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DESIGN & ACCESS STATEMENT and HERITAGE STATEMENT **Including Homes for Life Statement**

for

No. 26 LYNDHURST ROAD, LONDON NW3

APPLICATION FOR PLANNING PERMISSION & CONSERVATION AREA CONSENT



Ref.: DAS&H 01

Directors

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1.0 Context

- 1.1 The property is located in the Fitzjohn/Netherhall Conservation Area. The conservation area was formed out of three historic estates Hampstead Manor, Belsize and Greenhill Estate.

The area evolved in medieval times from a small village of Hampstead surrounded by farmland belonging to Westminster Abbey. After the Dissolutions of Monasteries the village and land surrounding it was given to Sir Tomas Wroth who eventually sold it. In the early 18th century this large Estate descended to the Maryon family.

Its further development was marked by various intricacies such as the complex will of Sir Thomas Maryon Wilson that limited the amount of building that could take place. As the result, large parts of the Estate (that by then consisted of two Estates – Heath and East Park) were kept as open farmland. Following the Hampstead Heath Act in 1878, the East Park Estate became part of Hampstead Heath.

Building on the Estates developed around three main roads – the medieval and later widened Hampstead (High) Street, Finchley Road (1827) and Fitzjohn's Avenue (1875). Due to the earlier mentioned will and 15 legal challenges in Parliament of the same, the delayed building work resulted in the area retaining the distinct 1880s look.

- 1.2 The house is substantial, detached three story (at the front) building with lush, front garden to the front and large garden on two levels at the back.

It was built in circa 1880 out of red brick with rendered Dutch style front gable.

The building has large bay windows at the front and back on the west side and steps back to flat elevation to the East of the front entrance. It also has a rectangular bay on the East side of the back elevation whose roof serves as a terrace at first floor level.

The house retains some typical architectural features of the era of which the rather charming stained glass entrance canopy and tiled path, both in need of complete refurbishment and conservation, draw special attention.

- 1.3. The house is presently divided into four flats. The ground falls relatively steeply from front to back which is why light well(s) are required to allow natural light to the lower ground floor flat at the front of the building but are not required at the back.

- 1.4 The building has been altered in the past and there are not many original features remaining internally even though some fireplaces survive for example. Stained glass windows at the back may be original. It is however unlikely that metal balustrades to two terraces are original and the same goes for the columns supporting the ground floor terrace at the back.

2.0 Amount of Development

2.1 The house is now in single ownership of a large family and the proposal consists of the following:

- a) To re-order the whole house to create a comfortable family home with two smaller flats at lower ground floor level. The result would be the loss of one unit (one flat) which is within Camden Planning Guidelines.
- b) To create a new light well at the front on the east side of the house to allow natural daylight into one of the newly proposed flats. The front garden will be re-designed to allow the existing, well-established, large rhododendron to be re-planted further forward towards the front boundary wall thus completely concealing the new light-well from view.
- c) Repair and conservation of the original, stained glass front entrance canopy.
- d) Back terrace will be demolished and new terrace the full width of the house built. The existing metal balustrade will be salvaged and re-used as balustrade around existing and new light-wells at the front of the building helping to enhance the appearance of the front.
- e) The existing east side extension at the back will be reduced in depth to improve architectural relationship between it and adjoining bay window. This alteration will improve the outlook from the existing, west bay window and allow more natural light in. The existing stained glass window will be re-used either on this elevation or internally for the new glazed door between two reception rooms.
- f) A new swimming pool is proposed at the back of the property partially housed in the new extension below the terrace.
- g) A new spiral staircase is proposed at the back to allow access to the garden from the ground floor terrace.
- h) Engineer's report highlighted that the front boundary walls are unstable due to two mature trees on either side of the gate. The roots have already caused serious sinking of the path that will need to be carefully lifted and re-laid after remedial works have been completed. It is therefore proposed to remove the trees, rebuild the walls to match existing using existing bricks and plant two small, decorative trees slightly further away from the boundary to avoid future damage to the boundary walls. The exact type of the trees to be planted will be advised by a specialist yet to be tasked with garden(s) landscaping.
- i) It is proposed to develop the attic space by infilling the area between two pitch roofs.
- j) Overall internal and external repairs to include repointing and general repairs to the fabric of the building.

3.0 Scale

3.1 The scale of the house will change very little. The main change will be noticeable at the back where width of the terrace will increase and lower ground extension with the pool will be built. However, this development will only add

just under 30Msq of additional usable space at lower ground and ground floors and circa 58Msq at attic level.

4 Layout

- 4.1 The layout of the house in relation to its neighbour will change little and should have no adverse impact on its neighbours.

5 Landscaping

- 5.1.1 The proposal is to re-design the front garden to complement the proposed alteration the house.
- 5.1.2 The two trees at the entrance gate are causing serious structural damage to the boundary wall making it unstable and have caused the entrance path to sink. Some movement is also visible on the front elevation in particular and it is possible that these have contributed to this structural movement also. It is therefore proposed to remove these trees and replace them with smaller, decorative trees so to keep the established visual contribution to the streetscape but limit the damage that routes cause to the nearby structures, front boundary walls in particular.
- 5.1.3 The large established rhododendron on the east side will be replanted in front of the new light well thus secluding it from view.
- 5.1.4 Front garden will be replenished to retain the lush but well-kept appearance.

6 Appearance

- 6.1 It is intended that the new work will blend in seamlessly with the existing and complement it where more contemporary approach to design language has been taken. The harmony of styles will be achieved through informed design, choice of materials, attention to detail, and by careful execution. Additions in the more contemporary architectural style have been designed to have a minimal impact on the surrounding architecture and to blend in through their very simple and unobtrusive design.
- 6.2 All new joinery will be made out of softwood and details such as architraves will replicate the original.

7 Access

- 7.1 The development would not alter but would simply improve, through repairs and levelling of the path, existing access arrangements.
- 7.2 Access for emergency vehicles would remain as it is at present and would not be affected by the proposed alterations.

8 Noise

- 8.1 Apart from the building works noise during construction, which should be very limited, the proposed development would have no adverse impact after it is completed.

9 Heritage Statement

The objective of this part of the document is to demonstrate awareness and consideration of the National and Local Planning Policies and Guidelines in preparation for and execution of the design process.

Various National and Local policies and Guidelines were taken into account when preparing the design for this site. The following policies and guidelines in particular influenced the design and were considered relevant to this site and the building in question:

- National Guideline PPG 15, on issues of Conservation Areas. This guideline was considered in parallel to Local Policies and Guidelines such as CPG1, CS14, CS13 and DP22, DP25.
- PPS 5, policy HE8.

10 How the development affects the conservation area (PPG15)

- 10.1 The proposal has been designed so that its appearance creates a harmonious whole with the existing building. This has been achieved by keeping the new extension subservient to existing building, by careful choice of materials and detailing.
- 10.2 In terms of aesthetics, a sympathetic approach to existing architectural language has been adopted. The new extension has simple, clean design that complements the existing building but it is obviously of its time. All new additions and interventions are of traditional construction and designed to be in keeping with the existing, in terms of use of matching materials such as reclaimed/ or new to match London stock brick and custom made timber windows.

11 Achieving a high quality environment

- 3.1 The approach to design as set out above demonstrates a conscious effort to design and provide a high quality environment for the building's occupants as well as for its neighbours. In considering how to develop the house we have been mindful of the needs of neighbours and have designed a scheme that would provide no impact, either with respect to a reduction of view or light, or an increase in overlooking, or in the potential for noise. It is further stated that the proposed style of the extension and alterations is in keeping with the original importance

- of the house as suggested by its style, materials and scale.
- 3.2 The proposal aims to provide a harmonious, simple but elegant back elevation, to harmonize the relationship between existing architectural elements and features and in this way to achieve an improvement on existing.

12 Housing for Life / Lifetime Homes

- 12.1 The proposal has taken into account the Lifetime Homes guidelines and objectives.
All 16 main criteria have been considered during this first, early design process. The intention is to continue with this attitude as further, detail design develops should planning approval be granted.
- 12.2 The alterations will improve access externally by leveling of the path. The width of the entrance door is adequate at present and there would be scope to introduce a ramp in the future should it be required, either within the constraints of existing, original entrance canopy or by alterations to the existing side path and new entrance on East elevation.
Internally, the circulation has been improved by introduction of a domestic lift that at present goes to all but top, attic level.
- 12.3 Layout of the ground floor is flexible enough to allow alterations in the future should needs of the family or future owners change. There is accessible bathroom with shower at this level and enough room(s) to allow for change of need and / or ownership. It is also notable that one of the rooms could potentially have its own level access side entrance by relatively simple alterations of the side path's gradient.
- 12.4 Appliances and bathroom fixings will be chosen with care to allow for change of user(s), who may be disabled owner, any time in the future.

Olga Vladic-Weal
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