

## **Proposed Basement works at 26 Lyndhurst Gardens NW3 5NW**

### **Design and Access Statement**

26 Lyndhurst Gardens is a Grade 2 listed Victorian mansion owned by the Maria Montessori Training Organisation. The organisation has been based at these premises for fifty years and exists primarily to train Montessori teachers. In support of this it runs an exemplar Montessori school from this building and also at a number of satellite locations within London.

To the rear of the house there is a small detached coach house adjacent to the northern boundary which was converted into a classroom some years ago and recently extended.

The premises are bounded by a preparatory school to the south and by private housing to the north. There is a Girl Guides Hostel to the east.

The main house itself is built of red facing brickwork with large bay windows and white painted timber window frames. The roof is covered in plain red tiles and hipped with bonnet tiles. The whole house comprises about 850 sqm Gross External Area arranged over five floors. (Basement, Ground, First, Second and Attic)

The lower three floors are currently used for teaching while the upper two are currently used for administration and archives.

The basement is at the level of the large east facing rear garden which extends to about 40 metres in length by 25 metres in width. The two front basement rooms are currently used as a kitchen and a dining room.

However the dining room is not large enough to cope with four classes of children at lunchtime.

This proposal is to provide a new kitchen and a larger dining room space.

### **Proposed Scheme for the basement**

The intended works will involve combining the two front basement rooms together to form one large space that can be used by the whole school to eat lunch at two sittings without using the classroom spaces. Currently about half of the school are required to eat lunch in their classroom.

A new space has therefore to be created to replace the existing kitchen and the proposal is to utilise the basement area to the lefthand side (north) of the main entrance and to combine this with the existing stores under the driveway and porch.

This basement area is to be covered over with a new flat roof in the form of two large flat roof lights surrounded by box gutters. The entire construction is to sit within and below the surrounding parapet walls.

The floor of the basement area is to be reduced by about 300mm to become level with that in the store and a new structural opening will be required to open up the store space to this new roof-lit space.

The existing wc below the porch is to be removed and a wash up area created.

Direct access to the kitchen area from outside will be made possible by creating a new doorway in place of the window adjacent to the main basement access door. (***see photograph "Window to become doorway"***)

Within the main house two principal walls are to be removed in order to create a single space across what is currently the kitchen, the dining room and the hallway between them. The removal of the dining room/hallway wall will require a new structural opening to be formed. The kitchen/hallway wall is not thought to be structural.