

UPDATED DESIGN STATEMENT

6 Lyndhurst Road, NW3 5PX London



SITE CONTEXT & ANALYSIS

- 01 Introduction
- 02 Site Description & Local Context
- 03 Planning History

DESIGN STATEMENT

- 04 Design
- 05 Materials

CONCLUSION

SITE CONTEXT & ANALYSIS

01. INTRODUCTION

Planning was recently approved for the loft conversion to No.6 Lyndhurst Road, London NW3. This application provides some minor adjustments to rooflights for the preparation of construction works in relation to the planning approval [2015/1721/P](#).

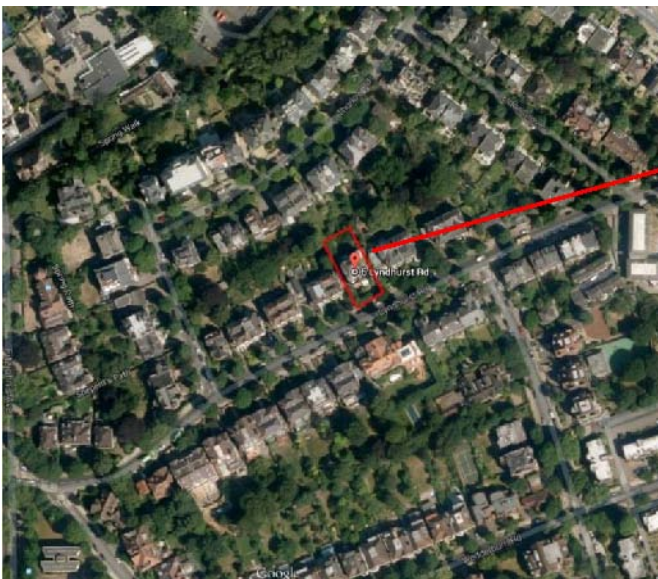
02. SITE DESCRIPTION & LOCAL CONTEXT

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.

03. PLANNING HISTORY

Planning permission was granted recently for the related works to this property as described below.

2015/1721/p	6 lyndhurst road london nw3 5px	Erection of roof extension with integrated flat skylight and associated rear dormer with inset terrace, installation of x2 rooflights to the side roofslope and x1 rooflight to front and rear respectively.	Final decision	15-04-2015	Granted
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6 LYNDHURST ROAD

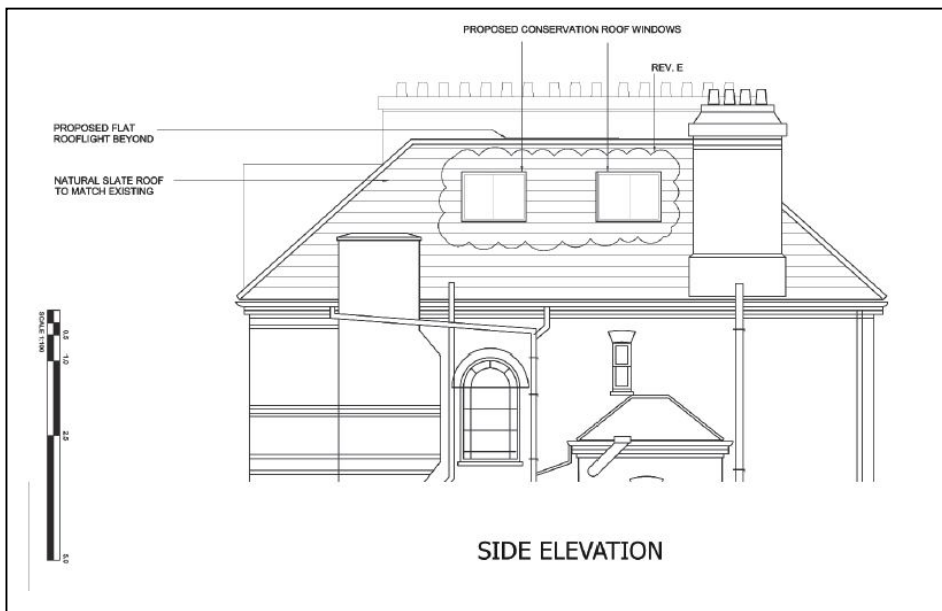
DESIGN STATEMENT - 04 Design

The addition of a replacement front roof light with metal railing detail to improve upon existing has been submitted in this application. The existing roof window with metal detailing will be replaced with a visually improved addition. The replacement metal work will be finished in a powder coated grey to match approved skylights. The existing loft hatch will be relocated slightly to the left and replaced with a Velux conservation type system.



Above: Photograph showing front elevation and existing metal balustrade detail
Below: Rooftop view of existing loft hatch and metal balustrade





Top: Replacement of existing front metal handrail and loft hatch with improved proportioned Velux conservation roof light and metal railing.

Above: Side Conservation Rooflights details updated.

05. MATERIALS

New proposed windows to be aluminium power coated grey. Metal work will be powder coated to match windows.

06. CONCLUSION

Minor improvements to the existing permission have been provided in this application.

Replacement of the front loft hatch and handrail detail with a more appropriate and subtle Velux conservation rooflight is proposed and looks to enhance the proposed frontage.

A rationalisation of the side rooflights is also proposed providing a more harmonious and fitting relationship with the existing rooftop design.