

DESIGN & ACCESS STATEMENT

6 Lyndhurst Road, NW3 5PX London



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SITE CONTEXT & ANALYSIS

01. INTRODUCTION

Daniel Smith Architects have been commissioned by **the owner** of the House to adopt loft for residential purpose as part of an existing flat at existing mixed use building at 6 Lyndhurst Rd.

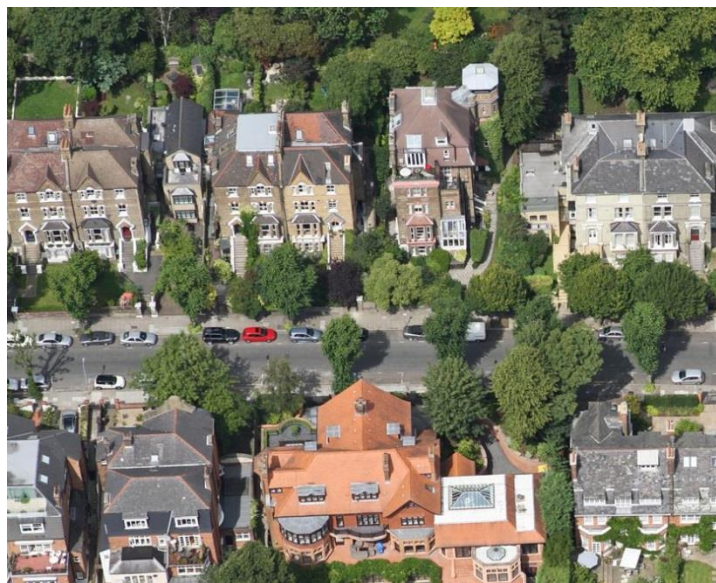
6 Lyndhurst Road is a residential building consisting of **1** apartment. Although the building is in the conservation area of Fitzjohn's/ Netherhall is not a Listed Building

The semi-detached house, being on a steep sloping site, has a lower ground floor, a ground floor and two upper floors.

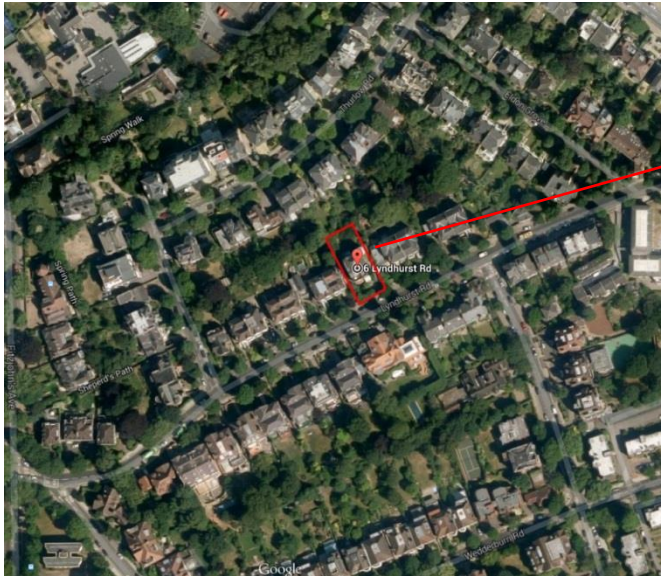
LOCAL CONTEXT

02. SITE DESCRIPTION & LOCAL CONTEXT

The site is located on the Lyndhurst Road, between the intersections with the A502 road to the east and the A41 road to the west. Green open spaces a Hampstead Heath are located less than 1km. The site is very well located for access to public transport, being adjacent to the Overground stations. The site is also served by a number of buses routed along Fitzjohn's Avenue. The site is situated at the northern middle of Lyndhurst Road, located in the surrounding residential area with a range of amenities.



The area is remarkably homogeneous, consisting of red brick houses with interestingly varied detailed architectural features.



6 Lyndhurst Road

Planning History

It appears that the house at N° 6 Lyndhurst Road is a result of application 2006/2955/P, which was granted permission on 3 on August 2006 as change of use of the existing basement flat and ground, first and second floor maisonette to create a single dwelling house and minor associated external works.

Existing building uses

The building are assumed to be residential use.

03. SITE PHOTOGRAPHS



Above: Photograph showing front elevation and surroundings.

DESIGN STATEMENT

04. DESIGN

Our proposal does not imply interference in the building in relation to height, elevation changes and existing dimensions.

The proposed amendments relate to adapt the loft level, which includes the development of the area under the roof, creating a living / dining room, small kitchenette and a bathroom as part of the existing apartment No.6

The roof will be completed in the space between the two roofs, forming one body, remind and same as in the semi-detached building 4. Additionally has been designed a skylight as a source of daylight at the level.

Proposed dormers will be almost invisible from the street Lyndhurst. The side dormer neighbour visa 'a vie Building No. 8, it will not interfere with the overlooking. Designed wooden trelling, which will be sufficient to minimalize overlooking.

There are no additional overlooking issues created by the building. The property is well screened along the east boundary.

Front existing window opening is shifted, preserving conservation guidelines, designed as a flat "velux" window.

At second floor level we redesigned existing bathroom, to create a place on the stairs leading to the loft level.

05. MATERIALS

The external covering to the proposed dormers is to be zinc sheets.

We are proposing stainless steel balustrade and timber trelling.

New modern materials will harmonize to the existing building. New proposed windows to be aluminium power coated grey.

Solar reflective 'K-glass' will be used in all glazing to minimize solar gain and to reduce thermal loss. Timber will be FSC certified. All building materials will be sourced locally and recyclable as far as possible.

06. USE

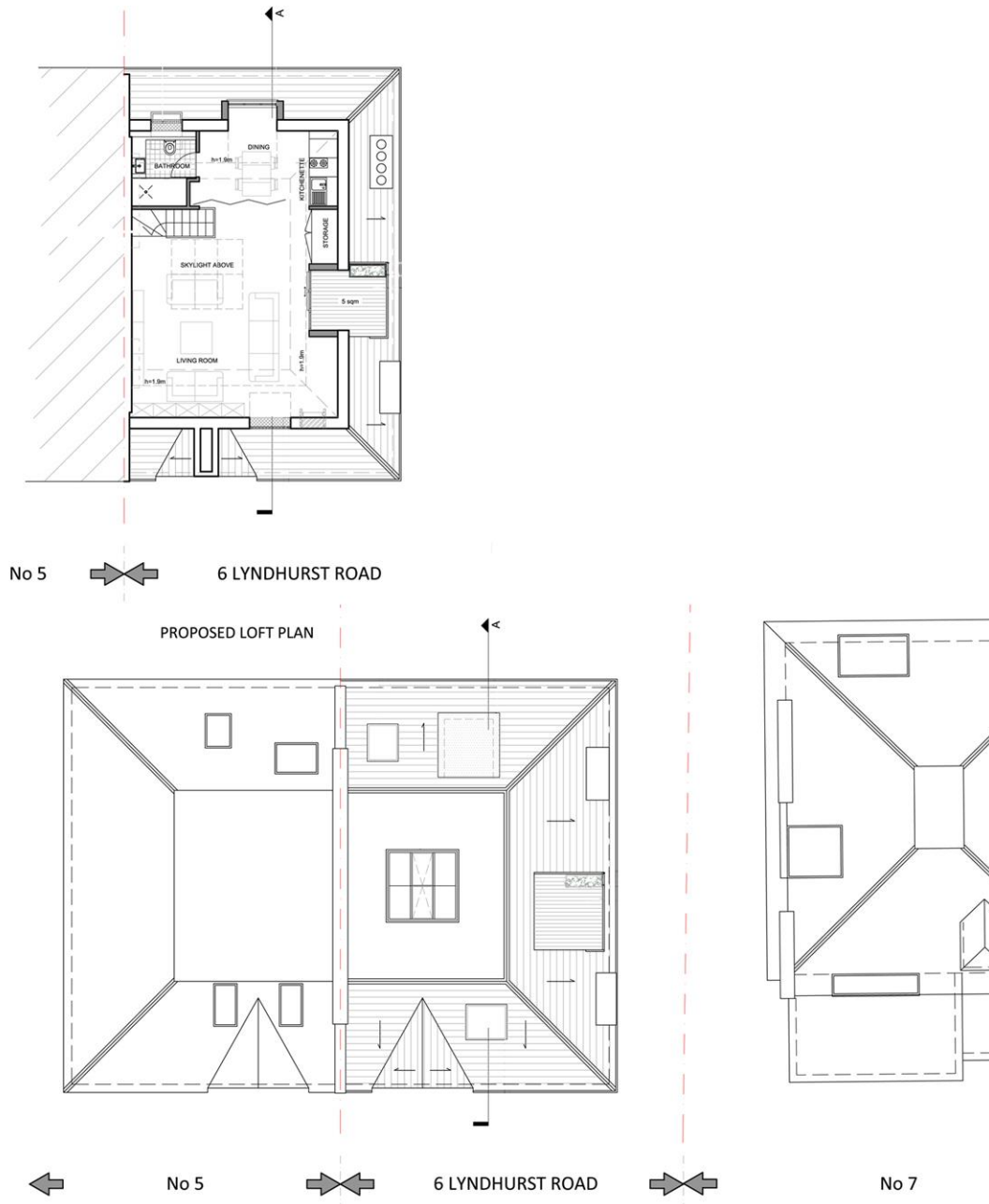
The building currently accommodates residential use on all levels.

07. AMOUNT

Our proposal involves development of roof space to form living/dining room and bathroom to existing flat no 6.

08. LAYOUT

Proposed Loft Floor Plan & Roof Plan



09. SCALE

The new extension has similar massing and proportions as the existing semi-detached house No. 4, the building's roof ridge will not be raised. In summary, the volume of this proposal is consistent with the neighbouring No. 4. Impact upon the surrounding neighbourhood is minimal.

10. APPEARANCE

New dormers composition are designed in a carefully balanced way to complement the existing building

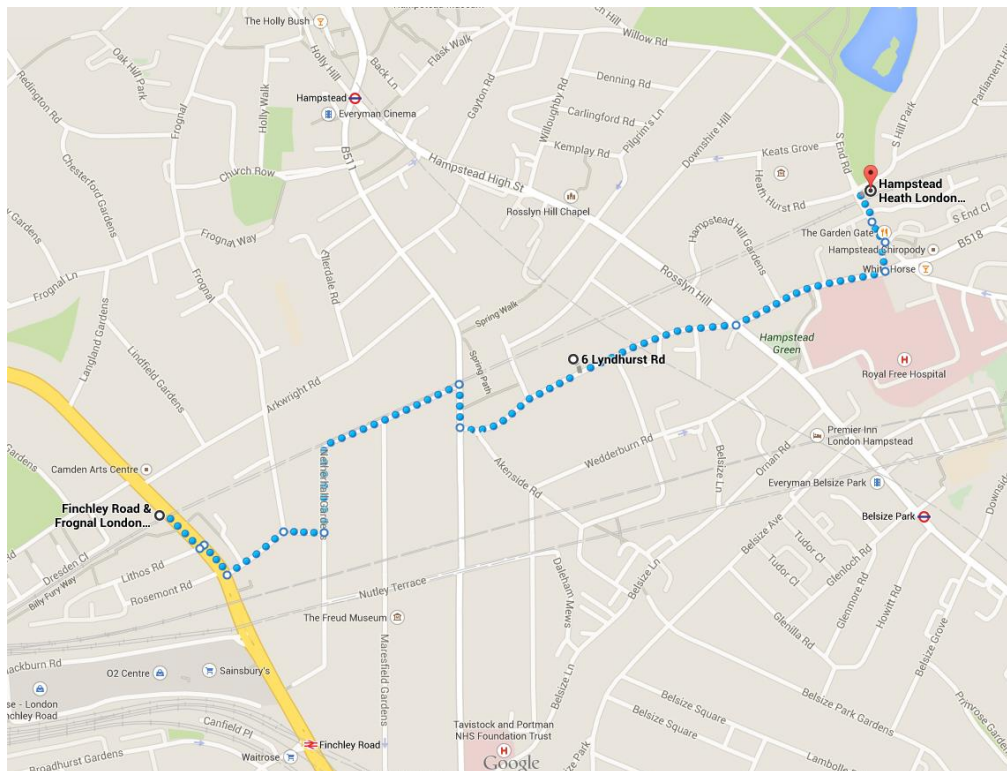
ACCESS STATEMENT

11. ACCESS

The house will continue to be accessed from the front side pathway Lyndhurst Road.

12. VEHICULAR & TRANSPORT

LOCAL TRANSPORT



The site is excellently served by public transport. The site is situated less than 0,64km (0,4mi) from Hampstead Heath London Overground station (10 minutes' walk) and 1 km(0,6mi) to Finchley Road & Frognal London Overground station (15minutes walk) offering a direct route to central London. Lyndhurst Road and the surrounding areas are also served by the bus routes.

LOCAL AMENITIES

Apart from excellent access to public transport the site also benefits from the local amenities of district centre including local access to: school, banks, Post Office, convenience stores, food outlets, gym, pubs and restaurants. These services provide for the variety of needs of the local residents. Also local to the site are the green spaces.

ACCESSIBILITY

The residential apartments are designed to Lifetime Home standards. The corridors and doors are generously proportioned to allow all potential users comfortable access in and around the building.

BUILDING REGULATIONS

The building will comply with Part M of the building regulations.

PARKING

No on-site parking is proposed. There are parking spaces for the existing building located at front part of the building.

CONCLUSION

Our proposal has taken into account Camden's planning policies, the London Plan and national planning policy and is in keeping with other properties on the street. The proposed design has been developed so as not to burden its neighbours.

Our proposal involves envelopment of roof space to form living/dining room and bathroom to existing flat no 6. Roof slope, height, ridge will be retained and new proposed semidetached house's dormers fits with the surroundings. We conclude that this application responds in character and enhanced appearance to the parameters of the surrounding area in a positive well designed manner. We trust that we have succeeded in designing a sympathetic and sensitive addition to this neighbourhood and that planning asset to the Camden Conservation Area consent will be forthcoming.