

# Stiff + Trevillion

16 Woodfield Road  
London W9 2BE

020 8960 5550  
mail@stiffandtrevillion.com

4023  
26 LYNDHURST ROAD  
LONDON NW3

PLANNING, DESIGN & ACCESS DOCUMENT





# CONTENTS

1.0 INTRODUCTION

2.0 HISTORY AND CONTEXT

3.0 PROPOSED DEVELOPMENT

4.0 ACCESS

5.0 HERITAGE STATEMENT

## 1.0 INTRODUCTION

The following document has been prepared by Stiff + Trevillion to seek planning permission for the development of 26 Lyndhurst Road. This application is to be seen as an amendment to the approved application 2015/2548/P, submitted by Carden & Godfrey Architects and granted on 18-05-2016.

The consented application includes the conversion of existing 4x flats into 1x6bed maisonette and 2x1bed flats; Alterations to the rear to include a new single storey extension and part first floor extension; enlargement of terraces, creation of inset roof terrace and excavation for swimming pool. Alterations at the front of the building included a new lightwell.

This application includes variations and additions to the original application as described in Section 3.

The proposed works do not interfere with the front elevation of the property preserving the traditional character and appearance of the conservation area.

The proposed design seeks to provide high quality refurbished dwellings that will provide improved accommodation for the client whilst considering the local context and preserving the special character of the area.



Map of Fitzjohns & Netherhall Conservation Area

## 2.0 CONTEXT AND HISTORY

The property is located in the Fitzjohn/Netherhall Conservation Area. The conservation area was formed out of three historic estates Hampstead Manor, Belsize and Greenhill Estate. The area evolved in medieval times from a small village of Hampstead surrounded by farmland belonging to Westminster Abbey.

After the Dissolutions of Monasteries the village and land surrounding it was given to Sir Tomas Wroth who eventually sold it. In the early 18th century this large Estate descended to the Maryon family. Its further development was marked by various intricacies such as the complex will of Sir Thomas Maryon Wilson that limited the amount of building that could take place. As the result, large parts of the Estate (that by then consisted of two Estates – Heath and East Park) were kept as open farmland.

Following the Hampstead Heath Act in 1878, the East Park Estate became part of Hampstead Heath. Building on the Estates developed around three main roads – the medieval and later widened Hampstead (High) Street, Finchley Road (1827) and Fitzjohn's Avenue (1875). Due to the earlier mentioned will and 15 legal challenges in Parliament of the same, the delayed building work resulted in the area retaining the distinct 1880s look.

The house is substantial, detached three story (at the front) building with lush, front garden to the front and large garden on two levels at the back. It was built in circa 1880 out of red brick with rendered Dutch style front gable. The building has large bay windows at the front and back on the west side and steps back to flat elevation to the East of the front entrance. It also has a rectangular bay on the East side of the back elevation whose roof serves as a terrace at first floor level. The house retains some typical architectural features of the era of which many are in need of complete refurbishment.

The house is presently divided into four flats. The ground falls relatively steeply from front to back which is why light well(s) are required to allow natural light to the lower ground floor flat at the front of the building but are not required at the back.

The building has been altered in the past and there are not many original features remaining internally. Stained glass windows at the back may be original. It is however unlikely that metal balustrades to two terraces are original and the same goes for the columns supporting the ground floor terrace at the back.

### 3.0 PROPOSED DEVELOPMENT

The house is now in single ownership of a large family. The consented proposal from Planning Application 2015/2548/P consists of the following:

- a) To re-order the whole house to create a comfortable family home with two smaller flats at lower ground floor level. The result would be the loss of one unit (one flat) which is within Camden Planning Guidelines.
- b) To create a new light well at the front on the east side of the house to allow natural daylight into one of the newly proposed flats. The front garden will be re-designed to allow the existing, well-established, large rhododendron to be re-planted further forward towards the front boundary wall thus completely concealing the new light-well from view.
- c) Repair and conservation of the stained glass front entrance canopy.
- d) Back terrace will be demolished and new terrace the full width of the house built. The existing metal balustrade will be salvaged and re-used as balustrade around existing and new light-wells at the front of the building helping to enhance the appearance of the front.
- e) The existing east side extension at the back will be reduced in depth to improve architectural relationship between it and adjoining bay window. This alteration will improve the outlook from the existing, west bay window and allow more natural light in.
- f) A new swimming pool is proposed at the back of the property partially housed in the new extension below the terrace.
- g) A new spiral staircase is proposed at the back to allow access to the garden from the ground floor terrace.
- h) Engineer's report highlighted that the front boundary walls are unstable due to two mature trees on either side of the gate. The roots have already caused serious sinking of the path that will need to be carefully lifted and re-laid after remedial works have been completed. It was therefore proposed to remove the trees, rebuild the walls to match existing using existing bricks and plant two small, decorative trees slightly further away from the boundary to avoid future damage to the boundary walls. The exact type of the trees to be planted will be advised by a specialist yet to be tasked with garden(s) landscaping.
- i) It was proposed to develop the attic space by infilling the area between two pitch roofs.
- j) Overall internal and external repairs to include repointing and general repairs to the fabric of the building.

This application includes variations to the original application that include:

- a) Replace the front entrance canopy.
- b) The new metal balustrades to the front of the building will match the style of the existing metal balustrade in the ground floor rear terrace. The existing railings will not be re-used due to their poor condition.
- c) The new swimming pool at the back of the property is omitted from the proposal.
- d) Following the Structural Engineer's review of the proposal, in order to develop the attic space and infill the area between two pitch roofs, the whole roof and mansard structure will need to be reconstructed. Tiled finishes will match the existing and dormer window construction will be re-constructed to match the existing.
- e) Replacement of all windows for double glazed units, except for the existing leaded panes to front and rear ground floor windows. The existing building contains a mixture of timber framed, metal frame and pvc windows. the timber framed windows will be matched with the existing, and the pvc windows will be constructed in a timber frame in the style to match the existing as was originally intended.
- f) New metal framed glazed screens to rear at lower ground, ground and first floors. This will not divert from the existing style of the building as there are currently metal framed windows and doors in the property.
- g) New Crittal style window to the East side elevation to run the height of the new stairwell. This will again not divert from the existing style of the building for the above reason.
- h) Variations to windows on side elevations
- i) New rooflight to the existing side extension roof on the East side of the building. Replacement of the existing tiled finishes to match existing.
- j) New external concrete stair to the side of the building to replace existing due to poor existing condition.

It is intended that the new work will blend in seamlessly with the existing and complement it where more contemporary approach to design language has been taken. The harmony of styles will be achieved through informed design, choice of materials, attention to detail, and by careful execution. Additions in the more contemporary architectural style have been designed to have a minimal impact on the surrounding architecture and to blend in through their very simple and unobtrusive design.

## 4.0 ACCESS

The proposed access improvements from the consented Planning Application 2015/2548/P remain unaltered in this application. The consented improvements include repairs and levelling of the front path and existing access arrangements. There is scope to introduce a ramp in the future should it be required by altering the existing side path leading to the new entrance on East elevation. Access for emergency vehicles would remain as it is at present and would not be affected by the proposed alterations.

## 5.0 HERITAGE STATEMENT

The objective of this part of the document is to demonstrate awareness and consideration of the National and Local Planning Policies and Guidelines in preparation for and execution of the design process. Various National and Local policies and Guidelines were taken into account when preparing the design for this site. The following policies and guidelines in particular influenced the design and were considered relevant to this site and the building in question:

- National Guideline PPG 15, on issues of Conservation Areas. This guideline was considered in parallel to Local Policies and Guidelines such as CPG1, CS14, CS13 and DP22, DP25.
- PPS 5, policy HE8.

The proposal has been designed so that its appearance creates a harmonious whole with the existing building. This has been achieved by keeping the new extension subservious to existing building, by careful choice of materials and detailing. In terms of aesthetics, a sympathetic approach to existing architectural language has been adopted. The new extension has simple, clean design that complements the existing building but it is obviously of its time.

The approach to design as set out above demonstrates a conscious effort to design and provide a high quality environment for the building's occupants as well as for its neighbours. In considering how to develop the house we have been mindful of the needs of neighbours and have designed a scheme that would provide no impact, either with respect to a reduction of view or light, or an increase in overlooking, or in the potential for noise. It is further stated that the proposed style of the extension and alterations is in keeping with the original importance of the house as suggested by its style, materials and scale.

The proposal aims to provide a harmonious, simple but elegant back elevation, to harmonize the relationship between existing architectural elements and features and in this way to achieve an improvement on existing.