

## DESIGN & ACCESS STATEMENT and HERITAGE STATEMENT

To accompany the application for planning permission and listed building consent for the proposed works to be done at Flat 5, 10 Lyndhurst Gardens, NW3 5NR.

April 2018  
R01



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## 1. Introduction

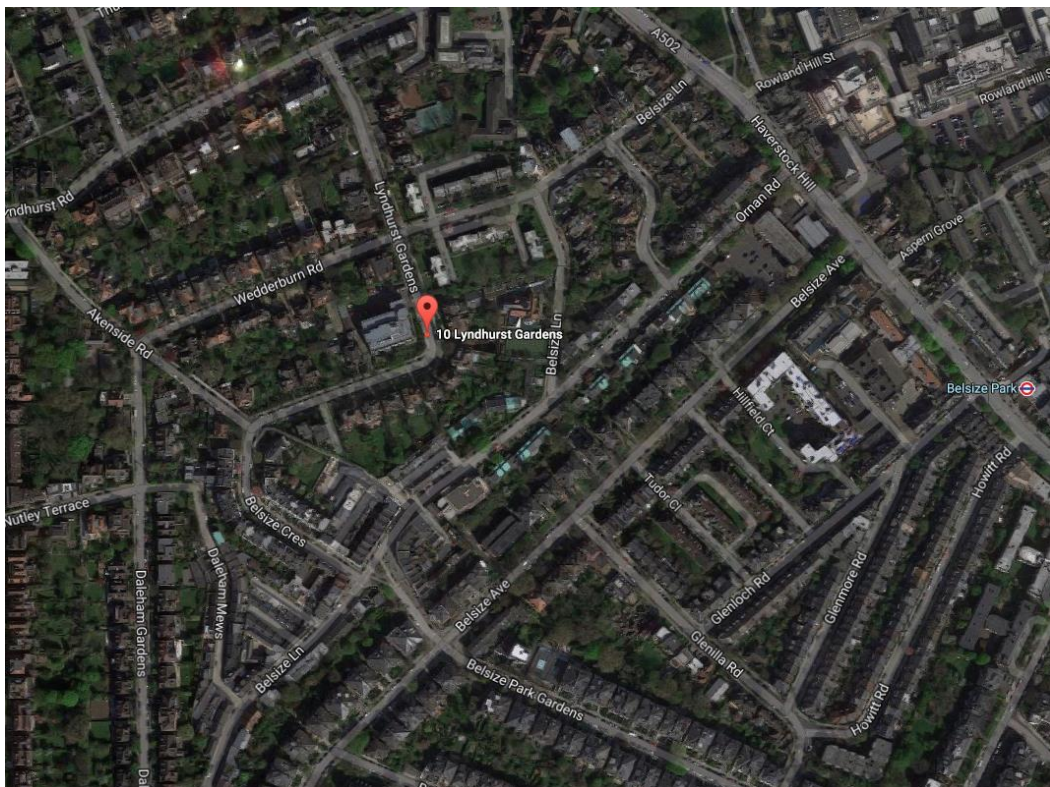
This Design and Access and Heritage Statement has been prepared in support of the planning application, for planning permission and listed building consent, at Flat 5, 10 Lyndhurst Gardens, NW3 5NR, which is submitted by Kokorelia Architects Ltd on behalf of Aleix Pares. The proposal is to be read in conjunction with the accompanying drawings.

The applicant seeks permission to proceed with the following works:

- Addition of a new window in side elevation
- Altering the size and design of existing side window
- Replacing all other existing windows

## 2. Site and context

- 2.1 The site is a three-storey building with flats. It is located at 10 Lyndhurst Gardens and has street frontage. It is bounded on the front by Lyndhurst Gardens and by residential neighbours on its two sides.
- 2.2 The only point of access is through Lyndhurst Gardens.
- 2.3 Any alterations to be made concern only flat number 5 which is on the second floor. The rest of the property is not included as part of this planning application.
- 2.4 The property is located within a primarily residential area with some commercial properties and the whole area has relatively homogenous design.
- 2.5 The property benefits from good accessibility by all forms of transport as is reflected in the variety of transport modes in proximity to the site. It is situated within a nine minute walking distance to Belsize Park tube station.





### 3. Proposal

#### USE and AMOUNT

3.1 The applicant seeks permission to proceed with the following works:

- **Addition of a new window.**  
The proposed window is on the existing bathroom. This will allow for natural light and ventilation. There is an approved application for a window on the same location at the flat below. The proposed window would be located directly above and will be of the same width and similar height.
- **Altering the size and design of existing side window.** T  
The existing window is at 500mm from finished floor level. It is located within the kids bedroom. We are proposing to increase the level of the window sill to 800mm, in order to fall within safety guidelines and Building Control regulations. The design of the window will be sash window with sash stops to restrict opening. The proposed glass will be like for like with the existing glass.
- **Replacing all other existing windows**  
The existing second floor windows and external doors to Flat 5 are nearing the end of their useful life and require replacement. The proposal will be – like-for-like (single glazed) replacements. All top-lights will remain as they are.

#### LAYOUT

3.2 The new window will be added in the Master bedroom's shower room in order to provide ventilation and allow natural light to enter the space.

#### APPEARANCE

- 3.3 The intervention in the appearance of the building is minimum. There are no alterations in its design and the new window will be white framed matching the existing ones and creating a unified design.
- 3.4 The new shower room window is on the side elevation of the building and it does not interfere with the harmony of the rest of the elevation. It is aligned with windows from the top and the ground floor.
- 3.5 Overall, the proposal will have minimal impact to the surroundings and in particular to the view from the neighbouring properties and from Lyndhurst Gardens as well.
- 3.6 The proposed change to the sill of the children's' bedroom is minimal. The height of the sill will match that of the bathroom. So, the side view will remain symmetrical.
- 3.7 The existing second floor windows and external doors are probably not original.
- 3.8 The French doors and sash windows design are in keeping with the traditional character and appearance of the building. The proposed replacement windows and external doors are to exactly match and the glass will be single glazed to match existing.
- 3.9 The top lights above the French doors & side windows will be repaired.

## ACCESS

3.10 The access to the house remains unchanged.

## LANDSCAPING

3.11 The proposal does not include any landscaping work.

## 4. Heritage statement

### 4.1 Nature of Heritage asset

The property is located on Lyndhurst Gardens, within the Fitzjohns Netherhall Conservation area. This is an area mainly residential of predominantly large houses with generous gardens. The majority of the properties are detached and semi-detached with few terraces. The gaps between the buildings provide views to the rear garden.

10 Lyndhurst Gardens is a three storey red and grey-blue brick building with rubbed brick ornaments, timber windows, tall chimneys and Queen Anne style with projecting porch.

### 4.2 Impact assessment

Overall design: The new proposed window is located on the side façade of the property and is aligned with windows from the top and the ground floor. It is hidden behind the chimney breast and so has a minimal impact on the view from Lyndhurst gardens or from the neighbouring buildings. The general design and the type and colour of frame will match the existing windows, with the aim of preserving and enhancing the character of the original building.

Scale and proportions: The scale and proportions have been considered so as to complement the original building, whilst not overpowering the side façade. The proposed replacement of the windows will not alter the scale and proportions of the existing building.

Materials: It will be a single glazed sash window with timber frame to match existing.

## 5. Conclusion

The proposal represents minor interventions that are in line with the planning authority's design guidelines. It does not affect the neighboring properties in terms of loss of light or amenity. Moreover, it aims to upgrade the existing condition of the building since it helps more sunlight to flow through its space. Furthermore, the intervention will have minimal to no impact to the neighboring properties or the view from Lyndhurst Gardens.