

DESIGN AND ACCESS STATEMENT - addendum

Minor reduction to the width and height of the extension and associated minor amendments to the proportion of the windows from the current proposals as per Full Planning Permission 2015/7173/P and Listed Building Consent 2016/0370/L

Introduction

Number 22 Lyndhurst Gardens is 5 storey dwelling currently divided into 12 flats. This document describes the proposal for amendments to the current permissions for the ground floor (garden level) flat.

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.

Proposal

Full Planning permission and Listed Building Consent for the erection of a single storey side and rear extension with lantern rooflight, following demolition of existing single storey side and rear extension; alterations to existing lantern features on side elevation was obtained in June 2016.

Subsequently an application for a Non Material Amendment (2016/6851/P) and a new Listed Building Application (2016/6837/L) were granted in January 2017 and April 2017 respectively following the removal of the french doors and replacement with a hardwood opening sash window and removal of the glass lantern. The extension has now been completed, but it has become apparent that both the width and height of the extension are slightly smaller than the original application. This has had a minor knock on effect on the proportions of the windows and the panelling, so this application seeks approval for the extension as per the latest drawings.

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

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 changes are at the rear of the property and are not visible from anywhere else and therefore the impact of these change will be minimal. The proposed alterations are minor and not materially different from the approved scheme.

The proposal is still respectful of the historic nature of No 22 Lyndhurst Gardens and has minimal impact on the existing building.