

Design Access Statement: 4A Lindfield Gardens, London, NW3 6PU.

Lindfield Gardens lies in the Frognal & Fitzjohns ward and the Redington / Frognal Conservation Area. The house is semi-detached with number 4 Lindfield Gardens on the right hand side. Both of these buildings were constructed considerably above street level and are accessed via an external staircase indicated on our submitted drawings.

Planning Permission has previously been granted for a roof top (second floor) extension to this property. The extent of this extension is indicated in the enclosed drawing 393 – 02 Existing Conditions Plus Previously Granted Permissions, this drawing should be read in conjunction with the enclosed drawing 393 – 01 Existing Conditions. The applicants, Mr & Mrs Strawbridge, wish to utilise a portion of the existing roof as a terrace accessed from the roof top extension.

This proposal would enhance the amenity of this family dwelling by increasing the accessible external space.

The internal areas of the existing and proposed development are as follows:

Existing building	196.4m2
Existing building + the roof extension	260.4m2
Proposed	260.4m2

The area of external roof terrace proposed is	14.7m2
The site area is	592.4m2

The applicants have been in dialogue with the adjoining neighbour, at 4 Lindfield Gardens, throughout the design process. He has been made aware of the subject of this proposal prior to its submission to the Council.

The nature of the building as constructed makes disabled access to it difficult. There is no present need for regular disabled access but an appropriate external wheelchair-lift could be installed if the need should arise. Furthermore a temporary wooden ramp could be introduced at the front door for access into the building.

Similarly no special provision has been made for upper floors access. A modification of the staircase to introduce a stair-lift is possible, though this is not required at present. The under-stair WC already achieves compliance with Part M in respect of the ground floor WC.

Access to the proposed external roof terrace would be relatively easy as a minimal up-stand, at the foot of the proposed sliding windows, is recommended.

No proposals have been made in respect of vehicular access as this has been previously considered and amply catered for.

10.10.2007