

12 Lyndhurst Gardens



Existing Front Elevation

DESIGN AND ACCESS STATEMENT

LBMVarchitects

27 Elizabeth Mews, NW3 4UH
T +44(0) 207 483 3880
M +44(0)78 37344073
info@lbmvarchitects.com
www.lbmvarchitects.com

REF 0066
DATE 01/06/2019
CLIENT Daniel Burbidge
PROJECT AT Flat 2, 12 Lyndhurst Gardens, NW3 5NR
PROJECT Rear extension, Basement garden excavation, Internal Alterations

Proposed Development in Brief

The enclosed full planning application relates to the following works:

- demolition of internal partitions to lower ground floor flat
- reconfiguration of internal layout at lower ground floor level
- demolition of existing rear extension and removal of detached outbuilding
- proposed new rear extension to lower ground floor flat to be used as a living area
- proposed basement excavation in the lower garden area

Application Site

12 Lyndhurst Gardens is an apartment which occupies the lower ground floors of a 1900's brick Edwardian detached villa and incorporates a private garden to the rear. The upper three stories of the property are in multiple ownership;

Location Map



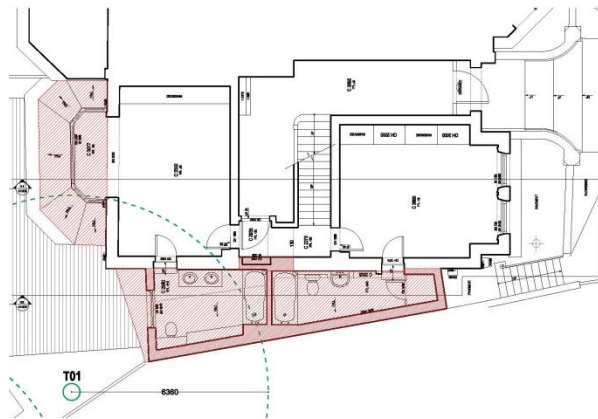
Existing

At present, the existing lower ground floor is very poorly configured and subdivided into very small spaces and the original layout of the building is completely altered.

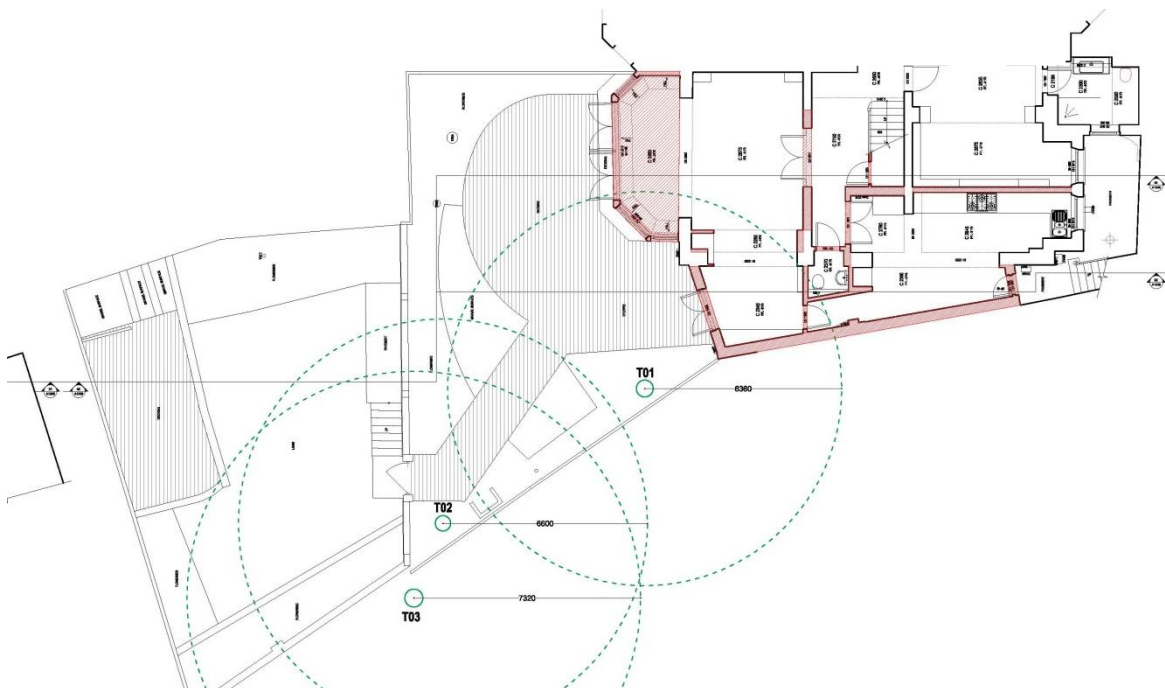
At present, there are two entrances to the property; at lower and raised ground floor levels. The site slopes downwards towards the rear of the property up to the lowest area of the garden .

The existing area of the flat is 172 sqm

Existing Ground floor Plan



Existing Lower Ground floor Plan



Proposed

The proposal is to redesign the layout of the existing flat adding a rear extension and a basement into the lower section of the garden , as a large 4-bedroom , 3 bathroom.

The existing **upper ground level** will be refurbished reinstating all the original architectural features and used as Master bedroom and en-suite.

The existing **lower ground floor** will be redesigned to accommodate a new kitchen , dining area and home office reinstating the original subdivision of the internal spaces .

The **side extension** will be demolished and rebuild to allow for a more generous side entrance .

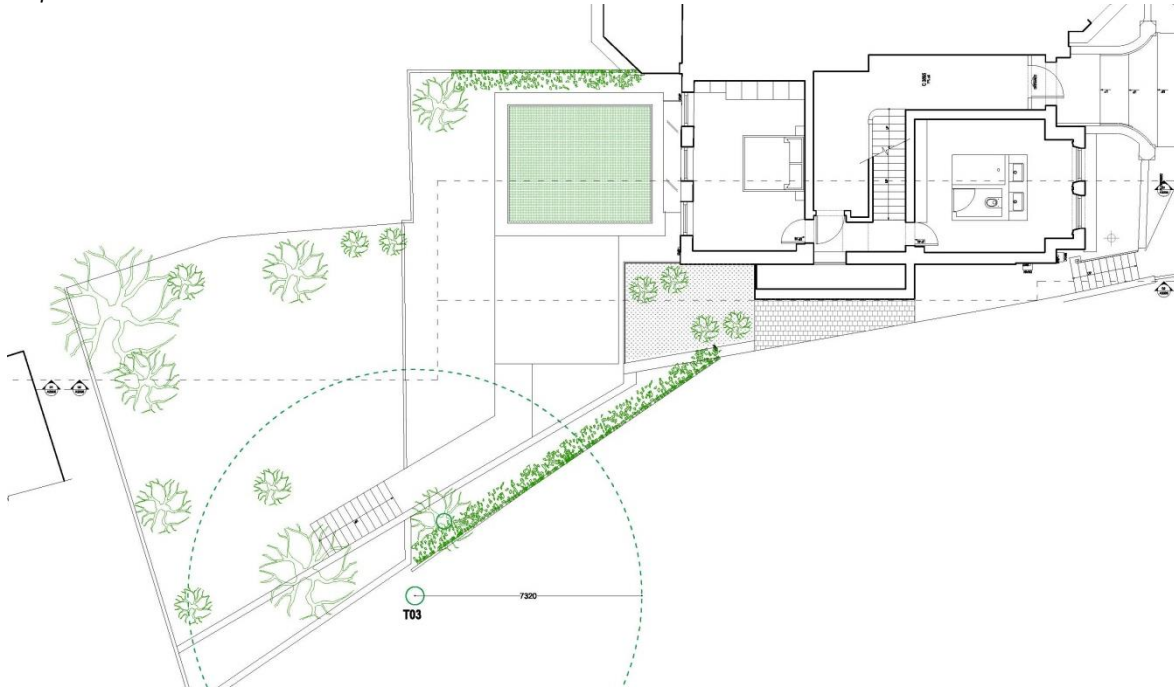
The **proposed rear extension** will have an exceptional contemporary design with very high quality details. It will be designed with slim line glass frames and an extremely thin top coping edges to reduce its visual impact against the existing building .

The **proposed basement** will result as a completely hidden structure in the natural landscape of the site. 1 meter of soil is proposed on top of the concrete slab .

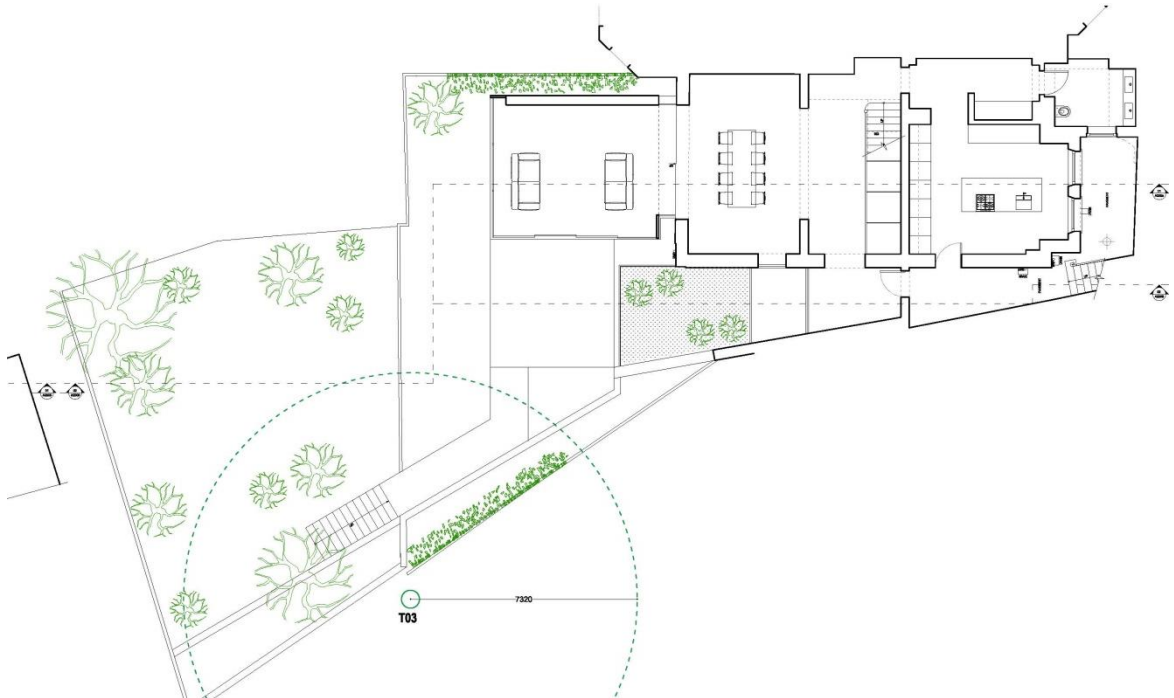
An arboriculture specialist has been involved to preserve the existing trees .

The proposed area of the flat will be 272 sqm

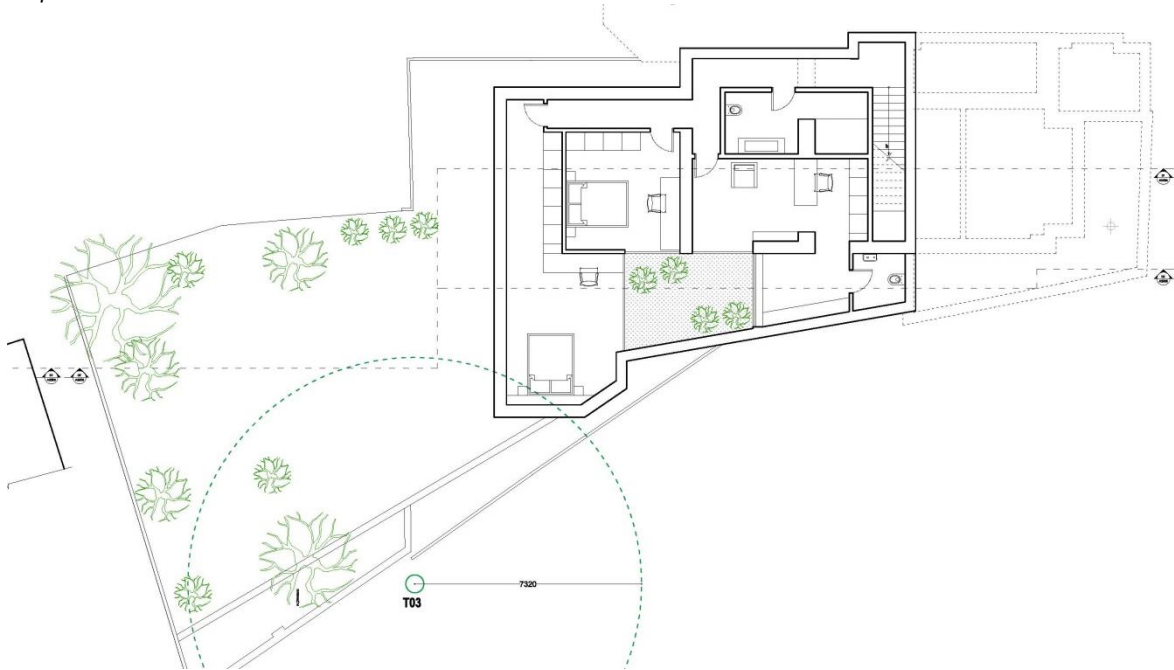
Proposed Ground Floor Plan



Proposed Lower Ground Floor Plan



Proposed Basement Plan



Computer Generated image of the existing flat



Removal of NOT ORIGINAL bay window at ground and first floor level

Computer Generated image of the proposed development



Proposed extension , light well and side extension

Form and Scale

The proposed rear extension has been designed and scaled to minimize any impact on the rest of the building by retaining the rear wall of the listed building where possible to clearly define the transition between old and new.

The proposed extension is single storey above ground, with a height of 3 m. The scale of the garden to the rear of the site and the presence of mature shrubs and trees will shield the extension from wider views, further reducing its impact.

The scale of the extension is in keeping with the scale of the main body of the house and will be a subservient addition to the host building.

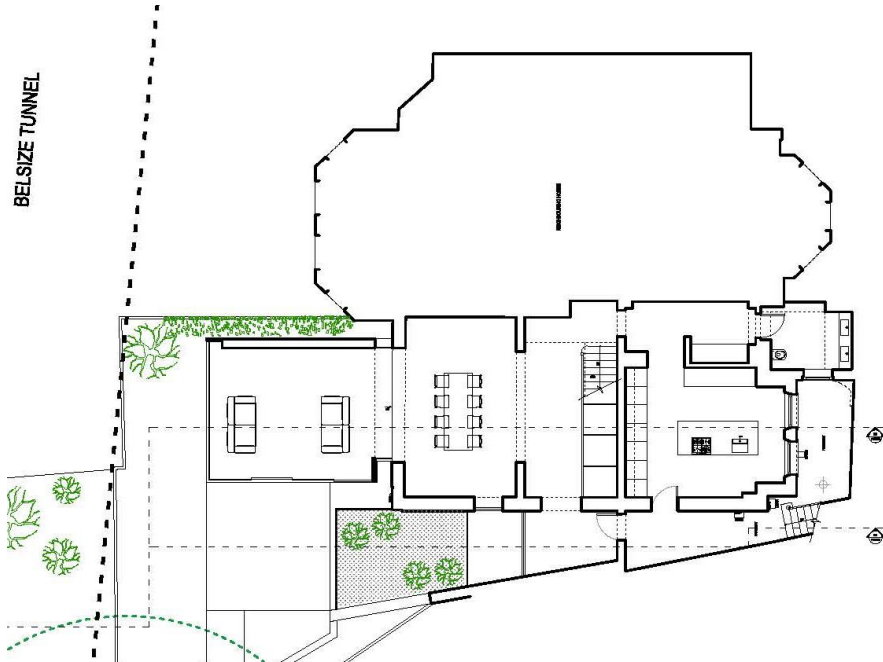
The proposed new extension will be mainly formed of frameless glass walls and slim line frames sliding doors to minimize any visual impact on the existing building. A continuous surface of glass will separate the original structure to the new one creating a clear and readable separation between them.



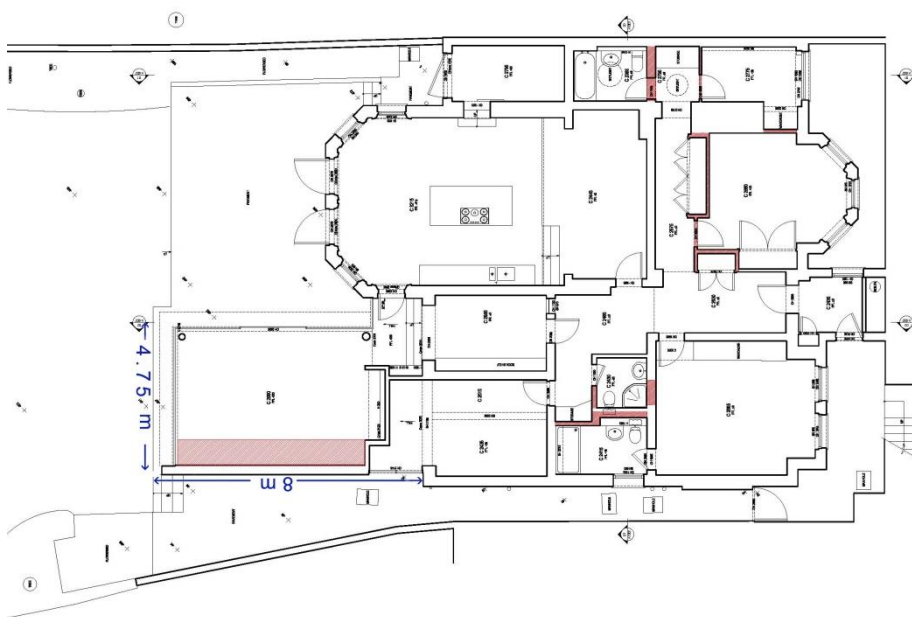
The Recessed glass slot reduces the visual size of the proposed extension

The size of the proposed rear extension is smaller less than the extension of the adjoining properties N 10 Lyndhurst gardens and 12 Lyndhurst Gardens.
Please refer to the below for comparison:

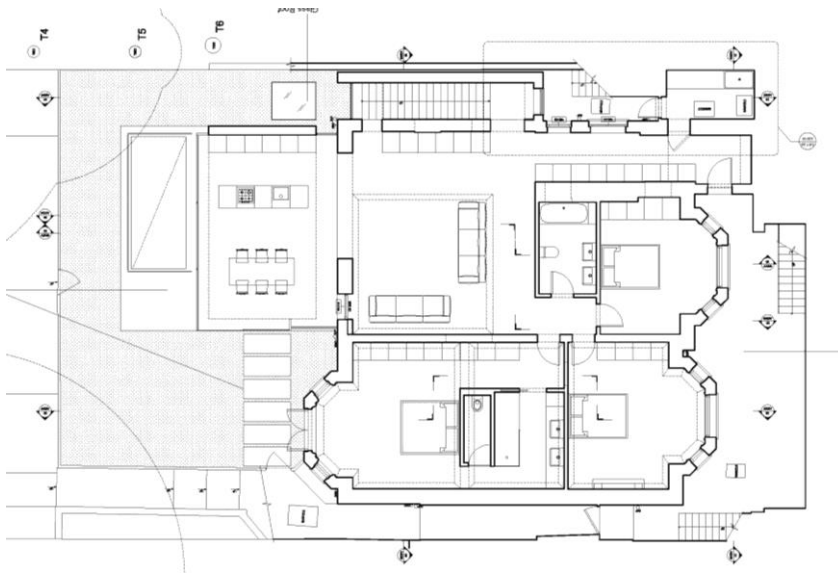
12 Lyndhurst Gardens, Garden Flat Proposed extension 6mX4.6



10 Lyndhurst Gardens , Garden Flat 2007/4851/P Granted 29-01-2008 Description :Erection of single storey rear extension to ground floor flat **8m *4.75m**



Flat 5 -06 Lyndhurst Gardens , Rear Extension is **4.75m*6.6m** - (Ref-[2016/6776/P](#) - [2017/0021/L](#))



Design Principals

Rear Extension

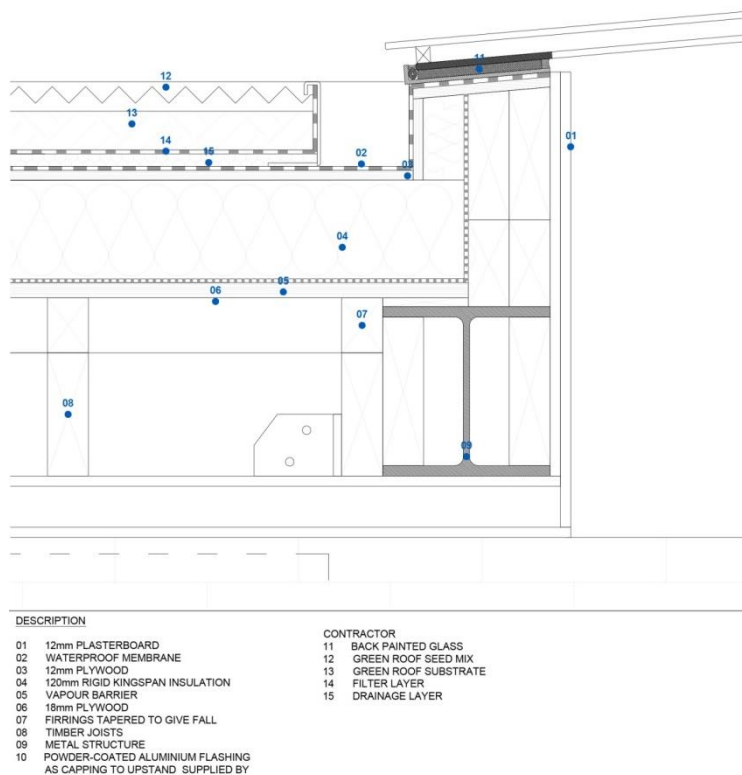
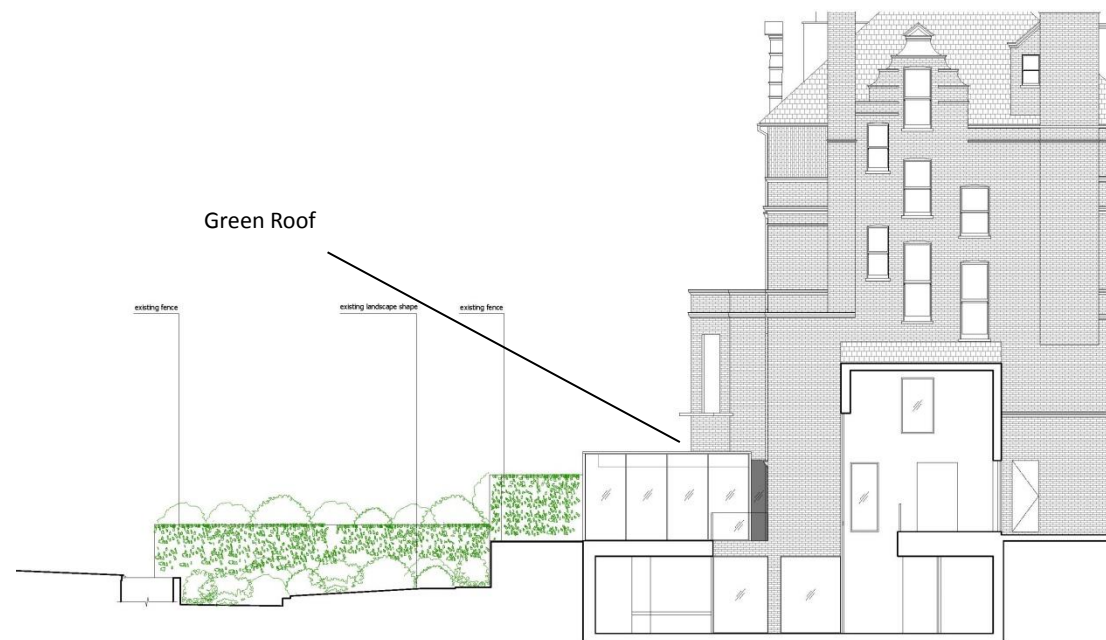
The proposed scheme includes the repositioning of the **not original** bay window at the ground floor level to guarantee a symmetry with the windows of the upper floors.

The extension have been reduced in order to suit the symmetry of the overall façade .



Living Roof

The proposed scheme includes a green roof upon the rear and side extensions which will incorporate the use of native species of planting and encourage a habitat which wildlife may colonise - even though within an urban setting. The roof will have a minimum substrate depth of 80mm. Attention will be paid to the planting to increase biodiversity in line with the recommendations of a suitably qualified ecologist.



Side extension

The existing Side extension will be demolished and rebuild in a smaller scale , to allow for a more generous side entrance used as a main entrance of the flat .

Internal Alterations

The current condition of the property inside is a result of a lot of alterations.

The proposed internal layout is to accommodate 4 bedrooms , 3 bathrooms and living area into the existing building and expose the original period features, if present .

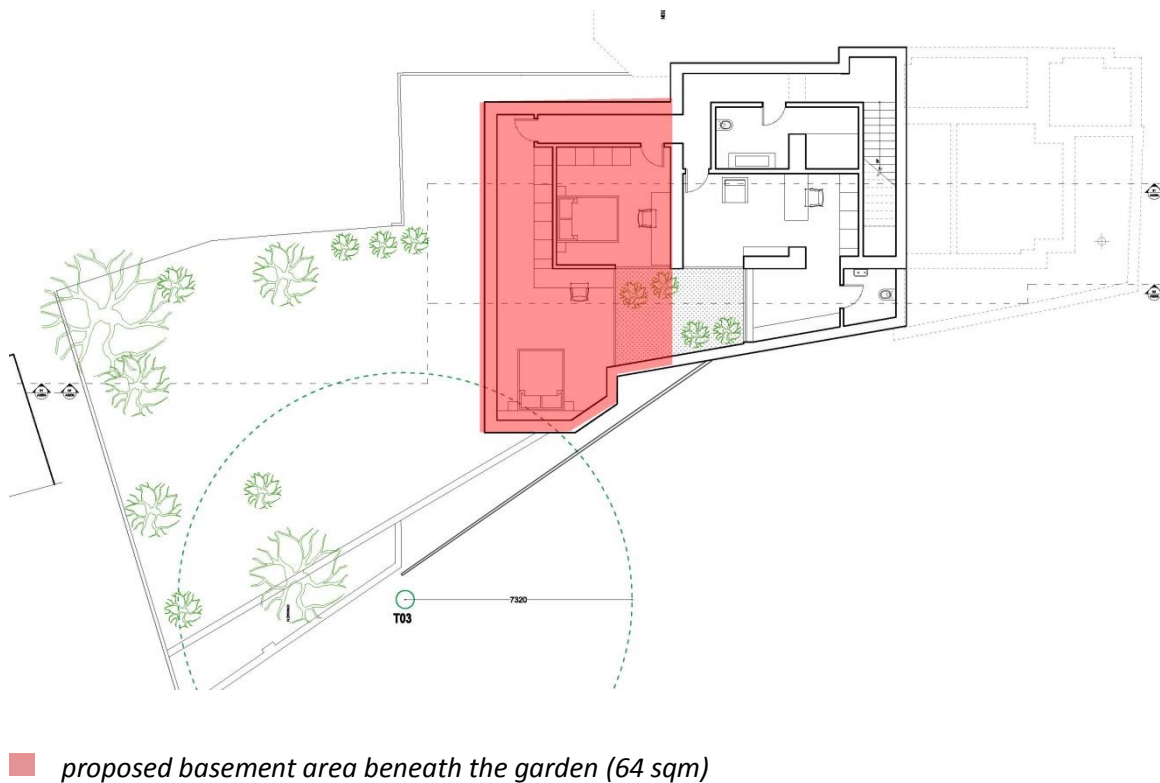
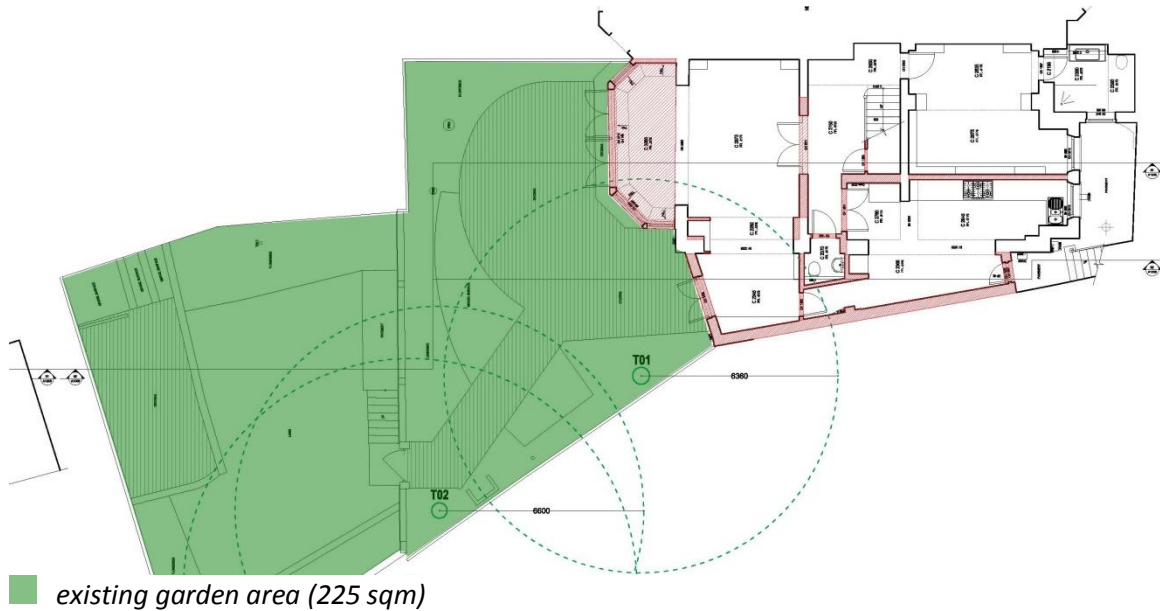
The new rooms will follow the original layout and all internal furnishing will not cover cornicing and overlap skirting to reinstate the original character of the building.

Policy A5 of the Camden Local Plan 2017

Basement development should:

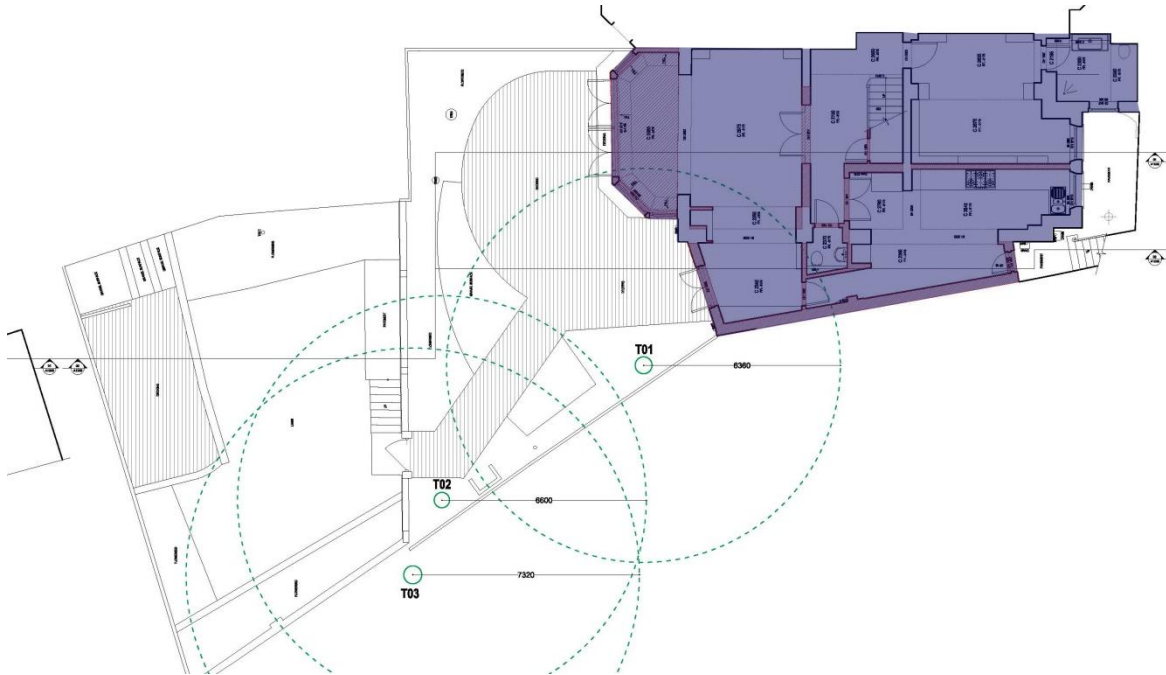
h) not exceed 50% of each garden within the property

The proposed basement beneath the rear garden would occupy approximately 64 sqm (30%) of the rear garden of the property (approximately 225 sqm)

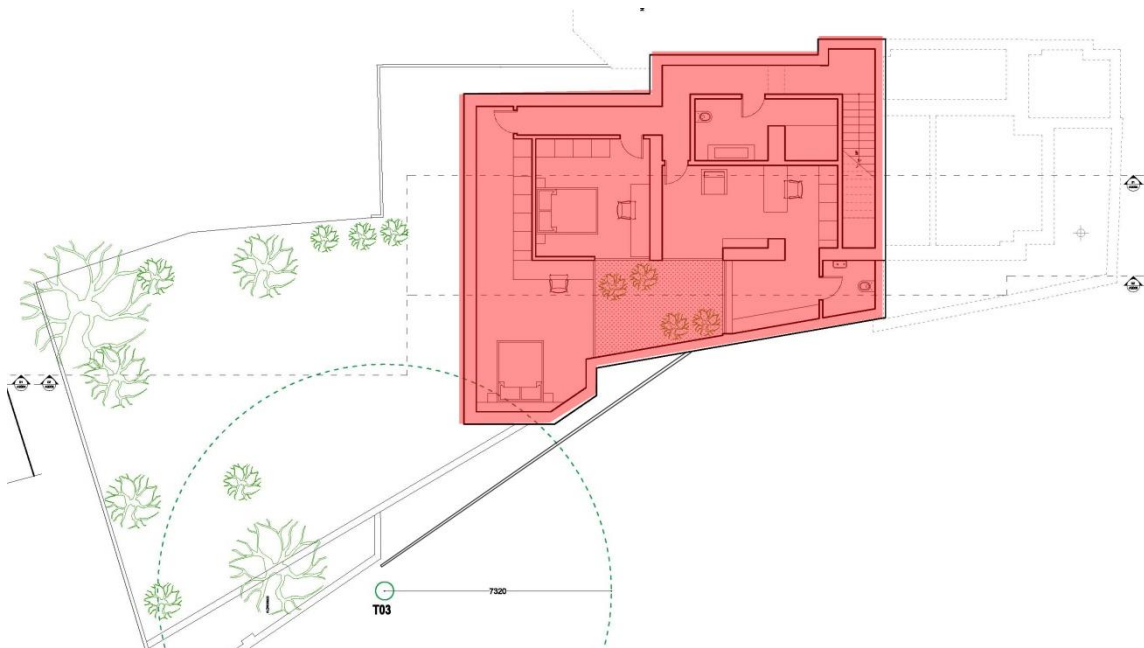


i) be less than 1.5 times the footprint of the host building in area

The total footprint of the host building as existing is 120sqm, and the proposed basement excavation is of 100sqm and it is less than 1.5 times the footprint of the host building



■ existing footprint (120 sqm)

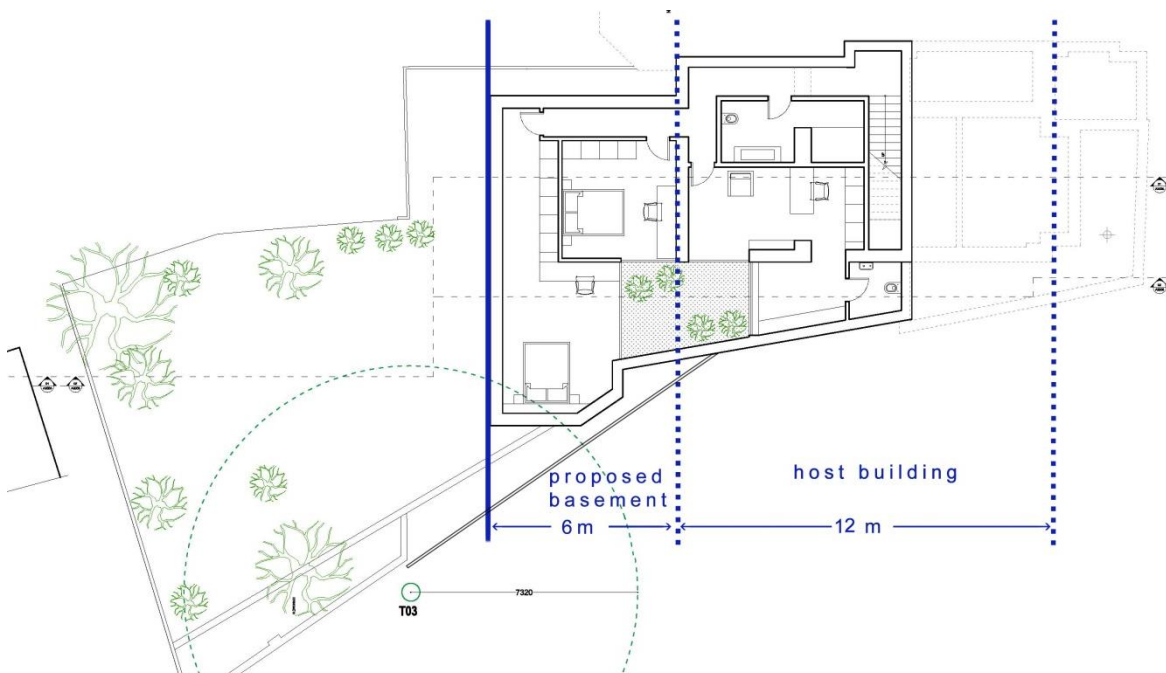
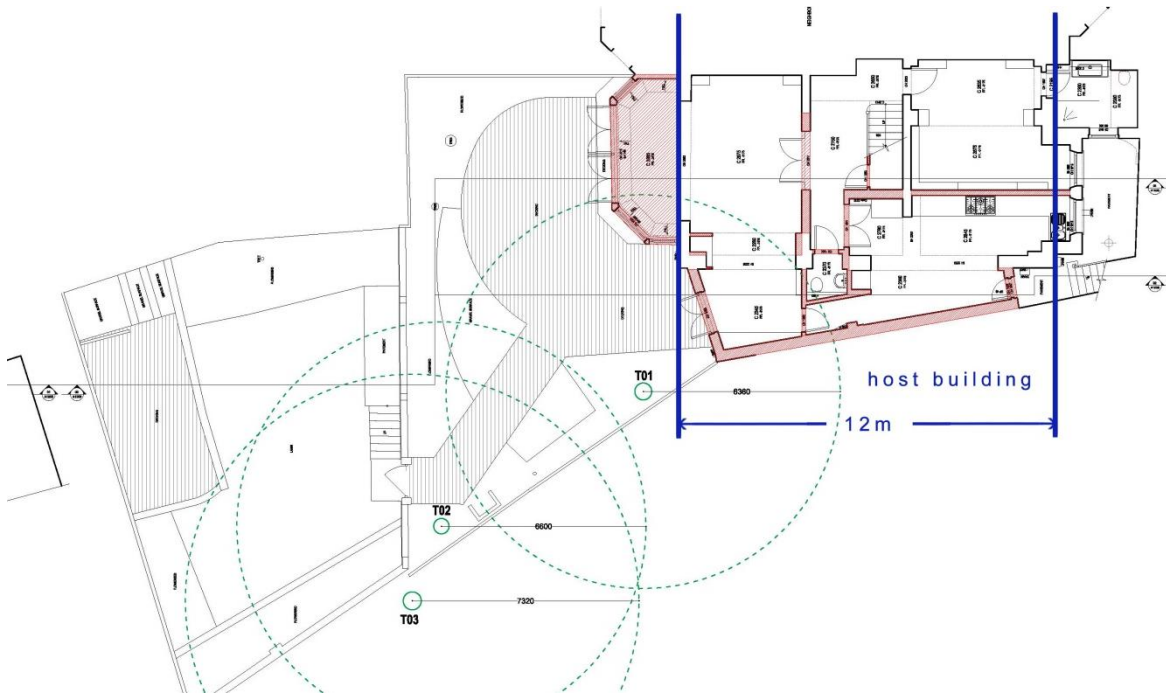


■ proposed basement excavation area including lightwell (100sqm)

j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation.

The depth of the host building measured from the principal rear elevation would be 12m, 50% of which would be 6 m. The entire excavation is included in the calculation.

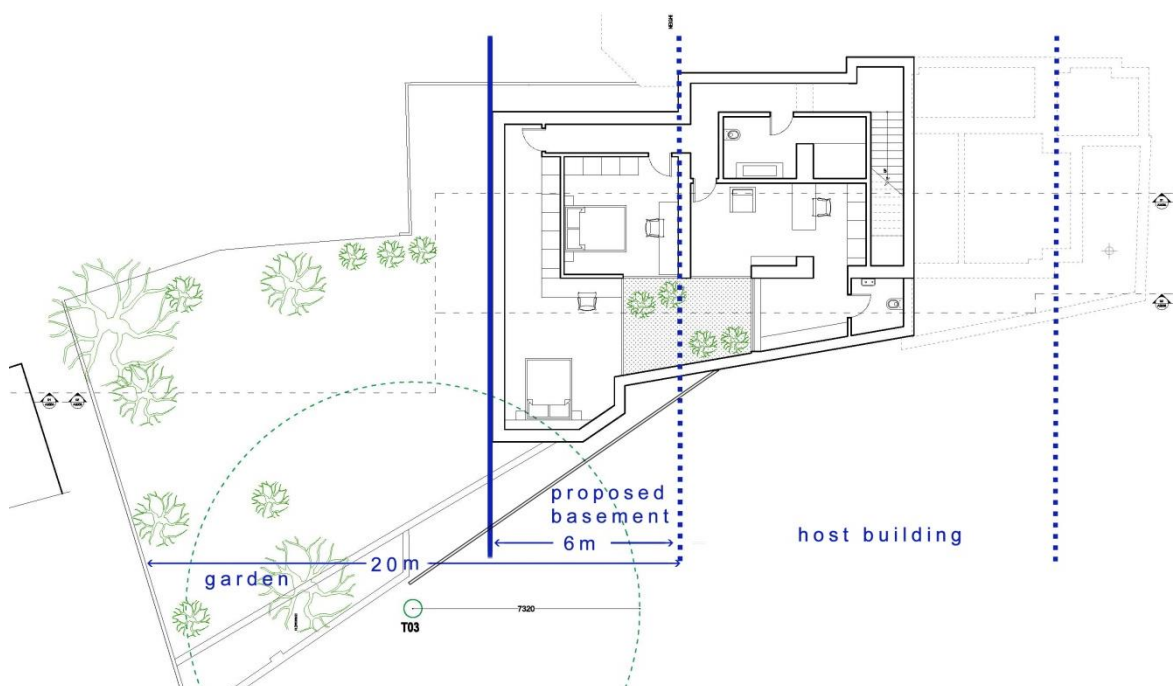
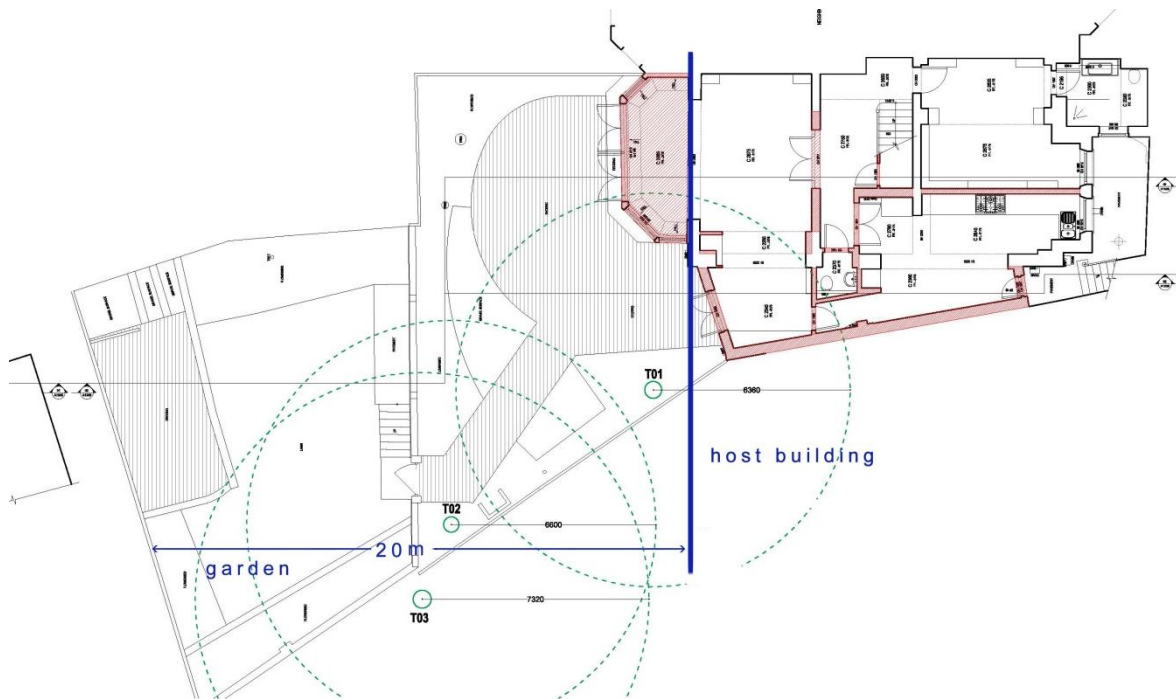
The proposed basement would extend into the garden to a maximum depth of 6m.



k) not extend into or underneath the garden further than 50% of the depth of the garden

The host garden has a maximum depth of 20.4 m, 50% of which would be 10.2m

The proposed basement beneath the rear garden would extend into the garden by 6m



Access Statement

The enclosed proposal does not adversely affect current conditions of parking but it changes the pedestrian access to the property. As is the case at present, there will be direct access into the flat from the road. The existing property is not accessible for wheelchair users, with access to the entrance doors via a stepped approach.

Planning approach

Although the site falls within the Belsize Park Conservation Area, it has been recognised by the London Borough of Camden that high quality modern additions can be the most successful and appropriate means of preserving and extending period buildings. We certainly agree with this principle and strongly feel that a new extension in a mock period style in this context would not best serve the building or surrounding environment.

The London Borough of Camden has supported many similar schemes within its conservation areas, involving modern additions to period buildings, including those listed below and detailed within the enclosed schedule.

There is a strong precedence, both within the borough and within the immediate vicinity of the application site, for the proposed development.

Provided below are details and a brief description of similar approved developments within the immediate vicinity of the application site. Full details in respect of these schemes can be found within the enclosed schedule.

10 Lyndhurst Gardens , Garden Flat 2007/4851/P Granted 29-01-2008 Description :Erection of single storey rear extension to ground floor flat 8m *4.75m





[illegible]



5 Lyndhurst Gardens London NW3 5NS –Granted 21-11-2013 – (Ref: 2013/4717/P). *Description: Erection of a single storey rear extension to flat (Class C3)*



7 Buckland Crescent, London NW3 - Granted 11/05/2009 (Ref: 2009/0771). *Description: Large full width rear extension, 6.43m in length.*

19 Buckland Crescent, London NW3- Granted 30/09/2011 (Ref: 2011/3506). *Description: Large full width rear extension with frameless glazed balustrade to terrace above.*

31 Buckland Crescent, London NW3 - Granted 20/06/2011 (Ref: 2011/0771). *Description: Large full width 4m high rear extension.*

27 Buckland Crescent, London NW3 - Granted 20/06/2011 (Refs: 2008/2074 & 2011/3149). *Description: Large full width rear extension.*

2 Buckland Crescent, London NW3 - Granted 14/11/2003 (Ref: 2003/1691). *Description: Large modern glass and steel rear extension.*

Modern Extensions within Borough Conservation Areas

Belsize Avenue, London NW3 - (Ref: 2005/3873). *Description: Modern rear extension on highly visible corner plot.*

Belsize Avenue, London NW3 - (Ref: 2012/0140)). *Description: Modern rear extension visible from public highway.*

Belsize Park Gardens, NW3 - (Ref: 2010/3167). *Description: Modern rear extension within conservation area.*

Frognaal, NW3 - (Ref: PWX0103780). *Description: Modern rear extension within conservation area.*

Pond Street, NW3 - (Ref: 2010/5678). *Description: Modern rear extension within conservation area.*

Pond Street, NW3 - (Ref: 2009/4012). *Description: Modern rear extension within conservation area.*

Gayton Road, NW3 - (Ref: 2007/4355). Description: Modern rear extension within conservation area.

South Hill Park, NW3 - (Ref: 2008/4657). Description: Modern rear extension within conservation area.

Nassington Road, NW3 - (Ref: 2007/2295). Description: Modern rear extension within conservation area.

Parliament Hill, NW3 - (Ref: 2006/1177). Description: Modern rear extension within conservation area.

Frognal, NW3 - (Ref: PWX0103780). Description: Modern rear extension within conservation area.



Frognal, NW3 (Ref: PWX0103780)



Pond Street, NW3 (Ref: 2009/4012)



Pond Street, NW3 (Ref: 2010/5678)



Gayton Road, NW3 (Ref: 2007/4355)



Nassington Road, NW3 (Ref: 2007/2295)



South Hill Park, NW3 (Ref: 2008/4657)

Belsize Avenue (Ref: 2012/0140)



Belsize Avenue (Ref: 2005/3873)



LBMVarchitects Previous Projects in Conservation Area

Flat 5 -06 Lyndhurst Gardens NW3 5NR



81 Lawn road NW3 2XB



81 Elms road SW4 9EP

