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November 9, 2015

15 Lyndhurst Terrace, NW3 5QA

## Design & Access Statement

This Document has been prepared by Richard Mitzman Architects LLP on behalf of Mr & Mrs E Mond as a design and access statement to accompany an application for planning permission for the development of 15 Lyndhurst Terrace, NW3 5QA.

This Design and Access Statement (DAS) accompanies an application for the proposed new dwelling. This statement should be read in conjunction with the existing and proposed planning drawings. This statement is intended to supplement the drawings to provide additional context for the proposal.



## **Relevant Planning History**

The property has only one application linked to the property. 2012/0653/T. This was a request to remove the one apple tree and one Eucalyptus in the rear garden. There was no objection to removal of both trees and the application was granted permission in 2012.

## **Impact of the proposed replacement dwelling on the Conservation Area**

15 Lyndhurst Terrace is in the Fitzjohns Netherhall Conservation Area, in the Borough of Camden.

As the CA Appraisal notes:

No.11 is a 1960's block of flats which is unsympathetic in the terms of design, scale and detail, as is the 2 storey No.9. Fitting better in the streetscape is the 2 storey No.15, (built in the late 1960s, a narrow brick and glass building.

## **Planning Policy Context**

PPS- 1 Delivering Sustainable Development.

The implementation complies with PPS1, which sets out the Government's overarching planning policies on the delivery of sustainable development. The front and rear gardens will create good quality open spaces, providing enhancement of wildlife species and habitats.

## **Existing Site**

15 Lyndhurst Terrace is located on the North West corner of Lyndhurst Road at its junction with Thurlow Road.

The site has a total area of approx. 230 m<sup>2</sup> (0.023ha). The front boundary to 15 Lyndhurst Terrace is 9.5m in width. The ground level of the site is largely level. There are no trees on the site however tree root protection areas of trees in neighbouring properties do encroached on the site. Please refer the attached Arboriculturist report for details.

## **Setting**

The property is situated within Fitzjohns and Netherhall Conservation Area in Borough of Camden. The surrounding area comprises mainly red brick Edwardian grand villas, including 11 Listed houses. There are also recent unsympathetic buildings such as nos 9 and 11 as described above.

The neighbouring properties vary in style and age. No.13 is a substantial three storey building in Gault brick that terminates the view of Thurlow Road. It has a stucco portico with columns and slate roof. The other side there is an imposing pair of gates to Elm Bank (Nos.17&19) a detached two storey house with gable, the rear visible from Fitzjohns Avenue.

We recognise that the CAAC are concerned by the loss of front gardens in the area. At present there is no front garden at No.15. The original garden had been replaced with hard paving. Part of our proposal is to reduce this to allow the implementation of a small garden. Planting about the perimeter will soften the proposal maintaining an area of parking.

The existing property, a 2 storey glass and brick 1960's building, is quite different from the others in the road.

The existing building is 9m wide and 24m deep. The building is set back approx 10m from the pavement. The overall height from the pavement level to the ridge is approx. 6.5m. Its neighbouring properties, no.13 and no 17 are 13m and 11m high respectively. The garden extends 5.5m behind the house.

## **The Proposal**

This application proposes the rebuilding of the existing house to sit more harmoniously between the building lines of the existing nos. 13 and 17. It will be a little taller next to the very high brick wall of no.13 and slightly more forward to the North to hide the neighbouring garage of no.17.

We propose to keep the building modest in scale with a very similar roof profile to the existing house. The house is a two storey building above ground with a basement.

The massing is highly articulated and also uses materials to further enhance the forms. The proposed house is aligned and orthogonal to the principle front building line of 13.

The building will be a quiet contemporary building that still blends into the street both in materials and bulk. The existing building is described as built of glass and brick in the Conservation Area Statement and our proposed building will be the same.

## **Materials**

We propose to use bricks to match the buildings on either side but with lime mortar, eliminating expansion joints. The current brick is constructed out of unsympathetic wire cut bricks with Portland mortar and as a result does not blend with the neighbour's contexts.

Linit U-Profile structural cast glass will be translucent with translucent insulation between the 2 layers of Linit glass. This will give a U-value of 0.81 m<sup>2</sup>K/W for the system.

## **Sustainability**

The building makes best use of light & amenity to create a pleasant manageable environment for the building occupiers. It accounts for overheating & glare by using frosted insulated glass system from Linit.

Space heating & hot water will be provided using a high efficiency low NOX gas fired boiler with underfloor heating.

The building fabric will be insulated to exceed the requirements of Part L, concentrating on the floor, masonry walls and roof.

Ventilation will through opening windows or solid panels and through openable roof lights to facilitate natural ventilation. The staircase with roof lights above will create a stack effect that will help to keep heat gain down in the summer months and create a comfortable environment.

Photo voltaic panels will be mounted flush on the roof to the rear to provide electrical energy to heat and in combination with high thermal performance, the energy produced will be almost sufficient to heat the space during even the coldest of winter months.

A water permeable block paving scheme will be implemented on the car stand to the fore.

We propose a Solar thermal water heating system to provide domestic hot water.

### **Water Conservation**

There will be a Green roof to the rear to be visually more aesthetic and to reduce rain water run-off.

Water conservation is an important part of environmental sustainability. The house will be equipped with 'A' rated water efficient domestic white goods, dual flush toilets, visible water metering and (where appropriate) aerated taps. The measures will help to significantly reduce the amount of potable water used by the house's occupants.

There will also be subterranean rain water storage tanks with an automated watering system to be used to maintain the garden areas.

**Low energy lighting** will be installed externally and internally.

### **Flood Risk**

We envisage no further risk to the building and surrounding area than currently experienced.

### **Household Recycling**

Adequate space will be provided within the basement for segregation of recycled waste in line with WCC guidelines.

### **Access**

Highways and Transport

No changes to the current levels or access is envisaged.

**Parking**

Two existing parking spaces in the front of the house will be retained.

**Pre-planning Consultations:**

We met with both neighbours to present the proposal before our submission for planning. A few issues were raised and we modified our scheme to take these into account.

Richard Mitzman Architects LLP