

## **1.00 MACRO ENVIRONMENT**

- 1.01 The property that is the subject of this application is Flat 1, 18 Lyndhurst Road, London NW3 5NL.
- 1.02 The property is in the Hampstead Town ward and the Fitzjohns/Netherhall Conservation Area and is listed in the CA Statement as being a positive contributor.
- 1.03 The CA Statement also specifically mentions the 'Iron gate pull in brick pier' at the site – we can confirm that no works are proposed in this vicinity and therefore this will remain in place.
- 1.04 The property is not a Listed building.

## **2.00 MICRO ENVIRONMENT**

- 2.01 The building is a semi-detached residential dwelling comprising lower ground and ground floor maisonette with two flats on the floors above. The property is on the corner of Lyndhurst Road and Lyndhurst Gardens. There is a pair of garages at the rear of the garden accessed from Lyndhurst Gardens.
- 2.02 There is an existing two-storey side extension at basement and ground floor level.
- 2.03 The building has a front garden on Lyndhurst Road and a rear garden.
- 2.04 The area of the site upon which the property is located is approximately 263 square metres, 86 square metres of which comprises the building footprint both at basement and ground floor level. The pair of garages is approximately 25 square meters in area. There is a front garden of about 42 square metres containing a refuse store and a garden to the rear of about 104 square metres. There is an area of hardstanding in front of the garage doors of approximately 6 square metres.
- 2.05 There is a substation behind the garages with a gate in the perimeter wall adjacent to the garages for access.
- 2.05 The applicant does not own any adjoining land.
- 2.06 The site is shown outlined in red on the block and location plan forming part of this application.

## **3.00 CURRENT AND PROPOSED USAGE**

- 3.01 The maisonette is a residential single occupancy dwelling.
- 3.02 The applicant owns a share of the freehold of the building.

## **4.00 AMOUNT OF DEVELOPMENT**

- 4.01 The proposal is to extend the property at basement level at the rear to a depth of 2m the full width of the property and also at the side to infill both sides of the existing two storey side extension. This provides an additional 27.6 square metres of accommodation at basement level.
- 4.02 It is then proposed to add a small rear ground floor side extension and a conservatory style ground floor rear extension. This provides an additional 13.7 square metres at ground floor level.

- 4.03 It is also proposed to demolish the two garages and erect an annex to the property on the footprint of the garages but extended out to the footpath to provide accommodation ancillary to the main property.

## **5.00 EXISTING APPEARANCE**

- 5.01 The existing building is a semi detached three-storey building over a basement with a loft extension. There is an existing two-storey side extension at basement and ground floor levels. There is a front garden and a rear garden. There is a pair of garages at the back of the rear garden.
- 5.02 The exterior of the building is fairfaced yellow stock brickwork with bands of red brickwork. The window lintols and reveals, front door surround and lintol and window cills are in white painted render.
- 5.03 External window and doorframes and sash elements are white painted timber.
- 5.04 Metalwork and rainwater goods are black.
- 5.05 The roof is slate with lead flashings and detailing.

## **6.00 PROPOSAL**

- 6.01 The current maisonette is arranged into a five bedroom apartment but two of the basement bedrooms are very small and the bedroom on the ground floor drastically limits the amount of amenity space and general living space for a family home of this size.
- 6.02 The principle of the proposal is to extend the basement to provide four decent sized bedrooms and more bathrooms freeing up the ground floor to be used as living accommodation with good sized areas in which to cook, eat and relax.
- 6.03 The proposed basement extensions are all hidden from view by the perimeter garden wall with the exception of the very top section of the front basement side extension which has therefore been set back from the front edge of the property leaving an area for cycle storage adjacent to the existing refuse storage.
- 6.04 The property is on the corner of Lyndhurst Road and Lyndhurst Gardens and therefore the ground floor side extension toward the rear of the house will not impact on the amenity of any neighbouring properties. The top part of the extension will be visible from the street.
- 6.05 The proposed ground floor conservatory extension is set centred on the existing main building – this is just over one metre from the boundary with number 17 so as to not impact on the amenity of the adjoining property. Further the rear of the property is almost directly south facing so there will be no impact on daylight or sunlight to any neighbour.
- 6.06 It is proposed to provide a 2m high opaque glass screen on the boundary of number 17 where the ground floor terrace is located to further protect the privacy of neighbours. This terrace could instead or also have a planter containing yew or similar hedging if that would be deemed to help safeguard privacy.
- 6.07 The stairs to garden level are positioned on the other side of the extension against the boundary wall abutting the roadside.

- 6.07 The rear garden level not being excavated to form the extended lower ground floor is to remain at the existing level. A tree survey carried out marked the existing Hawthorne tree as noteworthy and so this is being retained. New indigenous trees will also be planted in the rear garden.
- 6.08 The front garden is also to be partially excavated to increase the natural light into the basement. Again this is to be planted with indigenous trees with low level planting under.
- 6.09 It is proposed to demolish the existing garages and build an annex on the footprint of the garages but extended out to the pavement. This also involves repositioning the gate providing access to the substation behind the garages. The annex is to be designed to be step free accommodation ancillary to the main house for an elderly parent who has mobility issues.

## **7.00 DESIGN CONSIDERATIONS**

- 7.01 The proposed basement extensions are all well below the level of the perimeter walls are therefore not visible other than the top section of the front side extension.
- 7.02 The ground floor side extension to the rear is set back off the main rear elevation to articulate the new from the existing. There is a 'bricked in' window proposed to add interest to the street elevation. The roof to this extension to be a part pitched lead roof to further distinguish it from the original building.
- 7.03 The new extensions (other than the conservatory at ground floor level) to be constructed in second hand yellow stock brickwork to match the existing with white painted timber external doors and windows.
- 7.04 The ground floor conservatory to be white painted timber with a lead roof.
- 7.05 The garden annex to be to be constructed in second hand yellow stock brickwork to match the existing with white painted timber external doors and windows. There are again 'bricked up' windows on the street elevation. The entrance to the annex is only from the garden via French doors. The proposed annex is 3m high from the existing garden level – this is 150mm higher than the existing garages.
- 7.06 All existing windows to be replaced with double glazed sashes in the existing box frames. All new external doors and windows to be double glazed in timber frames with traditional box sashes to sash windows.
- 7.07 All new external pipework and guttering to be black painted cast iron to be in keeping with the existing.

## **8.00 PRE-APPLICATION ADVICE** (from Eimar Heavey 13<sup>th</sup> April 2015)

- 8.01 *There was no objection in principle to the proposed annex as long as it was only ever ancillary to the principle dwelling.*  
We can confirm that the proposed annex is only to be used ancillary to the main principle dwelling.
- 8.02 *The materials/design of the new outbuilding wall should match the boundary treatment of the existing wall, which faces Lyndhurst Terrace.*  
We will match the existing materials.

8.03 *The rear ground floor extension should be centred on the rear of the main building and the stairs to the garden should be on the street side rather than on the boundary with the neighbouring property (number 17).*

The rear ground floor extension has been repositioned to be central on the rear elevation of the main house.

8.04 *A tree report is required to ascertain the validity of any excavation work in the gardens and to ascertain the quality of the existing trees.*

A tree report is included as part of this application.

8.05 *Neighbours will need to be consulted in respect of the excavation and party wall issues.*

We will enter into formal Party Wall Agreements with all adjoining owners affected by any works carried out.

8.06 *A Basement Impact Assessment will be required.*

Following further consultation it was agreed that completion of the BIA flow charts and a solid structural method statement would suffice due to the minimal nature of the excavation.

*This report would also need to address any hydrological concerns.*

A report and structural method statement and associated schedules are included as part of this application together with the completed BIA flow charts.

8.07 *A Certificate B would need to be provided.*

Certificate B is completed as part of the application form and the freehold company has been formally served notice of the application.

8.08 *Clarification of whether or not the loss of garages would displace parking on to the street would be required.*

No parking would be displaced onto the street as a result of the loss of garages – these are used as storage and the applicant does not own a car.

8.09 *A full Planning Application would be required.*

A full application is hereby submitted.

8.10 We have taken all of the above comments and suggestions on board with the submitted proposals and have been liaising with Eimear Heavey for clarification where necessary – particularly with regards to the proposed basement extension and the trees on the site.

## **9.00 SOIL CONTAMINATION**

9.01 No soil contamination report is included.

## **10.00 REFUSE DISPOSAL**

10.01 The existing refuse storage area to be retained.

## **11.00 ACCESS STATEMENT**

11.01 No access statement is included as there is no change to the access of the property other than the repositioned gate into the garden for access to the substation.

## **12.00 DAYLIGHT/SUNLIGHT EFFECTS TO ADJOINING PROPERTIES**

12.01 The proposed extensions will have no effect whatsoever on the daylight and sunlight to any adjoining or neighbouring properties.

## **13.00 TRANSPORT**

13.01 Traffic generation is nil.

13.02 Parking requirements are not changed as the garages are not currently used to park vehicles.

13.03 Public transport will not be affected by this proposal.

13.04 A cycle storage area to be constructed in the remaining side area at the front.

13.05 The existing garages are not being used to park cars. The occupants do not own a car as they prefer to use cycles and public transport.

13.06 There will actually be an increase in the number of on street parking space as the garage access will no longer be required.

## **14.00 AIR QUALITY IMPACT**

14.01 The proposal will not have any impact on the quality of air.

## **15.00 AGRICULTURAL**

15.01 No part of this site forms part of or is used for any agricultural purpose.

## **16.00 TREES**

16.01 There is a tree report submitted as part of the main application. The report found that the only noteworthy existing tree on the site is a Hawthorne in the rear garden – this is retained as part of the new landscaping scheme. The other trees and shrubs will be removed and replaced with indigenous species as part of the landscaping.

16.02 The existing Hawthorne will be properly protected during the works in full accordance with BS 5837.

## **16.00 BASEMENT EXTENSION**

16.01 A structural report and method statement are included in the application together with supporting documentation.

16.02 It was agreed with the pre-application officer that subject to the results of the Basement Impact Assessment (BIA) flow charts a full BIA would not be required due to the small level of excavation at the existing lower ground floor level.

16.03 The summary of the report is that it is considered that there are no significant negative impacts anticipated in this basement proposal due to hydro-geological, hydrological and geotechnical considerations of the local environment that cannot be suitably addressed in the detailed design stage.

**18.00 SUMMARY**

- 18.01 The application proposes a basement extension to the rear and to the side of the property with a small rear side ground floor extension and a conservatory style rear ground floor extension.
- 18.02 The application proposes a garden annex in the location of an existing pair of garages to provide accommodation ancillary to the dwelling.
- 18.03 The application proposes the replacement of the existing windows with new double glazed sashes in the existing box frames – glazing bar style and layout all to match existing.
- 18.04 The application proposes re-landscaping the front and rear gardens – replacing the existing trees with new indigenous trees and retaining the existing Hawthorne.
- 18.05 The BIA flow charts, structural method statement and report do not raise any unusual concerns in respect of the lower ground floor extension.
- 18.06 Materials all to match the existing construction.