

## DESIGN & ACCESS STATEMENT

January 2019

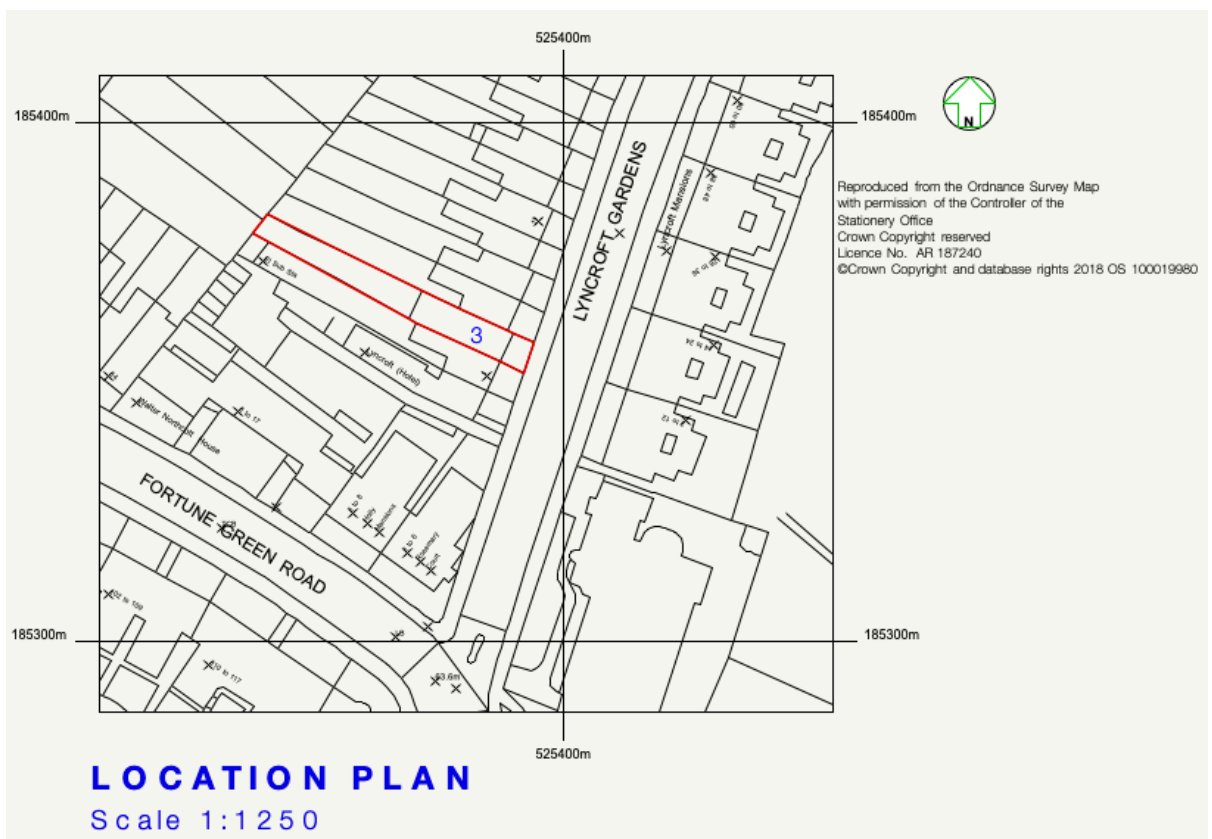
3 LYNCROFT GARDENS, LONDON, NW6 1LB

### ALTERATIONS TO EXISTING BASEMENT

#### CONTEXT:

3 Lyncroft Gardens is a freehold 3 storey property in a stepped terrace of similar late Victorian houses. Located on the west side of Lyncroft Gardens the property is identified in the below OS map extract. The site plan is shown in the set of submitted existing drawings and numbered 08\_255\_01A. Under a granted Certificate of Lawfulness (2005/3541/P) there is an implemented ground floor side and rear extension.

Lyncroft Gardens slopes gently between Finchley Road at the north end and Fortune Green Road to the south and is situated within the West End Green Conservation Area.



The property is also located within the geographical area covered by the Fortune Green and West Hampstead Neighbourhood Plan.

The house at nr.3 sits at the lower end of the road slope level with its neighbour at nr.1 and some 600mm below the level of the adjoining property at nr.5.

Nr.3 is arranged as a single residential unit, and will continue to be occupied as a single family dwelling. The home has two principal storeys plus a third attic floor within the gable fronted roof. The front façade to the street presents a well conserved elevation of red brick and white plaster. Below the raised ground floor there is a part original cellar space that previous owners have extended laterally to the full footprint of the main part of the house. This cellar provides dry and decorated storage and utility spaces, but with a severely limited headroom of 1725 – 1815mm.



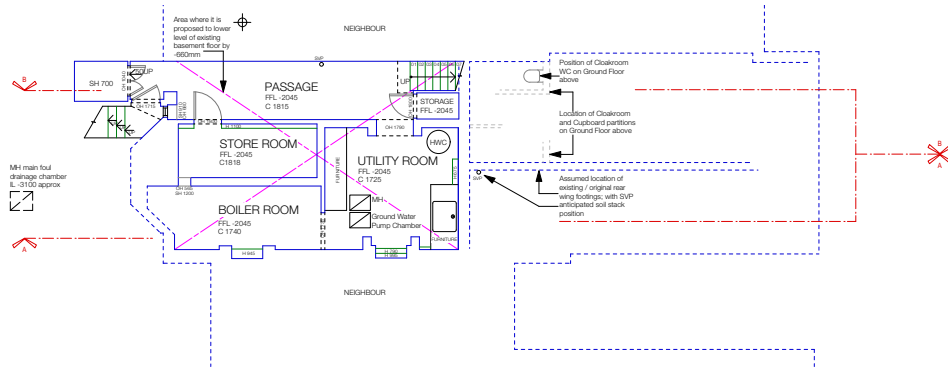
Street Elevation



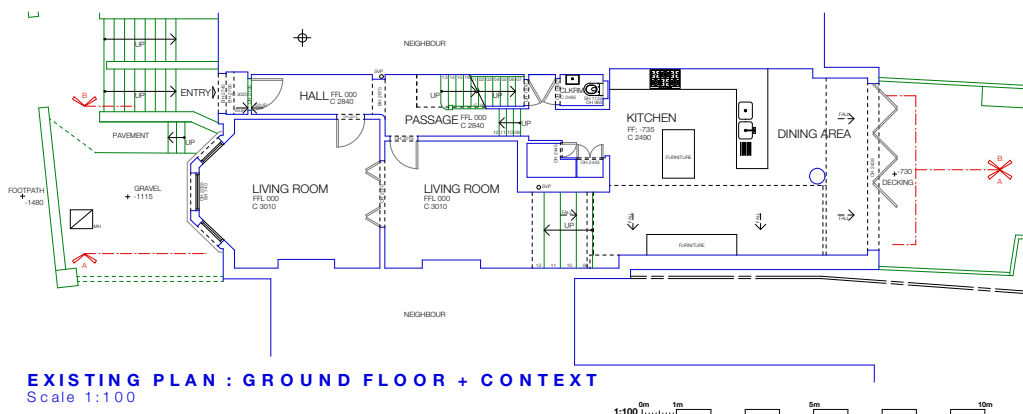
Front façade and rear view from garden.

## PROPOSAL and RESPONSE TO THE BRIEF:

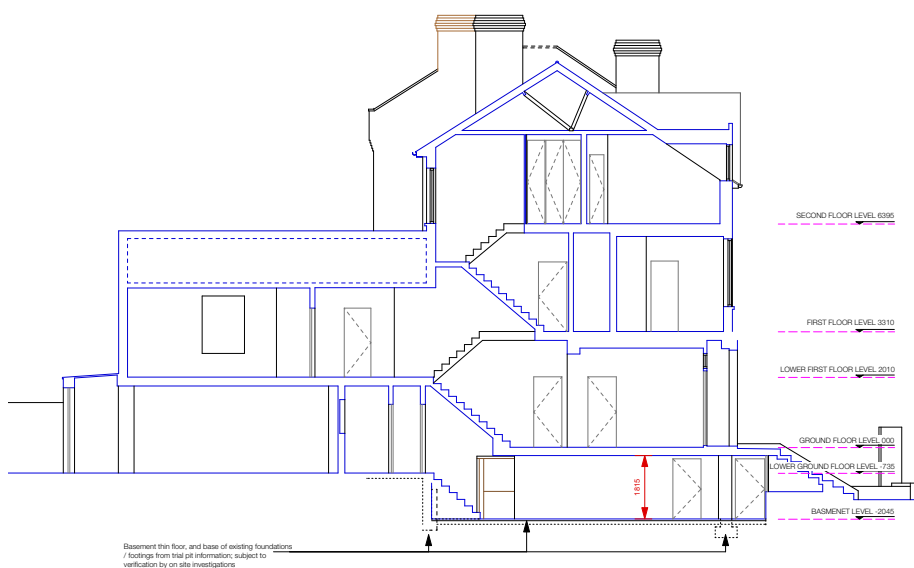
The existing restricted ceiling height in the cellar of circa 1800mm is not satisfactory for its potential function and general use. To make the cellar space more accessible and suitable as a family space for gym and sporting activities there is a need to provide adequate and normal headroom with a floor to ceiling height of some 2400mm.



**EXISTING PLAN : BASEMENT**  
Scale 1:100



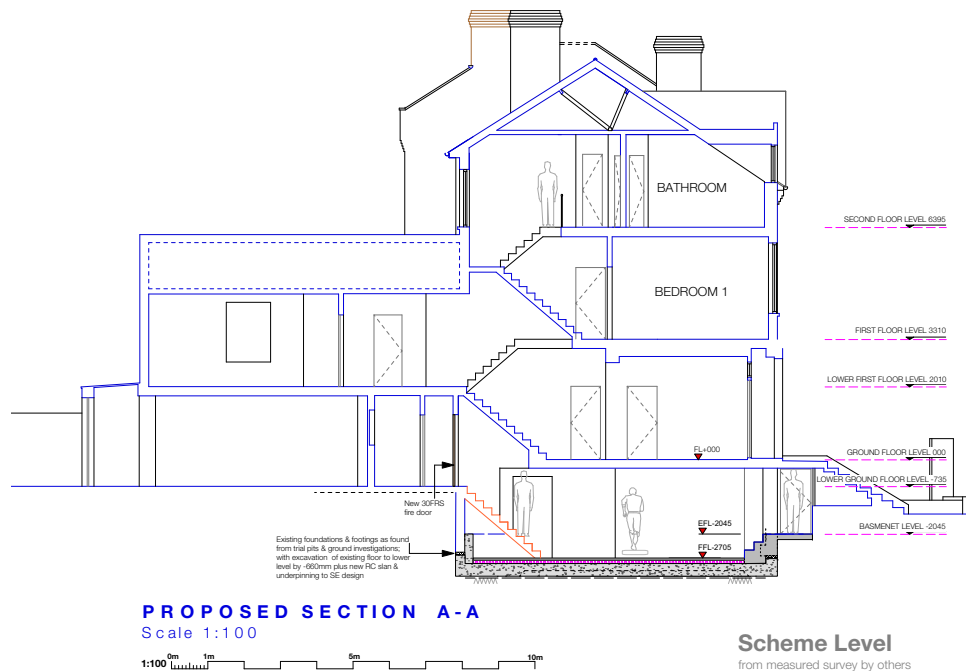
**EXISTING PLAN : GROUND FLOOR + CONTEXT**  
Scale 1:100



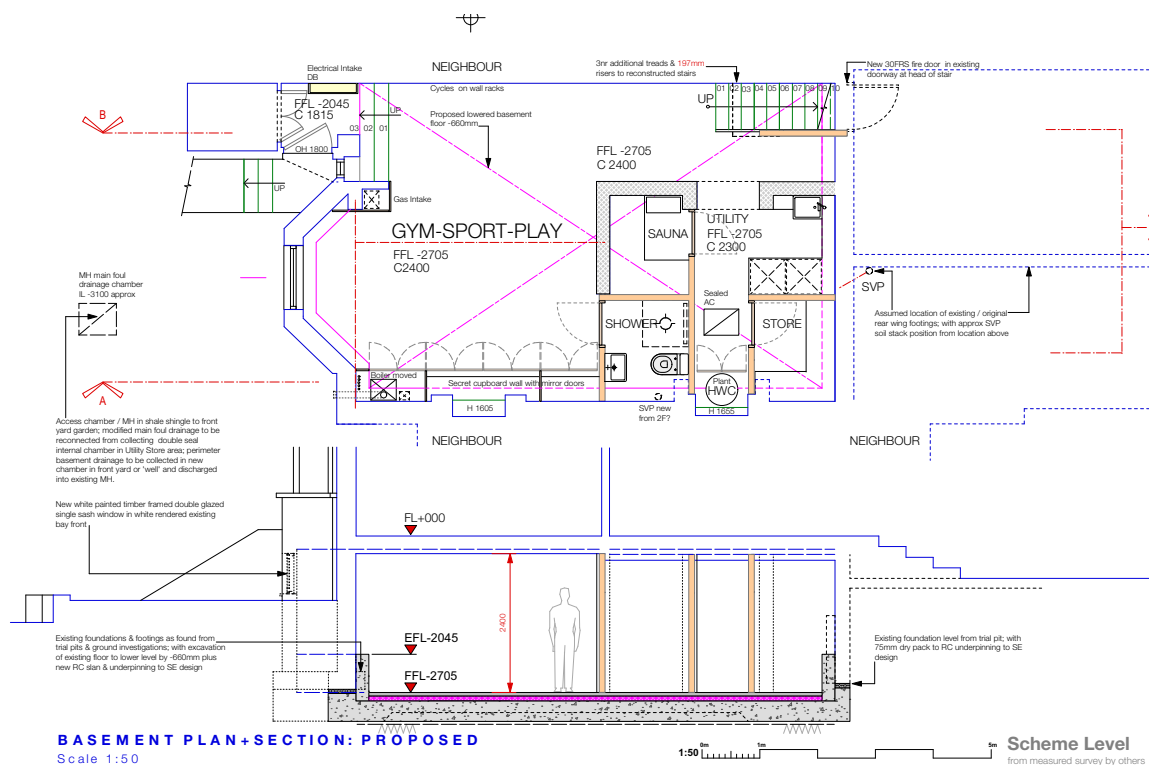
**EXISTING SECTION A-A**  
Scale 1:100

**Scheme Level**  
from measured survey by others

An increased ceiling height is to be achieved lowering of the existing cellar floor area by -660mm, a modest excavation with careful and sound construction following the technical analysis and recommendations of the Basement Impact Assessment documentation that forms part of this planning application.



The new basement does not alter the floor area of the existing perimeter of the cellar and will provide the amenity and multi-functional family space needed together with facilities and storage areas.



The configuration of the house front wall as bay to the cellar is retained, except for insertion of a small white painted timber window (to match elsewhere) in the rendered part of the front façade at external ground level; ie. with cill above the existing landscaped front yard. This window should not visually impair, but complement, the front façade and it is largely concealed and private from the street due to the presence of a front boundary hedge.



## PROPOSED ELEVATION: FRONT

Scale 1:100

### ACCESS

The existing external steps and small landing/well, with its external access door, are retained so that cycles can be brought into the basement for secure storage.

The proposed alterations do not alter, and there is no need to alter, the existing access arrangements into the house. The property itself is eminently well situated with respect to its community, shopping and transport provisions at either end of its street.



## SUMMARY

These proposals seek to ensure quality of life for occupants and the future enjoyment of the house for the owners and children. The nature and design of the proposals ensures no loss of any existing amenity or detriment to neighbouring property or the character of the street. There is no detriment to the architectural character of the house but enhancement of quality of space.

The planning submission is accompanied by the following documents:-

08-255 SLDs PLANNING drwgs 2019\_0116.pdf – *architect's drawings*  
3 Lyncroft BIA Cover Document.pdf – *content list & non-technical summary*  
LMB\_19.01.11\_REPPIL\_GI\_BIA\_Lyncroft\_v2.1\_ALL.pdf – *main impact assessment*  
Structural Engineering calcs 18K01.B.01A – *engineer's assessment*  
Structural Engineering proposal 18K01.01B – *engineer's construction drawing*  
Construction Management Strategy.pdf – *statement on methodology*

We believe that the proposals respect and meet the general requirements and guidelines of Camden planning policies. The design and technical submissions are cognisant of the following documents as a primary framework of reference:-

- Camden Pre-Application Guidance 2018/3268/PRE
- Camden Local Plan 2017 (Policy A5 Basements and Policy CC3 Water & Flooding)
- Camden CPG1 Design
- Camden development policy DP24 Securing high quality design
- Camden development policy DP27 Basements and lightwells
- Camden Planning Guidance (CPG4) Basements and Lightwells (March 2018)
- Camden Basement Impact Assessment pro forma 1v0  
and
- LMB GEOSOLUTIONS LTD Ground Investigation & Basement Impact Assessment for 3 Lyncroft Gardens.

After due consideration we trust that the planning authority will find that the proposed basement alterations when reviewed against the applicable 'a – m' criteria of Policy A5 will:-

- not cause harm to neighbouring properties
- not cause harm to the built and natural environment and local amenity;
- not result in flooding;
- not lead to ground instability.

Furthermore we believe that the design, technical assessment and nature of the alterations demonstrates that criteria 'n – u' of Policy A5, where applicable to the limited scope of these proposals, have been met.

The alterations will be implemented by careful and considerate constructors, and the design and its detailing will be of high quality to complement its context. The habitable spaces created will improve the existing conditions.

## ARCHITECTS PROFILE:

ArchitectYourHomeCamden provide residential design and architect services within the Chartered Practice of Andris Berzins and Associates, and have over 40 years of experience in Camden, in London, its surroundings, and the British Isles. Work spanning from new build homes, extensions and refurbishment, to public, museum and visitor centre projects, has established good design, a caring reputation, and Civic Trust and other award recognition. Other than contemporary projects in the spirit of critical modernism the practice also has an extensive background of heritage work; including quinquennial inspections as Anglican Parish church architect/surveyors for the London Diocese; and recent and ongoing refurbishment and regeneration projects at Myddelton House and Parklands of the Lee Valley Regional Park Authority. Refer [www.aba-architect](http://www.aba-architect)