications.

The existing entrance has been altered at some point post-construction and the proposal is to reinstate the original design and detailing. As is shown on the proposed drawings, the design closely matches that shown in the historic extract which our client has obtained of the property. Essentially the porch and balcony are to be removed and a new external staircase is to be erected to the upper ground floor of the property. The proposed materials match closely to the existing building and incorporate matching brick and Portland stone. The width, position and depth of the stair is appropriate to the main elevation of the building and in our view will considerably enhance the external appearance of the building.

A door in the side elevation of the new staircase will serve the basement level of accommodation.

In our view the proposal will enhance the external appearance of the building and will ensure that the property continues to make a positive contribution of the character of the conservation area.

Access to the property will not be adversely affected. The property is not a public building and we understand that there is no requirement for disabled access.
