

Design and Access Statement

Applicant: Socrates Miltiadou of Miltiadou Cook Mitzman architects Llp

Site: 15 Lyndhurst Terrace, NW3 5QA,

Date: March 2021

Proposal: Basement under existing house



Introduction

This statement is to support a householder planning application for a basement located under the existing house.

This document is to be read in conjunction with the following information that has been submitted as part of the application:

MCMa - Existing and Proposed drawings,
Concept Consultancy - Construction method Statement,
Blue Sky Building - Construction Management Plan,
Site Analytical Services Ltd. Basement Impact Assessment,
Wassels - Pre-development Arboricultural Survey and Report

Location and Context

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.

Relevant Planning History

Following a number of unsuccessfully applications to redevelop the site from 2015-2017, an application to retain and extend the existing house was approved in 2020. During consultation it was discussed that an application for a basement would be considered acceptable by the council, subject to the compliance with all the relevant policies.

Erection of ground and first floor rear extension
Application Ref: 2020/0746/P
Address: 15 Lyndhurst Terrace, London, NW3 5QA
Application Type: Householder Application
Full Application Decision: Granted

Relevant planning guides

Camden Planning Guidance - Basements March 2018

Proposal

Further to refusal of Planning Application 2017/2471/P this proposal takes on board the feedback provided by the council in favour of extension and renovation rather than demolition and new-build.

The 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 with a basement, additional living areas and ancillary accommodation.

These proposal are required to upgrade the house to modern standards of living and allow the fabric of the building to be repaired such that it is protected in perpetuity.

The approval 2020/0746/P sympathetically responded to the existing house and this application completes the proposed alterations to this house.

The proposal has a no impact on the appearance of the house from the street with the exception of the new small front light well.

The amenity of the neighbours will be unaffected.

There will be no loss of boundary-gaps and an increase of green-space.

Conclusion

This application seeks permission for a modest basement largely under the footprint of the existing house. The property will remain for residential use as a single family dwelling.

This proposal will have no impact on the adjacent properties and will be of great value to the property. The proposal is in keeping with the Camden Council's planning guidelines.