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Project Name	Lyndhurst Gardens	17 09 2015
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Site Address	Flat 1&2, 22 Lyndhurst Gardens, NW3 5NN	
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## DESIGN AND ACCESS STATEMENT - Revision A

**Refurbishment of an existing apartment within a Grade II listed building including the demolition of existing non original conservatory and erection of new single storey orangery with glazed lantern.**

### Introduction

Number 22 Lyndhurst Gardens is 5 storey dwelling currently divided into 12 flats. This document describes the design proposal for refurbishing the ground floor (garden level) flat and the erection of a single storey orangery.

### Site Description

The building is located on the eastern side of Lyndhurst Gardens within the Fitzjohns Netherhall Conservation Area. Lyndhurst Gardens links to Lyndhurst Road which connects onto Rosslyn Hill with its shops and amenities.

No. 22 Lyndhurst Gardens is a double fronted detached house with a carriage drive, built in approximately 1886 by William Willett, a reputed builder and developer within the area. It is Grade II listed.

The building was converted into 12 flats in 1976.

### Design Strategy

Whilst the proposal is contemporary in design, it is sympathetic to the historic nature of the building and all original features are to be retained.

There are two main aspects to the design strategy for the refurbishment. These are:

:Refurbishment of the interior of the flat. The refurbishment is covered in more detail in the Heritage Statement that goes with this application.

:Demolition of the existing 1980's conservatory and erection of a new orangery with glass lantern.

The existing conservatory is single glazed with fixed panes and is open to the existing kitchen and living area and as such very environmentally inefficient. The proposal will be double glazed and also have operable windows providing a more thermally efficient envelope.

### Massing

The new orangery replaces the 1980's single glazed conservatory. The footprint of the new built element is the same width as the existing conservatory but extends further into the garden by approximately 1.6m (to the extent of the ownership of the freehold). This extension allows the room to function as a proper dining area, without compromising the access to the garden. The height remains the same as existing and is not visible from the street side and therefore the impact of the proposal will be minimal.



### Materials

The new conservatory will be built with a lightweight oak frame sitting above a brick plinth to match the existing brickwork. The new opening timber windows and doors match the heights of the adjacent windows. Insulated timber panels sit in-between profiled timber rails and cill, providing a functional internal space whilst still maintaining the distinctive external look to the conservatory. The roof is made fromterne coated stainless steel which is coloured to match lead. Metal rainwater goods are to match the new roof. The roof is punctuated by a frameless glass lantern. Non original glass lanterns in the existing kitchen are replaced with frameless glass lanterns within the same opening.

### Site Access

No change to the site access is proposed. There is a carriage driveway in front of the building and pedestrian access to the rear of the building

### Landscaping

The flat is currently approximately 675mm below the main mature communal gardens. There is currently a landscaped bank and stone steps around the main reception room and conservatory with approximately a metre of level path directly outside the house. The proposal seeks to dig out this bank and out in a new brick retaining wall (to match the existing bricks) to create new patio area outside the flat and allow more light into the reception room. The patio to the garden wall of the new extension will also be dug out and gently stepped back up the the main garden level with new built in bench seating to match the internal bench.

### Accessibility

The proposed works will not affect the accessibility to the flat or the garden

### Flood risk

The site is not located within a flood risk zone.

### Conclusion

The application is for a small contemporary extension and refurbishment to a garden level flat in a listed building. The scheme respectful of the historic nature of No 22 Lyndhurst Gardens and as discussed in the adjoining Heritage Statement (44\_1509\_HS) has minimal impact on the existing building whilst delivering a more functional and environmentally efficient design.