

BROD WIGHT Architects

Flat 1, 12 Lyndhurst Gardens, London NW3 5NR

Design and Access Statement: Ref: 1060-D+A

11th July 2017
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1.0 Design Brief/Proposals

- 1.1 The brief was for the replacement of the lower ground floor windows and external doors with new windows to exactly match.

2.0 Proposal Relative to the Existing Building

- 2.1 The site comprises a three-storey detached building (with accommodation in the roof space) located on the south side of Lyndhurst Gardens. The building was originally a dwelling house, then a nursing home and was converted into 5 flats in 1999. The property is located within the Fitzjohns/Netherhall Conservation Areas and is also a statutory listed Grade II building.
- 2.2 The existing lower ground floor windows and external doors to Flat 1 are nearing the end of their useful life and are structurally insecure leading to security concerns.

3.0 Appearance and Materials

- 3.1 The existing lower ground floor windows and external doors are probably not original but are in keeping with the character of the building and of a traditional appearance.
- 3.2 This proposed replacement windows and external doors are to exactly match. The opportunity is being taken to replace the glass with clear double-glazing - the existing doors and windows are 'plain' (i.e. they do not feature glazing bars) so this replacement of glazing type would not be discernable. The use of double-glazing will further increase the security of the replacements.
- 3.3 The only exception, which does feature glazing bars, are the external french doors labeled as W5 on the accompanying drawings. The existing glazing bars to these doors are deep enough to accommodate the proposed double-glazed units so the original appearance will remain the same.

4.0 Amenities

- 4.1 No neighbouring amenities are affected by the proposals.

5.0 Impact on the Street Scene

- 5.1 The proposals are identical to the existing and so will have no impact on the street scene.

6.0 Access

6.1 Access to, from and within the property is unaffected by the proposals.

7.0 Refuse & Recycling

7.1 The existing arrangement will remain unaltered.

8.0 Sustainability

8.1 The opportunity being taken to replace the existing single glazing with double will greatly reduce heat loss through the external property fabric and so will reduce energy usage.

8.0 Conclusion

8.1 The application proposals are in full compliance with the aims and objectives of the relevant Listed Building, Camden and National Planning Guidance and will have no impact on the appearance, character and setting of the existing building, while providing the necessary improvements to the living accommodation and sustainability of the property.

For these reasons we consider Listed Building Consent should be granted accordingly.