

Design Access Statement

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Heritage Statement

Proposal: Extension of existing dormer window through installation of new matching window to the side

Site Address: Flat 1, 6 Lyndhurst Gardens, London NW3 5NR

Date: 20/12/15

Introduction

This statement has been prepared in support of the Planning Permission and Listed Building Consent applications submitted for the above address, with the purpose to briefly illustrate the characteristics of the building, provide with the necessary background information, and introduce the proposed design intentions.

Site Description and Historical Assessment

Flat 1 is located on the top floor (4th floor) of No.6 Lyndhurst Garden and it consists of a main area, arranged within the roof space, and an entrance level on the 3rd floor, to the top landing of the communal staircase.

A small bathroom area is also located on the entrance level within the private internal staircase area.

The building is a Grade II listed property (Date first listed: 01-Jul-1998) described on the English Heritage listing details as:

TQ2685SE LYNDHURST GARDENS 798-1/38/1824 (South side) 01/07/98 No.6 and garden walls and gate piers

Formerly known as: Tintern LYNDHURST GARDENS. Detached house. c1886. By Harry B Measures. For William Willett and Son, builder-developers. Red and grey-blue bricks with rubbed brick dressings and tile-hanging. Timber windows, tiled roof. 3 full storeys. Front an asymmetrical composition in Queen Anne style, with 2 pairs of canted bay windows rising through in a polygonal cap to right. Chequerboard brickwork between ground and first storeys on flanks, some cut down. Steeply hipped roof. Windows partly casements, partly sashes, with small panes in upper portions (some changed). INTERIOR not inspected. SUBSIDIARY FEATURES: dwarf garden wall in front with plinth, buttresses and polygonal piers at ends and in centre topped by terracotta finials. The Willett houses in Lyndhurst Gardens form a compact and powerful group.

The house had been converted into 5No.flats (Certificate of Lawfulness application for conversion granted 8/07/1994) and while the front elevation (on Lyndhurst Gardens) seems to be mostly in its original configuration, its side and rear elevations (to the rear garden area), show historical alterations, including altered roof configuration and additional/altered windows.

Photograph 1 showing the front (main) existing elevation:



Photograph 2 showing the existing side elevation (please note existing dormer window):



Photograph 3 showing the existing rear (garden) elevation:



Planning Policy Context

The building is located within the Fitzjohns and Netherhall Conservation Area and more exactly within the sub-area two Rosslyn.

This Conservation Area was designated on the 01/06/1985 and, according to its statement (adopted March 2001), Lyndhurst Gardens is described as:

The road slopes down from Lyndhurst Road and then forms a 90 degree turn towards Akenside Road. When Lyndhurst Gardens was laid out the original grand villa of Belsize Court still stood, and perhaps influenced the design of the street that has an imposing quality. The design is also due to the influence of William Willett and his aspirations to build detached quality villas. There are 11 listed buildings in the street. The English Heritage listing says, "The Willett houses in Lyndhurst Gardens form a compact and powerful group". Nos.4-16 (even) are by Harry B Measures c1886 for William Willett and Son, three storey red and grey-blue bricks with rubbed bricks ornaments, timber windows, Queen Anne style with projecting porch. There is a variety of detail, some have tile hanging and half timbering, tall chimneys. [..].

No further or more specific mention is made on No.6 but, according to the document final guidelines under the roof extensions (F/N16), and in relation with the proposed alteration, we would like to mention the following noteworthy indications:

- *Further dormers or "velux" type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front and the side will not be allowed where a cluster of roofs remain largely, but not necessarily completely, unimpaired*

Proposed alterations and design strategy

The proposed additional dormer window is aimed at extending the existing dormer in order to provide the flat with much needed additional daylight.

It will furthermore provide an existing unused area of the flat with natural light and ventilation. No internal alterations to the existing layout are currently being proposed. These would be submitted within a separate Listed Building Consent in the future, if any internal alterations will be required.

This additional dormer window is being currently proposed due to some urgent remedial roofing works the freeholder will be carrying out later in May 2016, in order to allow for the works to happen at the same time, contributing to reduce any disturbance and disruption related with the proposed works and allowing to carry out the proposed works according to the final material and construction specifications of the existing roof.

The proposed window will match the existing dormer design, materials, glazing and paint finish. Additionally the existing roof tiling (clay) will be retained and reused/extended to avoid affecting the character of the existing roof. Lead flashing will be provided in the same fashion of the existing roof.

Having considered the aforementioned Conservation Area statement F/N16 guidelines point and according to the provided drawings and photographic documentation, we believe the proposed dormer does not affect the character of the listed building and the configuration and functionality of the existing roof.

The location for the proposed dormer window has been carefully chosen upon the following criteria:

- It has been deemed as an improvement, due to the limited amount of existing windows and its proposed position will provide a currently unused area with natural daylight and air

- It doesn't require any internal alterations to the layout
- It won't produce any additional ways of overlooking or increase lighting pollution at night
- It will be partially concealed by the existing chimney stack. Also, the chimney is not in use and its top has been capped with coping stones, it will therefore be safe in proximity of the proposed window.
- The proposed position is entirely located within a large sloping surface of the roof and far from roof valleys, hips or eaves to avoid affecting the existing roof configuration.
- It will look like a continuation or extension of the existing

Services strategy

We are not currently proposing any alterations to the existing services. The existing rain water disposal along the roof surface and down into the existing gutters will not be affected by our proposal.

Proposed Works

The works will be carried out at the same time of the planned repairs to the roof in order to ensure the consistency of the dormer construction with the roof structure and materials.

Access statement

We are not proposing any changes to the existing access routes and facilities.

Additional documentation

Please refer to the photographic documentation included in this application