

## 31 Lyncroft Gardens, London NW6 1LB

### Design & Access Statement to support application for Planning Consent

January 2019

#### 1. Introduction

1.1 This Statement has been prepared in support of the application for:

*Single storey rear extension, enlarged window to the rear and new conservation roof light to the front slope.*

1.2 It is intended to meet the requirements for a Design & Access Statement as set out in Town and Country Planning (Development Management Procedure) (England) Order 2015, Part 3, paragraph 9.

#### 2. Site and surrounding area

2.1 The site is a three storey mid terrace property located on the west side of Lyncroft Gardens. The property is currently used as a single family dwelling (Class C3). The site lies within the West End Green Conservation Area.



Location plan

### 3. Planning History

- 3.1 There is one planning record on the Camden planning search website for 31 Lyncroft Gardens.
- 3.2 Alterations including the formation of a second floor rear extension.  
Approval Date 10-05-1984 Reference: PL/8400004

### 4. Design

- 4.1 The proposal includes:
- single storey rear extension infilling between the rear wing and full width, at ground floor level with fully glazed screen and doors opening to the rear garden
  - increasing size of window opening to rear elevation at first floor level with double glazed vertical sliding sash windows.
  - installing a conservation style flush rooflight in the front roof slope.
- 4.2 The external walls of the proposed rear extension to be yellow stock bricks to match the existing building with narrow framed fully glazed screen and doors opening to the rear garden.
- 4.3 The new sash windows will be of painted softwood of similar appearance to the existing.
- 4.4 There are a number of existing rooflights to the front roof slopes of the houses along the terrace (including Nos. 23, 35 & 41). Because of the interruptions to the roof scape resulting from the houses stepping up the hill with the front dormers and gables these roof lights are concealed from views at street level. It is proposed to install a Conservation Rooflight (615x875mm) flush with the roof profile. Being significantly subordinate in size and siting within the roofslope the rooflight will have not have an impact on the character and appearance of the building and streetscape.



*View along west side of Lyncroft Gardens, showing roof slopes concealed by gables and dormers*

### 5. Summary

- 5.1 The extension provides useful additional floorspace, is modest in scale, has little impact on the amenity of neighbouring dwellings. Materials will complement the host building and be in keeping with the surrounding houses.
- 5.2 The proposed rooflight is significantly subordinate both in size and concealed from view at street level.