

Design & Access Statement

15 Lyndhurst Terrace, NW3 5Q,
February 2020



1.0 Introduction

This statement, and associated documents, has been prepared by Mitzman Architects LLP to accompany the application for the extension and refurbishment of 15 Lyndhurst Terrace, NW3 5QA.

This report should be read in conjunction with the following plans;

- 246-DWG-000-OS Map
- 246-DWG-001-Existing Ground Floor Plan
- 246-DWG-002-Existing First Floor Plan
- 246-DWG-003-Existing Roof Plan

- 246-DWG-100-Proposed Ground Floor Plan
- 246-DWG-102-Proposed First Floor Plan
- 246-DWG-103-Proposed Roof Plan
- 246-DWG-110-Proposed Section AA
- 246-DWG-120-Proposed North Elevation
- 246-DWG-121-Proposed East Elevation
- 246-DWG-122-Proposed South Elevation
- 246-DWG-123-Proposed West Elevation
- 246-DWG-124-Proposed East Elevation Street

2.0 Relevant Planning History

15 Lyndhurst Terrace, NW3 5QA

Application Number: 2017/2471/P

Date: May 2017

Description of Works: Replacement two storey residential dwelling with basement, following demolition of existing dwelling; associated works

Decision: Refused

15 Lyndhurst Terrace, NW3 5QA

Application Number: 2015/6278/P

Date: December 2015

Description of Works: Demolition of existing house to provide a new dwelling

Decision: Refused

15 Lyndhurst Terrace, NW3 5QA

Application Number: 2012/0653/T

Date: January 2012

Description of Works: REAR GARDEN: 1 x Apple & 1 x Eucalyptus - Remove.

Decision: No Objection to Works to Tree(s) in CA

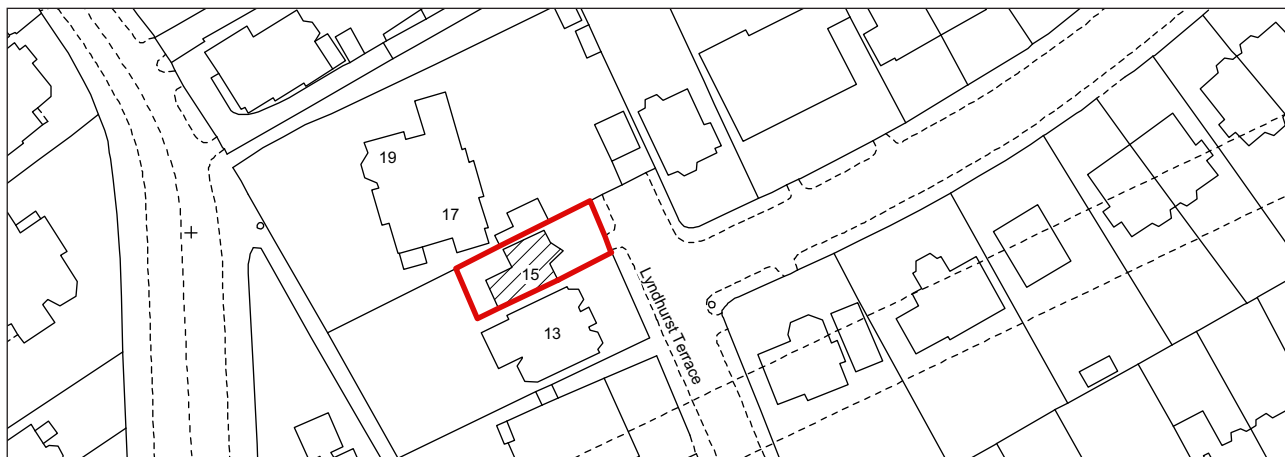
3.0 Site

15 Lyndhurst Terrace is located on the North West corner of Lyndhurst Road at its junction with Thurlow Road.

The property is situated within Fitzjohns and Netherhall Conservation Area in Borough of Camden. The surrounding area comprises mainly red brick Edwardian grand villas, including 11 Listed houses. The existing building shares very little in common with its immediate surrounding in terms of form, scale or materiality. Built in the 1960's and designed by Architect Ted Levy, the existing house explores a modernist language articulated across single and double story volumes tied together by a curved staircase which is appreciated from the outside and provides access to a roof terrace.

The house is currently in a state of disrepair due to poor detailing and a lack of maintenance.

The site has a total area of approx. 230 m² (0.023ha). The front boundary to 15 Lyndhurst Terrace is 9.5m in width. The ground level of the site is largely level.



4.0 Proposal

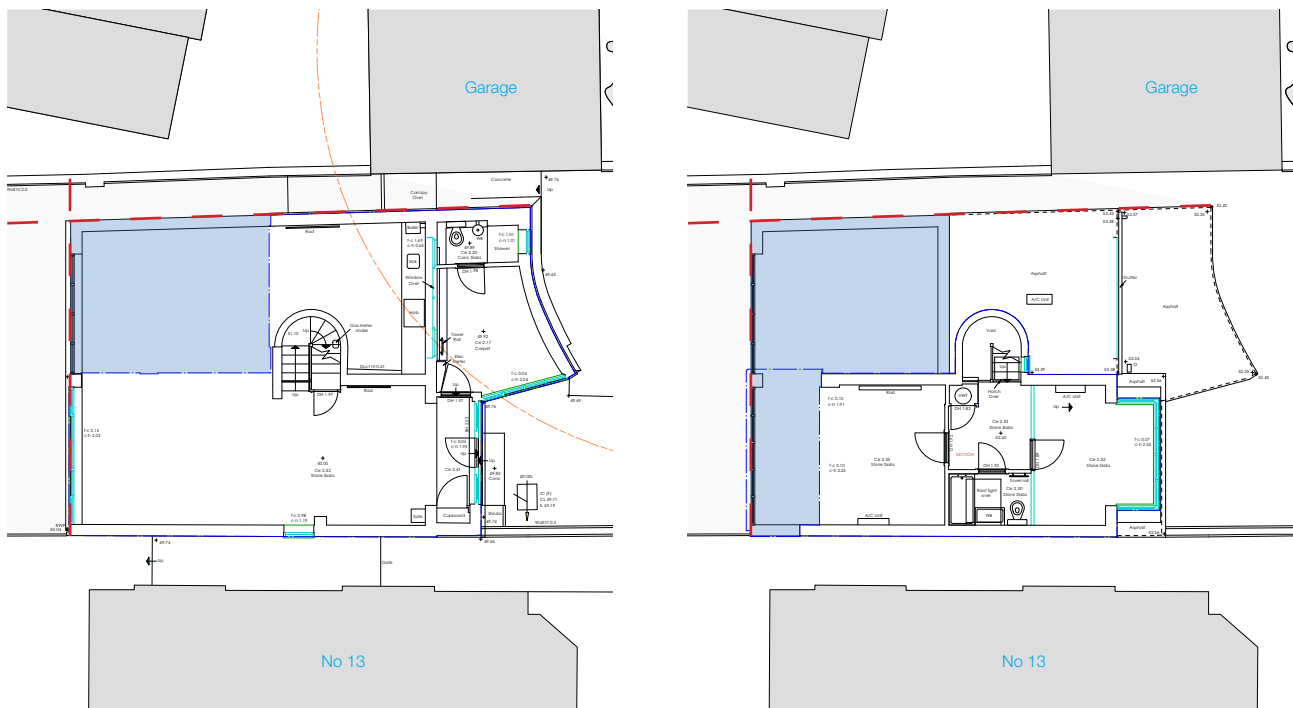
Further to refusal of Planning Application 2017/2471/P this proposal takes on board the feedback provided by the council in favour of a modest extension and renovation rather than demolition and new-build. Based on the knowledge that the council deems the existing house as a positive contribution to the Conservation Area, the proposal seeks to enlarge the house, from what is currently a poorly arranged 2-bedroom dwelling to a 3-bedroom family home aligned with the modern standards of living. By sympathetically responding to the existing house the proposal extends the ground floor and first floors without compromising the architectural language.

Proposed Works:

- Ground Floor :
 - Infill North-West corner to enlarge living room. We believe these works can be carried out under permitted development.
- First Floor:
 - Enclose south-west external balcony.
 - Extend out above the ground floor extension (North-West) allowing an additional bedroom.

Minimal changes to the appearance from the street.

- The proposal has a minimal impact on the appearance of the house from the street as the extension takes place on the rear side of the house set back behind the characteristic curved staircase and will be carried out in materials to match existing. The amenity of the neighbours will be improved by means of enclosing the overlooking balcony. There will be no loss of boundary-gaps and no loss of green-space, as the Extension is built on top of a paved terrace.
- No works are proposed in the root-protection area demarcated on the Ground Floor plan.



■ Proposed Additional Area

--- Setting Out Line

5.0 Response to Planning Policy:

1. Character and Appearance of the Conservation Area

The proposal takes onboard the feedback provided in the delegated report of the refused application (2017/2471/P) and looks to sympathetically extend and renovate rather than to replace what is considered a heritage asset. Through small interventions in keeping with the existing architectural language the proposal will accommodate the needs of the clients and bring the house up to modern standards of living.

2. Scale, Massing and Form:

- A. The scale of the proposal is in keeping with the existing house. The proposed extension will follow the height of the existing first floor. In plan, the proposal infills an area which is formed by the current arrangement of the external walls at the rear of the property.
- B. The massing and the form of the proposal is directly responsive to the existing house and will not compromise the existing architecture.

3. Amenity:

- A. The proposed extension has a negligible impact on the visual amenity from the street as it takes place at the rear of the house preserving the characteristic curved staircase.
- B. The proposal improves the amenity of the neighbours by enclosing on the rear balcony which currently overlooks the neighbouring gardens.
- C. The proposal creates no change in the open amenity as views towards the garden and the greenery behind the house can still be perceived from the street.

6.0 Materiality

The materiality of the proposed extension will match the existing house like for like. The walls will be build from matching brickwork. The proposed windows will match the existing fenestration. The ambition is to cause as little disruption to the Architectural language of Ted Levy as possible.



Brickwork to match



Black timber fascias



Fenestration to match

7.0 Sustainability

By repurposing the existing building through renovation and extension a substantial embodied energy saving is made compared to the high embodied energy cost of demolition and rebuilding. This approach responds directly to the Local Plan's ambitions in terms of reducing carbon emissions and encouraging resource efficiency as stated in 8.16:

"The possibility of sensitively altering or retrofitting buildings should always be strongly considered before demolition is proposed."

As part of these works the building fabric will be insulated to exceed the requirements of Part L and therefore vastly improving its performance and reducing its carbon footprint.

8.0 Conclusion

By responding to the councils view that the existing house is of positive contribution to the Conservation Area and to the councils sustainability policy in favour of retrofitting and extending rather than demolishing and re-building, the proposal seeks to repurpose the house to suit modern family living.