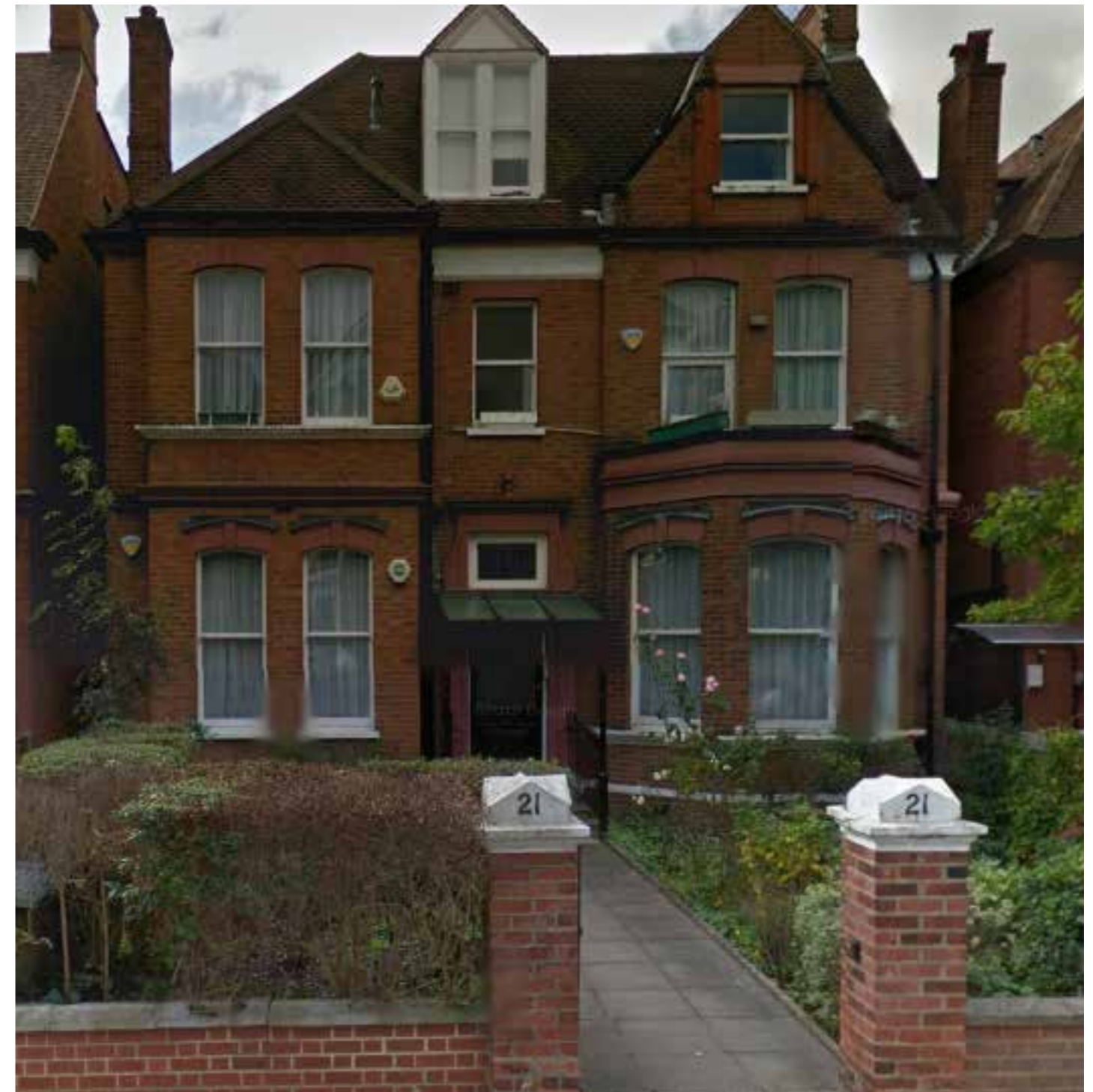


21a Lindfield Gardens
London
NW3 6PX

Design, Access & Planning Statements

In Support of Planning Permission &
Conservation Area Consent



Introduction

This Design, Access and Planning Statement has been prepared by FT Architects as part of the planning application for works to be carried out at 21a Lindfield Gardens, London.

This report sets out the applicant’s case that the minor internal alterations to the approved application 2011/3631/P, and changes to the rear elevation will be a sympathetic addition to the property.

There will be no harm to the character and appearance of the building, or wider conservation area, nor result in any undue loss of residential amenity to neighbouring properties.

Existing Building and Site Context

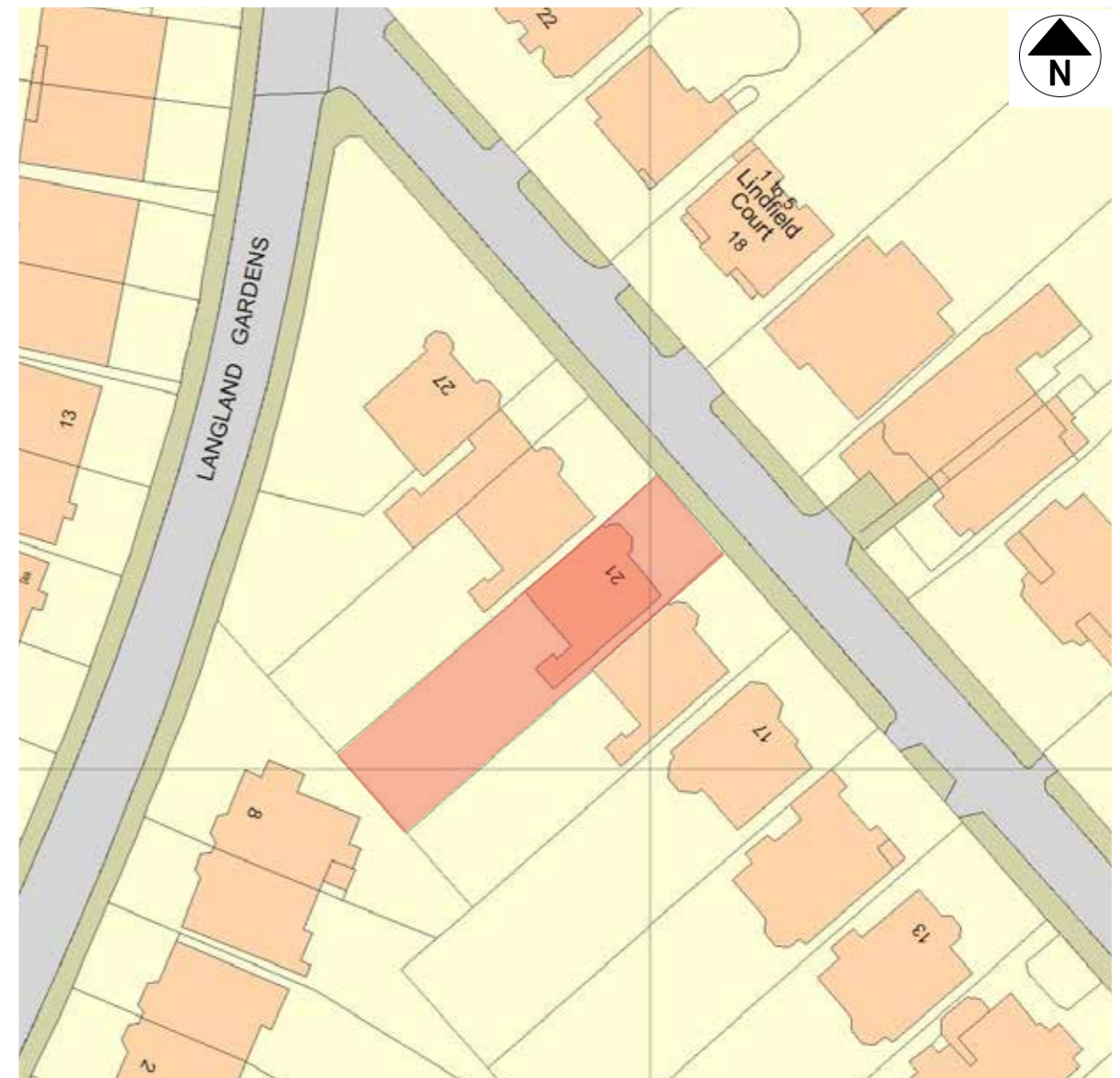
Lindfield Gardens is characterised by large detached houses, The site is located in the Redington/Frogna Conservation Area.

No.21 Lindfield Gardens is a four storey building on the south west side. The rear elevations consist of stock brickwork facades with red brick arches. The rear terrace to the lower ground flat 21A has a 1800mm high timber fence to the boundary.

Planning History

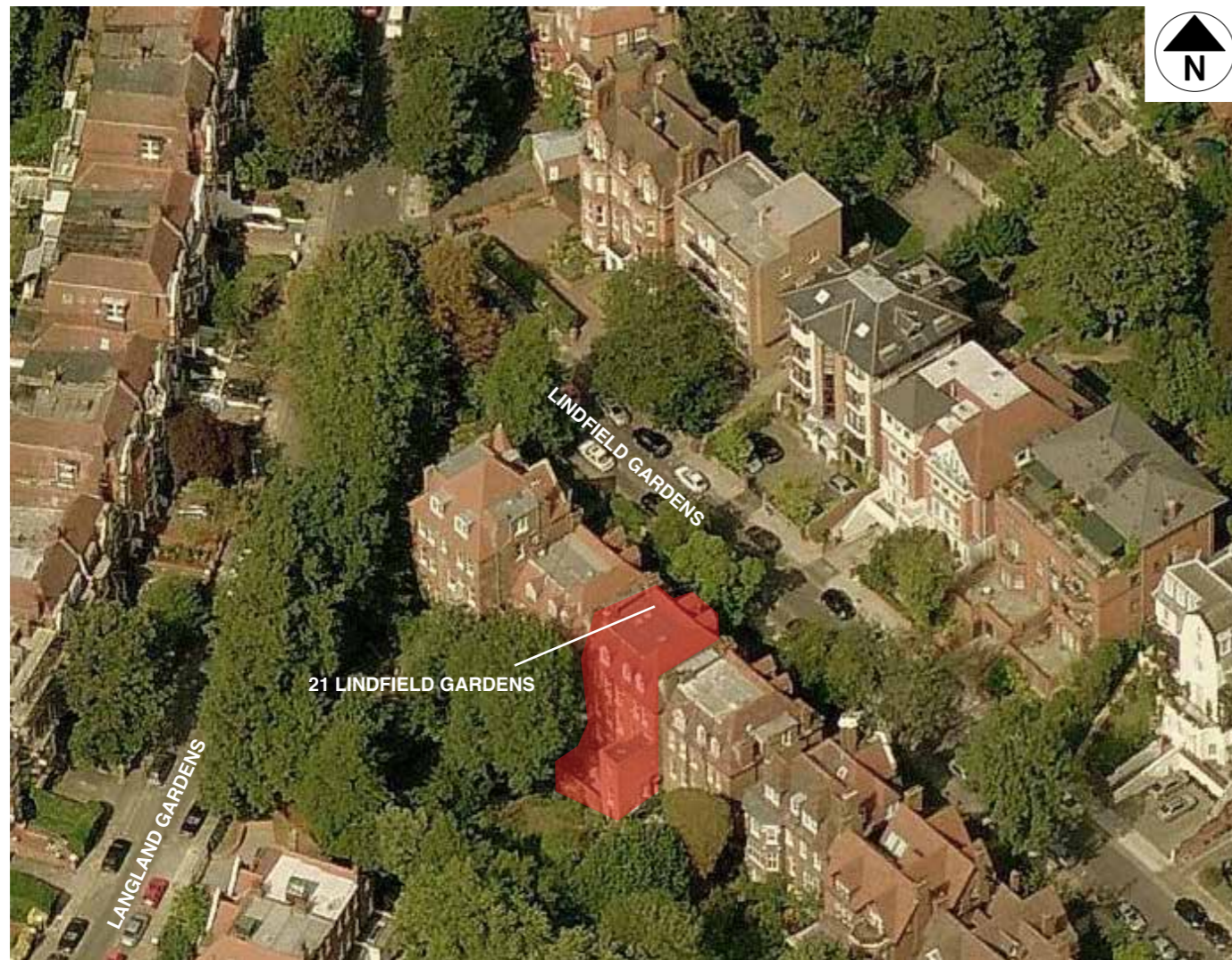
This application is a variation of the previously granted planning application under the reference 2011/3631/P.

This involved the replacement of 3 sash windows and a door to the rear elevation with 4 french doors. The application proposed to install a new sash window to each side elevation, refurbishment of the terrace with new timber decking and internal alterations.



Site Location Plan

Site Context



Aerial Photograph Looking North



Aerial Photograph Looking West

Existing Photographs



View of Rear Fenestration



View of Rear Elevation



Internal View Towards Rear Door and Window

Development Proposals

Approach

This application is a variation of the planning application 2011/3631/P, this application proposes to install french doors to a new opening in the rear elevation and to replace the timber sash windows like for like.

Use

The use of the property will remain as a single family dwelling.

Amount

The massing of the property will not be affected by the proposals.

Landscaping

Previously approved under planning ref 2011/3631/P, the rear terrace which is currently in unsatisfactory condition, will be re-landscaped. The level of the terrace will be raised and new decking will be laid.

Materials

The replacement windows to the elevations will be in keeping with the existing fenestration.

Access

Access into to property will remain as existing.

Impact Upon Neighbouring Properties

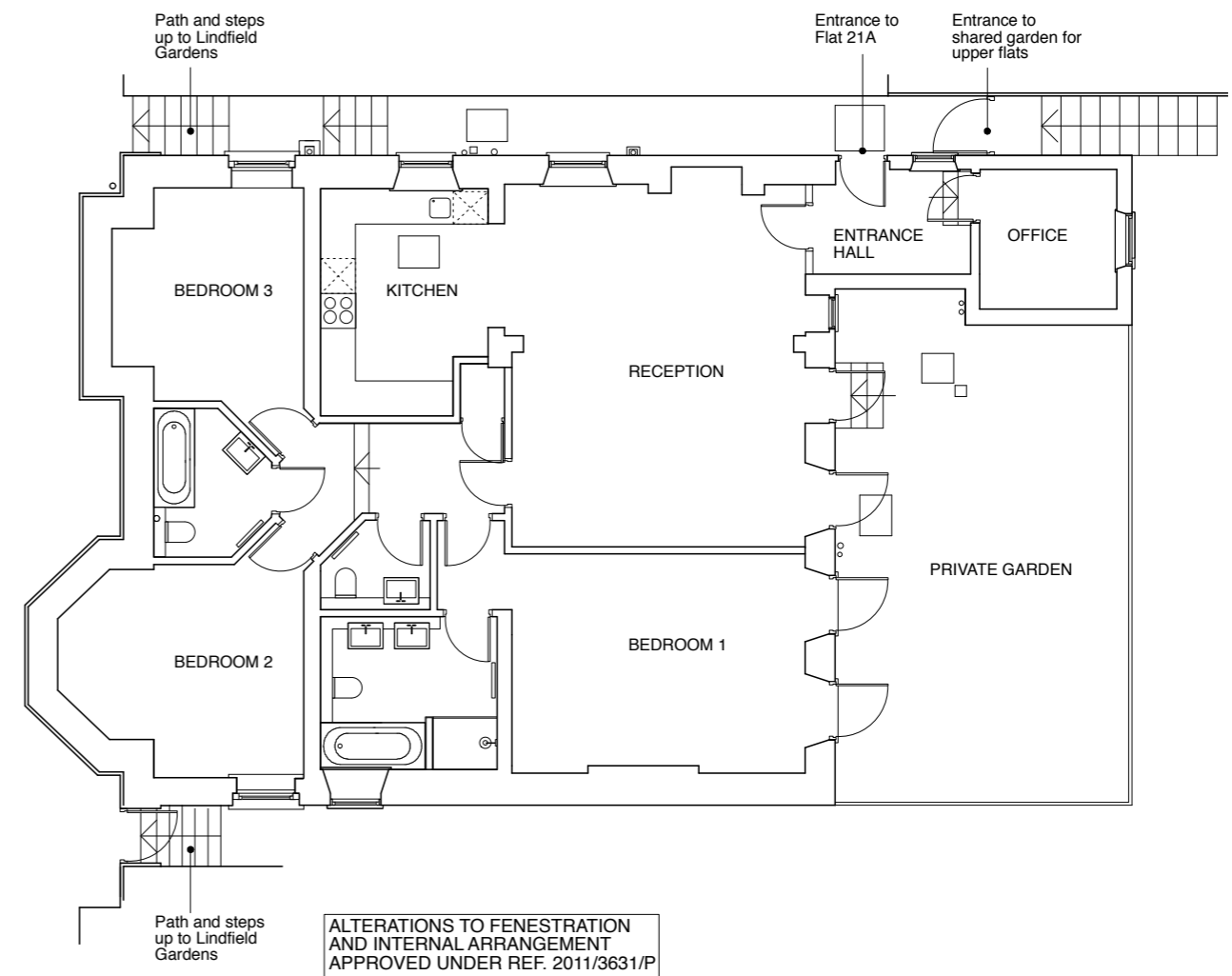
Every effort will be made to manage noise, dust and emissions during the course of the construction period. We therefore consider that apart from the inconvenience of the construction itself, there will be no long term impact upon the neighbouring properties.

Impact Upon the Conservation Area

The property is located within the Redington/Froggnal Conservation Area of Camden.

The alterations to the rear elevation will not be seen by pedestrians on any public footpath, road or bridleway.

As such, we conclude that the minor external and internal alterations will provide high quality living spaces, without compromising the character or appearance of the host building or wider Conservation Area.



Previously approved design under planning ref. 2011/3631/P