

9 Lyndhurst Terrace, London NW3 5QA

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DESIGN AND ACCESS STATEMENT

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INTRODUCTION

This Design and Access statement is submitted as part of the application for 9 Lyndhurst Terrace. In addition to the detailed drawings the contents of this document describe the rationale behind the design.

The proposals include the refurbishment and extension of the detached house at lower ground, ground and first floor level.



Existing site. Image taken from Google Maps.

A comprehensive refurbishment and extension of the property that includes addresses brick cleaning and repointing, roof replacement, fenestration, boundary treatment and a new entrance to the house produce a scheme that will refresh and reinvigorate this tired looking house. The house will provide a vast improvement to the streetscape and preserve and enhance the conservation area within which it sits.

SITE ANALYSIS



The application site is located on the west side of Lyndhurst Terrace, central to the street. The site's boundaries are defined by the neighbouring garden wall of 7 Lyndhurst Terrace to the south and wall of 11 Lyndhurst Terrace and its access road to the north. It is a rectangular site measuring approximately 13 metres wide by 45 metres deep.

There is a slight slope along Lyndhurst Terrace rising up towards Thurlow Road to the north.

Lyndhurst Terrace runs from Lyndhurst Road to Thurlow Road, almost parallel to Fitzjohn's Avenue. The whole area is within the Fitzjohn's and Netherhall Conservation Area, which is known for its rich architectural quality.

Location of the property



Aerial photograph of the site

The existing building on the site dates back to the late 1950's / 60's and has no obvious relationship with the neighbouring architecture. The absence of any real boundary treatment emphasises this disparity. This is mainly due to the access to the three garages occupying the lower floors of the house.

Currently, there are three different ownerships. The applicant is the owner of the whole building except two of the three garages at the front of the house (the left and the right). The garage in the centre is owned by the applicant.

It is clear from research into the site history that the current property has been constructed in two or possibly more phases of development. This has resulted in a very complicated, unpleasant and inefficient plan.

The rear garden is around two metres below the street level. As a result of this as well as the various construction phases, the building has been arranged in a very unconventional layout.

Internally the house is arranged over two storeys, but the levels at the front of the house do not correspond with the levels at the rear, resulting in multiple steps within the property.

A comprehensive description of the character and appearance of the Conservation Area, along with the design guidelines are set out in the Council's Fitzjohns and Netherall Conservation Area Statement (CAS 2001). We quote below a brief extract from the Fitzjohns and Netherall CAS.

The Conservation area (Excerpts from pages 3 to 10)

[...]

The Conservation area sits on the southern slopes of Hampstead, between Rossllyn Hill and Finchley Road. [...] The street layout is dominated by Fitzjohns Avenue running through the centre and the parallel streets to the East and West of it. [...] Overall the urban grain shows large houses with generous gardens.

[...]

The neighbourhood around Fitzjohns Avenue was built in ten years after 1876. The adjoining streets were slightly less spacious but all had large building plots with detached or semi-detached properties and some had room for carriage drives.

[...]

Architectural interest was increased when individuals bought freeholds and commissioned architects, creating good quality one-off buildings. In the 1870s and 1880s the architecture that was popular included a variety of styles: Queen Ann revival, Arts and Crafts influenced by Norman Shaw (he designed three buildings in the area, one now demolished) and Gothic. The freestyles of Victorian influences came together in this Conservation Area.

[...]

Since the initial development there was a small-scale development in backland sites in the 1920s and 1930s. A number of Local Authority housing schemes were built in the 1970s by London Borough of Camden on the sites of demolished houses.

[...]

Lyndhurst Terrace (Excerpt from page 24-25)

[...]

A short street with a dramatic junction at Lyndhurst Road with distinctive buildings on either side [...] built in the early 1860s. [...] No 11 is a 1960s block of flats (monolithic built form, uncharacteristic skyline, unsympathetic materials, lack of details. Front boundary overly plain) which is unsympathetic in terms of design, scale and detail, as is the two storey No. 9.



View of Lyndhurst Terrace looking North. Google Maps.

APPLICATION SITE HISTORY

The planning history of the site is confusing and there appear to have been a number of consents in the 1950's and 60's. We have listed below what we believe to be the most relevant planning consents for 9 Lyndhurst Terrace and its neighbour.

CTP/F7/2/4/6246 | 5 Lyndhurst Terrace, Camden (now No9). Granted. The erection of a first floor living room extension with alterations. 26 November 1968

F7/2/2/4553 | 3 Lyndhurst Terrace, Camden (now No11). Granted. The redevelopment of No. 3 Lyndhurst Terrace, Camden, by the erection of a 4-storey block comprising five 3-roomed flats, 2 1-room flats and a 4-roomed penthouse With 6 garages in the basement and an additional 2 car spaces at the front of the site. 24 November 1967

F7/2/2/5732 | 3 Lyndhurst Terrace, Camden (now No11). Granted. Provision of a one-room flat and a playroom/garden store in the basement at 3 Lyndhurst Terrace, Camden. 06 August 1968

8892010 | 9 Lyndhurst Terrace, Camden. Agreed. Advice on Cherry tree. 12 January 1988

POLICY CONSIDERATION

During the design process, we have followed the recommendations of the relevant policies in the following documents: 2015 update to the Residential Design standards (2011), National Planning Policy Framework 2012, London Plan 2016, the Camden Local Plan (adopted on 3 July 2017), Hampstead Neighbourhood Planning (it will be formally adopted by a Council resolution in October 2018) and the Fitzjohns and Netherall Conservation Area Statement (CAS 2001)



View of the application site. The late 1960's rear extension can be seen on the right hand side.

PROPOSAL

As indicated above the current building is uncharacteristic and unsympathetic in terms of design, scale and detail to the road and conservation area it sits on. It stands unfittingly in material composition as well as in massing and shape. The different interventions over time have resulted in an irregular external appearance and an unconventional internal layout.

This new application seeks to extend the existing building and at the same time to reconfigure the back elevation and balance the profile of the house. A principal aim of this proposal is to enhance the internal arrangement of the residential unit, as currently it lies on four different levels and in doing so present a better building to the street.

Existing building

The building currently enters on the flank wall next to 7 Lyndhurst Terrace and as such does not respond to the traditional arrangement of a purpose designed house. As a result, the house has no significant entrance or arrival space that would normally be expected. The existing entrance is through a narrow path on the side and priority is given to the unattractive wide ramp that accesses the three garages.

As a consequence of the two metre change in level through the site and the different building phases and extensions, the property has been arranged very unusually. There are two different levels on the lower ground floor, 800mm apart from each other, and another two levels on the upper ground floor, one two metres above the other. There is still a third level, a small space set above the right hand garage, that has a very low floor to ceiling height. Currently there are as many as six stair flights internally, and three different roof profiles externally.

Proposed building

In order to create an appropriate sense of arrival, the main entrance of the building has been relocated to the front elevation, and is now accessed through a new central ramp, directly connecting to the pavement of Lyndhurst Terrace. This allows a more appropriate and traditional appearance and breaks up the wide continuous ramping to the garages that is present at the moment.

The front facade is retained but the height is increased not only to gain space internally, but also to give the elevation more presence and achieve a less squat and less horizontal appearance in the street scene. The roof will be replaced and extended through to the back, creating one single roof form to replace the three different types of roofs as present. The windows are altered and show three panels reflecting the three panel window pattern of the adjacent building at no 7 which also helps provide some verticality to the elevation

By doing these simple changes, the proposed extension seeks to simplify the massing, and material composition. The material palette is reduced to four materials: the existing bricks, concrete to match the existing lintels, timber and a dark metal for the roof.

During the design process, an objective has been to simplify the levels within the house, in order to gain comfort and access. This will be achieved by demolishing the back extension and continuing the front levels along the new proposed extension. Thus the basement is reduced by 1.3m to align with the level of the existing garages and allow a level access from the front to the rear of the building. A secondary access is shown on the front elevation at basement level replacing the middle garage for bikes and other storage and links through to the rear of the house and garden.

Two of the bedrooms, served with dressing rooms and en-suits, along with a wine cellar and storage rooms are located in the basement. The ground floor, the entrance level, is proposed to include a large hallway and study together with the kitchen/dinning/living space. To the rear the terrace overlooks the rear garden.

The first floor includes two further bedrooms, an ensuite and family bathroom. There is also a music room at the front of the house.

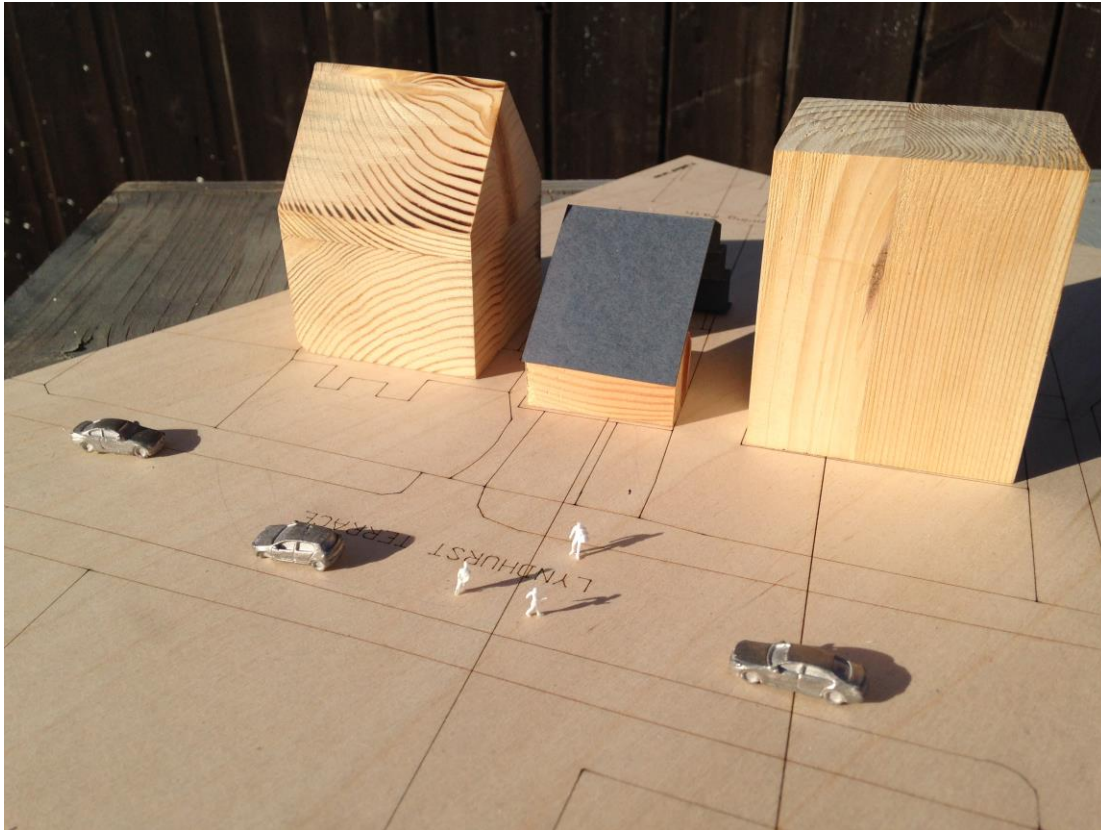
All the vertical communication is now concentrated in one central staircase located in a triple height space, giving this part of the house the importance it deserves and connecting the three levels of the house.

The proposed rear façade is open and generously glazed, creating a visual connection between the entrance, at the front, and the garden at the rear.

The proposed dwelling will comply with the London Plan as well as the nationally described space standards. Cycle parking is provided at lower ground floor. The bin store is accessible directly from the street. No additional car parking is proposed as part of the scheme.

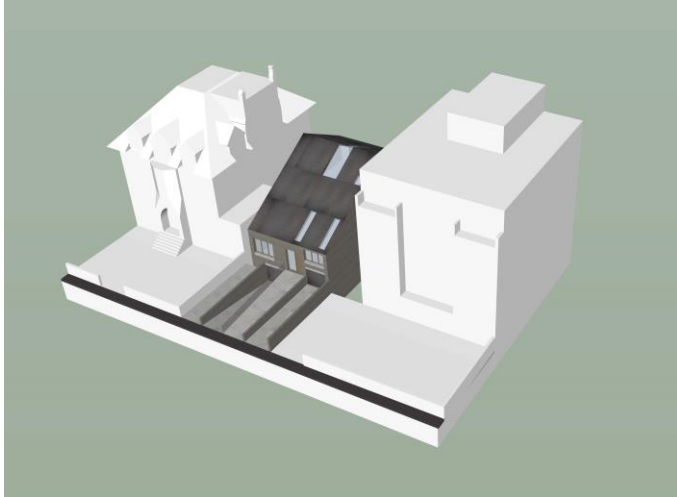


View of the back elevation to the rear garden. The late 1960's extension can be seen, with its poor combination of materials and composition.

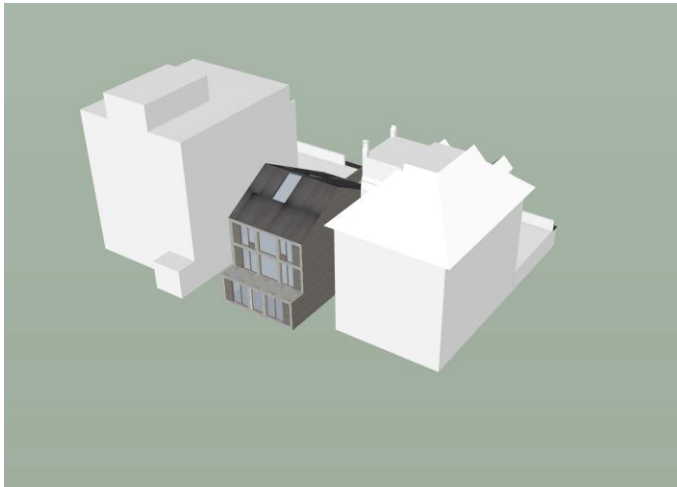


Massing models used during design development to assess various possible roof forms

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Computer generated models used to review the relationship with neighbours



Computer generated models reviewing rear relationship with neighbours

CONCLUSION

The proposals for the house will make a much improved contribution to the streetscape and preserve and enhance the conservation area.

By extending volumes and reconfiguring the elevations a more balanced and harmonious profile is achieved, which also enhances the internal layout.

A cleaner more considered design, which addresses the challenging garage arrangement has been achieved with the house managing to present a frontage to the street.

The new residential accommodation will meet the required standards in terms of size, layout and floor to ceiling height which it lacks at the moment.

The scale and materials will complement the surrounding area.

For the reasons contained within this design and access statement we consider this will be a successful addition to Lyndhurst Terrace.

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DRAWINGS