

BROD WIGHT Architects

Flat 1, 12 Lyndhurst Gardens, London NW3 5NR

Design and Access Statement: Ref: 1060-AP2-D+A

21st May 2018
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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.

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.

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.

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8.0 Sustainability

- 8.1 The opportunity being taken to replace the existing window with new will reduce draughts and so reduce energy usage.

9.0 Conclusion

- 9.1 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.

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