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Flat 1 10 Lyndhurst Gardens
London
NW3 5NR

Planning & Listed Building Consent Application

12th September 2019

OVERVIEW

My family and I currently own Flat 1, 10 Lyndhurst Gardens. During August 2019 we purchased the flat above, Flat 3 10 Lyndhurst Gardens, NW3 5NR.

We wish to connect the two flats (flat 01 & flat 03) by a new single straight stairway and initiate a refurbishment, as the home has not been modernised for over 30 years. These works will be carried out in a sympathetic manner, acknowledging the heritage of the architecture and surroundings. Retaining existing period features throughout.

Our main aim is to repair and restore the dwelling to its original character with a few minor alterations to enable modern family living and for 2 floors to become 1.

Internal Works

1. Remove internal walls (all were built within the past 50 years and are not structural) as shown on the floor plans in red.
2. Add stairs to combine the two flats. See proposed area on the floor plan. Which was chosen for the least disruption as both areas are currently clear.
3. Add acoustic ceiling to 3 of the bedrooms. The original ceiling will remain intact. New acoustic ceiling will be suspended below the original. This is requested as the neighbors above can be heard loudly and it protects us both.
4. Wet Under Floor Heating is proposed in all of the rooms.
5. Existing kitchen in flat 3 will be replaced with new kitchen with new layout. Which enables the kitchen entry door to be symmetrical along with the new staircase exit, which will be carefully designed with the consideration of the feature of a fan above the doors.
6. M. Bedroom 07 Ensuite enlarged and new layout proposed as per the proposed plans attached.
7. Flooring - to be changed throughout to wooden flooring with an acoustic underlay
8. Replace front door as it is old - like for like. Add an electric bolt for security.

External Works

1. Add a new window matching the existing window style to the side elevation which would gain a ventilation and natural light for the ensuite M bedroom 07.
2. Full replacement of 18 existing windows - like for like - with the request of double glazing new windows. Windows no. 12-16 to the front to be frosted and the opening to include a forward tilt for air without fully opening. This request is due to the high influx of crime in the area.

Refurbishment

See Schedule Of Works document.

- All of the plumbing needs to be repaired and re-plumbed
- All of the electrics need to be replaced to modern standards as the wires are very old
- Decoration in each room - this will be carried out with a light colour palette. Skirtings and ceiling cornicing to be retained
- Existing flat 3 bathrooms layouts are redesigned and all sanitary ware will be replaced with new ones. All bathrooms to have new tiling.

Documents to submit

- Existing plans by XUL Architects, NW3 for flat 1 and flat 3
- Proposed plans by XUL Architects, NW3 for flat 1 and flat 3 with notes
- Windows Schedule; including
 - Floor plan showing windows to be replaced
 - Measurements sketched
 - Type and quantity chart
 - Technical drawings
 - Elevation drawings
 - New window position drawing
 - External photos
 - Internal photos
- Schedule of Works Proposed per room
- Photo report room by room

Please do let us know if you require any further information to pass this application.

Yours sincerely,

Carly Madhvani

Flat 1 10 Lyndhurst Gardens, NW3 5NR

DESIGN & ACCESS STATEMENT and

HERITAGE STATEMENT

This Design and Access and Heritage Statement has been prepared in support of the planning application, for planning permission and listed building consent, at Flat 1& Flat 3, 10 Lyndhurst Gardens, NW3 5NR. The proposal is to be read in conjunction with the accompanying drawings.

Proposal

The applicant seeks permission to proceed with the following works:

- Installation of new stair from the lower ground floor flat 1 to ground floor flat 3 to combine and convert 2 residential units into one flat.
- External alterations in connection with the insertion of timber framed casement window within new opening to side elevation and replacement of all other existing windows on Flat 3 Ground floor level with new double glazed like-for-like windows.
- Internal alterations at Flat 3 ground floor level, including rewiring of property throughout, wet UFH throughout, replacement of existing flooring with wooden floor throughout except bathrooms, decoration work and rearrangement of bathrooms.
- Replacement of main entrance door to flat 3 with new like for like door.

Site

The site is a three-storey building with flats. It is located at 10 Lyndhurst Gardens and has street frontage. It is bounded on the front by Lyndhurst Gardens and by residential neighbours on its two sides. The property benefits from good accessibility by all forms of transport as is reflected in the variety of transport modes in proximity to the site. It is situated within a nine minute walking distance to Belsize Park tube station.

Access

The access to the house remains unchanged. The only point of access is through Lyndhurst Gardens.

Landscaping

The proposal does not include any landscaping work

Appearance

The intervention in the appearance of the building is minimum. There are no alterations in its design and the new window will be white framed matching the existing ones and creating a unified design.

The new shower room window is on the side elevation of the building and it does not interfere with the harmony of the rest of the elevation. It is aligned with window on the same floor next to it in flat 03.

Overall, the proposal will have minimal impact to the surroundings and in particular to the view from the neighbouring properties and from Lyndhurst Gardens as well.

The proposed replacement of windows with double glazed are to exactly match existing.

Conversion of 2 flats into a single flat

The application proposes the conversion of 2 flats into a single flat together with associated internal alterations including the provision of a new staircase from flat 1 to flat 3. There is no in principle policy objection to the conversion of the premises to a single flat and there are no external alterations due to this. The conversion of 2 residential units into a single flat is compliant with the Council's up to date Local Plan and there are no material considerations which outweigh the presumption in favour of this element of the development.

Heritage statement

Nature of Heritage asset

The property is located on Lyndhurst Gardens, within the Fitzjohns Netherhall Conservation area. This is an area mainly residential of predominantly large houses with generous gardens. The majority of the properties are detached and semi-detached with few terraces. The gaps between the buildings provide views to the rear garden.

10 Lyndhurst Gardens is a three storey red and grey-blue brick building with rubbed brick ornaments, timber windows, tall chimneys and Queen Anne style with projecting porch.

Impact assessment Overall design:

The new proposed window is located on the side façade of the property and is aligned with the window on side elevation of the ground floor. It is hidden behind the chimney breast and so has a minimal impact on the view from Lyndhurst gardens or from the neighbouring buildings. The general design and the type and colour of frame will match the existing windows, with the aim of preserving and enhancing the character of the original building. Scale and proportions:

The scale and proportions have been considered so as to complement the original building, whilst not overpowering the side façade. The proposed replacement of the windows will not alter the scale and proportions of the existing building.

Materials: It will be a double glazed window with timber frame to match existing. All other materials are as per Schedule of work and drawings attached with this application.

The proposed development will not have any material impact upon this character and therefore the significance of this designated heritage asset. It proposes a similar form of development to that already permitted within Lyndhurst Gardens and which has been deemed appropriate in heritage terms. The individual elements of the Proposal will be assessed in turn.

Conclusion

The proposal represents minor interventions that are in line with the planning authority's design guidelines. It does not affect the neighboring properties in terms of loss of light or amenity. Moreover, it aims to upgrade the existing condition of the building since it helps more sunlight to flow through its space. Furthermore, the intervention will have minimal to no impact to the neighboring properties or the view from Lyndhurst Gardens.