

2082
29-30 LYNDHURST ROAD,
HAMPSTEAD,
LONDON, NW3 5PB



DESIGN AND ACCESS STATEMENT
PHOTOGRAPHIC DOCUMENTATION

CONSERVATION PD (PLANNING + DESIGN)

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- 1.1 Nos. 29-30 Lyndhurst Road is a pair of semi-detached properties situated within the Fitzjohn's / Netherhall Conservation Area in the London Borough of Camden. The pair is identified in Camden's, published, Conservation Area Character Appraisal document as making a positive contribution to the local character and / or appearance.
- 1.2 The buildings originate in the early twentieth century and are constructed in an Arts and Crafts idiom as seen in the steep tiled roof, roughcast render and tile – hung facade finishes and in the fixed and opening, casement fenestration.
- 1.3 Planning permission 2011/0174/P was granted on 9 March 2011 for alterations and extensions to the buildings.
- 1.4 Following completion of subsequent works, Camden issued an Enforcement Notice (EN12/ 0993 - 16 October 2013) requiring the replacement of all new fenestration to the front and rear facades and the removal and / or replacement of the 4 upper level dormers to the rear.
- 1.5 A retrospective follow up planning application to have the works authorised as built was refused permission. Enforcement Notice and Refusal were appealed with the Appeal Inspector's Decision (4 August 2014) upholding Camden's position.
- 1.6 This application is supported by a photographic documentation of the original and 'as built'.



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2.1 The proposals in this application seek to address the requirements of the Enforcement Notice and Appeal Inspector's Decision while maintaining other unauthorised works which Camden have not sought to have removed, the latter also having implications on the replacement fenestration. All these matters have been discussed and agreed in principle with the Council's Case Enforcement Officer and it is on the Officer's recommendation that this application is submitted.

2.2 The proposals are as follows:

- (i) Replacement of the 4 upper floor dormers to their original size and in similarly arbitrary locations as the original;
- (ii) Replacement of the existing fenestration at lower ground floor level with new French doors to match original work elsewhere and retention of the associated lower ground floor roof terrace and access to it from the flat behind.

2.3 In detail:

Replacement dormers

2.3.1 The relationship between the original location of the 2 upper dormers and how they were rebuilt is evident when comparing the existing / approved rear elevation of planning permission 2011/0174/P and the as built drawing of the elevation of the retrospective, refused planning application 2013/2891/P. The original location of the dormer towards the chimney stack on the party wall between the two buildings was rather arbitrary and it could be kept that way by reducing the width of the existing dormer on the side of the party wall, which is what is proposed.

Replacement fenestration; Retention of rear wall at basement level, large retaining wall and basement courtyards, including roof terrace and associated doorway openings

2.3.2 The proposals are consistent with the appearance of the original rear facade of the buildings and the following comments in the Delegated Officer report of the refused application in extracts below:

'i) Rear wall at basement level, large retaining wall and basement courtyards

The Applicant has introduced a large retaining wall at rear basement level which creates separate paved amenity space for the flats at this level. The Applicant has stated that this was a necessity due to the approved drawings being incorrectly surveyed in terms of the garden levels which would have led to the land collapsing inwards without the erection of the wall. Around the retaining wall are railings which match the railings for the upper terraces. Whilst it is considered that the new retaining wall and basement courtyards do not necessarily enhance the appearance



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of the building, they are located at lower ground floor level with limited visibility from surrounding properties and therefore are considered to not cause sufficient harm to warrant refusing the application on this basis. The previously approved drawing (1112/AP-20) showed the garden level to have a part curved rear wall at number 30 with gradual incline to the rear garden. The scheme was altered during construction and now has a squared off rear wall at number 30. The Council have no objections to the change in the design of the rear wall.'

'iv) New bin store and gates to front elevation

The previous approval did not show any details of the bin store. The proposed two bin stores are shown on drawing number 1799A with access from the street and located behind a hedges. As there

Are 8 self-contained flats within the building it is considered that the location and size of the bin store are appropriate and they would be partially hidden behind a hedge therefore would not detract from the appearance of the building.

Along the front boundary, the Applicant proposes to install a hedge with railings, gates and brick piers gates which would be approximately 1metre high. These are considered appropriate for the building.'

'ii) Upper rear dormer windows

...

The approved drawings showed the chimney was to be kept on the rear roofslope, however this has been concealed due to the roof design. The Applicant states that the approved drawings were incorrectly drawn and this was not possible. It is considered that the chimney would have broken up the roof and reduced the visual impact of the upper dormers.'



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- 3.1 The proposals are consistent with the requirements of the Enforcement Notice but modified by the retention of elements as built which are not contentious to the Local Planning Authority. The proposals for the upper dormers have been modified to reflect their original arbitrary location within the rear facade of the building.
- 3.2 As a result, the proposals will enhance the contribution that the buildings make to the character and or appearance of the conservation area and as such will be consistent with the aims of the Enforcement Notice and the relevant Council Policies.



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- 4.1 The accessibility or otherwise of the existing building is improved through the proposed recovery of a ramped vehicular access at lower ground floor level and associated parking space.



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List of images

- Front Facade: as original
- Rear Facade: as original
- Front Facade Fenestration: as original
- Front Facade: as built
- Rear Facade: as built
- Rear Facade Fenestration: as built



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5 Photographic Documentation

Front Facade Fenestration : as original



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