

DESIGN AND ACCESS STATEMENT: 13 LYMINGTON ROAD LONDON

ACCESS

There are no planned changes to the access to the property

PROPERTY DESCRIPTION

No 13 Lymington Road is a semi-detached Edwardian house split into 3 self contained flats.

The ground floor flat provides approximately 170m² of living space [exc the basement and communal hall areas], including 4 bedrooms, large lounge, conservatory, two bathrooms, kitchen and other areas along with a subterranean basement.

The ground floor flat enjoys a private mature rear gardens and a pedestrian side access.

The property is within a Conservation Area.

The building is generally of solid brick construction with some lightweight internal partitions.

The main property Roof coverings are pitched and clay tiled.

There are various ground floor extensions to the rear of the ground floor flat,

there appears to be an original pitched roof extension adjoining the neighbours property at No 15 Lymington Road, onto which a timber frame glazed conservatory has been added.

The two rear bedrooms of the property have a raised flat roof section as can be seen in the photo below which provides high level daylight into these rooms.

There is an additional rear flat roof kitchen extension with two skylight windows.



Windows are casement windows to the rear elevation and timber sash windows to the side elevation.

External doors are of timber construction.

Boundaries are a mixture of timber fences and brick boundary walls.

PROPOSAL

It is planned to demolish the existing conservatory and rebuild a new conservatory, of similar design and appearance in its place, where possible the existing dwarf wall of the conservatory will be retained.

Part of the existing kitchen garden facing wall will be demolished and a new rear extension will be added at 1205mm in external projection to provide additional habitable space.

The two rooflights will be replaced

A new fixed shut rooflight will be installed in the pitched tiled roof of the rear lean to over the rear lounge area.

The proposed rear extensions are of contemporary design, including large panel glazing and future occupiers will benefit the garden views to the rear.

New window and door units will be grey powder coated aluminium framing

For material finishes please refer to the proposed elevational drawings.

The overall rear extensions will be upgraded thermally to aid heat loss from dwellings, the proposed new development will comply with current building regulations.

The proposed development will only enhance the Conservation Area and lead to a more modern and contemporary living environment for the current and future occupiers of the dwelling.

There is a clear division between the original front of the host dwelling and the contemporary rear extensions.

The proposed extensions will not be visible from the street view.

The privacy of the other occupiers of no 13 and 15 of Lymington road unattached neighbours will not be affected.

