

May 2019

Ref: 8241

DESIGN AND ACCESS STATEMENT

In support of a planning application to renew external window, external door and external steps to existing side extension.

at

**Flat 2,
18 Lyndhurst Gardens,
London,
NW3 5NR**

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1. Associated Documents

This Design and Access Statement should be read in conjunction with the following documents:

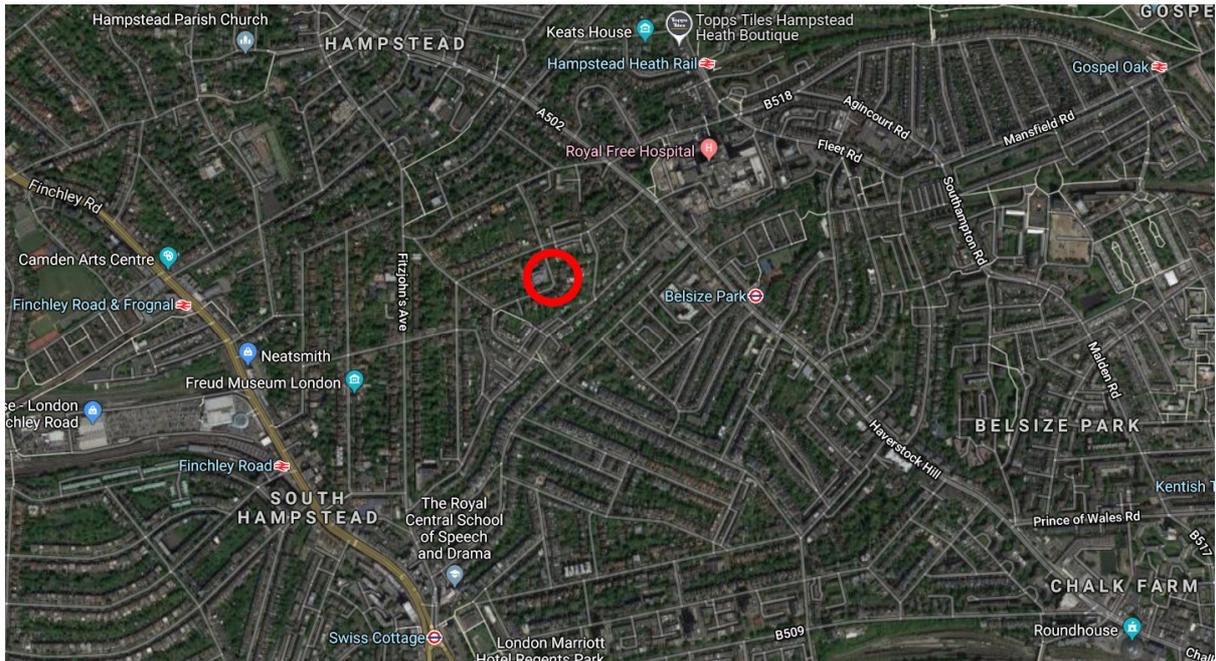
1.1	Site Location Plan	8241/SLP
1.2	Existing plan and elevations	8241/01
1.3	Proposed plan and elevations	8241/02A
1.4	Photosheet	8241/PS01

2. Introduction

- 2.1 Metropolitan Development Consultancy Ltd has been instructed by Mr Ben Henry to prepare and submit a planning application to renew an external window and door. Our client is the long leasehold owner of Flat 2 and joint freeholder of the building. The extent of the works proposed includes; removal of existing timber framed full height window unit, removal of existing timber framed glazed door with sidelight, removal of timber frames sills and the like, dismantling of existing timber clad steps (2no.), installation of steel framed glazed Crittall W20 window and door to existing structural opening, construction of 4no. steps clad in stone or cast stone finish.

3. Location

- 3.1 The subject property is located within the Fitzjohns/Netherall Conservation Area.
- 3.2 Located in the Borough of Camden, the application site is near Finchley Road (A41) and Haverstock Hill (A502) which, together with Fitzjohns Avenue/College Crescent (B511) are main north-south routes to/from central London.
- 3.3 The property is a large semi-detached early 20th century town house divided into four self-contained flats. The front elevation comprises a mixture of red and yellow stock brickwork similar to other houses in the street. The application property is three storeys in height. Its frontage features decorative gables, double bay windows over two floors and a decorative front entrance porch.
- 3.4 Public transport links in the surrounding area are excellent; the site being within a few minutes of Finchley Road and Hampstead Heath rail stations. Belsize Park and Swiss Cottage underground stations are also close by along with Fitzjohns Avenue, Haverstock Hill and Finchley Road for local bus routes.



4. Proposal

- 4.1 The Proposal relates to Flat 2 only. Flats 1 and 2 occupy the ground floor of the building with Flat 2 positioned on the right-hand-side (when viewing the frontage of the building).
- 4.2 A single storey extension has previously been constructed to the side elevation and houses part of the kitchen for Flat 2. The proposal seeks to renew the existing timber framed window and door unit to this extension only.

4. Proposal Contd.

- 4.3 The door to be renewed acts as a secondary entrance to the property, providing access to a communal garden and bin store. The primary entrance is through the main entrance door and communal hallway at ground floor level. No change is proposed to the existing communal access.
- 4.4 To the side extension, existing timber framed glazed door together with sidelight, fanlight and adjoining window are to be removed together with all fixings and framework. The existing structural opening is to be retained.
- 4.5 New steel framed Crittall 'Corporate W20' glazed hinged door and fixed window to be installed to existing structural opening. Framework to be powder coated in black colour.
- 4.6 It is also proposed to renew the steps leading to the external kitchen door in order to provide safer access. The existing 2no timber clad steps are too high and slippery in the winter months. 4no stone clad steps are proposed.

5. Planning History

- 5.1 Application ref 2012/4959/P relating to Flat 1, 18 Lyndhurst Gardens was granted in 2013 for 'Replacement of rear garden window at ground floor level with door, including alterations to brick up side garden door to residential flat (Class C3).'

6. Scale and Impact

- 6.1 The proposal does not generate any change to the scale of the building.
- 6.2 The proposed works outlined in this application will result in minimal impact to the neighbouring properties. These minor works will be carried out during normal working hours in line with Camden planning policy.
- 6.3 The side extension where the works are proposed is obscured from view from the public pathway by hedges at the front boundary on Lyndhurst Gardens.

7. Access

- 7.1 There is no change proposed to the primary access of the property. The proposal will not affect the existing access arrangements to other flats within the building.
- 7.2 Access through the external kitchen door will be improved with the installation of new steps. The riser height of steps will comply with current building regulation legislation and an adequate slip rated finishing material will be installed.

8. Sustainability

- 8.1 Replacement of single glazed timber framed units with thermally broken steel framed double glazed units will improve thermal efficiency of the property.