



15 LYNDHURST GARDENS

Design and Access Statement - Rev A
May, 2021

PROJECT SUMMARY

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The project is to make alterations to three adjoining garages, to facilitate their use as studio spaces for the occupants of the flats. Two new gates are also proposed, one located between the garages and the southern apartment building, and one between existing brick piers on the site boundary facing onto Lyndhurst Gardens.

The garages are situated in the grounds of 15 Lyndhurst Gardens. They front onto Lyndhurst Gardens, and to the rear is a garden with two established trees.

The garages are an ancillary building for the main house. Each garage is demised to one of the flats and this will remain unchanged.

The project makes a number of alterations and amendments to three adjoining garages:

- 1) The roof will be raised to create an acceptable internal ceiling height and to allow for insulation. The previous parapet height will be reinstated;
- 2) The garage doors will be replaced with opaque glazed screens and recessed timber doors;
- 3) A toilet and small kitchenette will be added to each garage;
- 4) The existing windows on the rear elevation will be replaced with operable windows;
- 5) The building will be insulated.

Owing to changes in car sizes since construction, the garages are currently only used for storage, and the forecourt provides parking spaces for three cars. This level of parking will remain unchanged.



EXTERNAL VIEW OF GARAGES FROM LYNDHURST GARDENS



SITE LOCATION PLAN 1:1250

THE AREA AND THE SITE

THE AREA

The garages are situated within the Fitzjohns Netherhall Conservation area, and are surrounded by a number of red brick Listed Buildings, including the Maria Montessori School and Lyndhurst House Preparatory School.

THE SITE

To the North East the garages front onto a forecourt that slopes up towards to Lyndhurst Gardens, To the rear three existing windows look onto a private garden.



PRIVATE FACE
SECLUDED GARDEN TO THE REAR
OF THE GARAGES

PUBLIC FACE
GARAGE FORECOURT SLOPES UP TO
LYNDHURST GARDENS

GRADE II LISTED DETACHED
HOUSE. C1886.
BY HARRY MEASURES.

SITE PHOTOS



INTERNAL VIEW TO GARDEN-FACING WINDOW



THE FRONTS OF THE GARAGES WITH CAR PARKING



FLOWERS GROWING AT THE BASE OF THE GARAGES

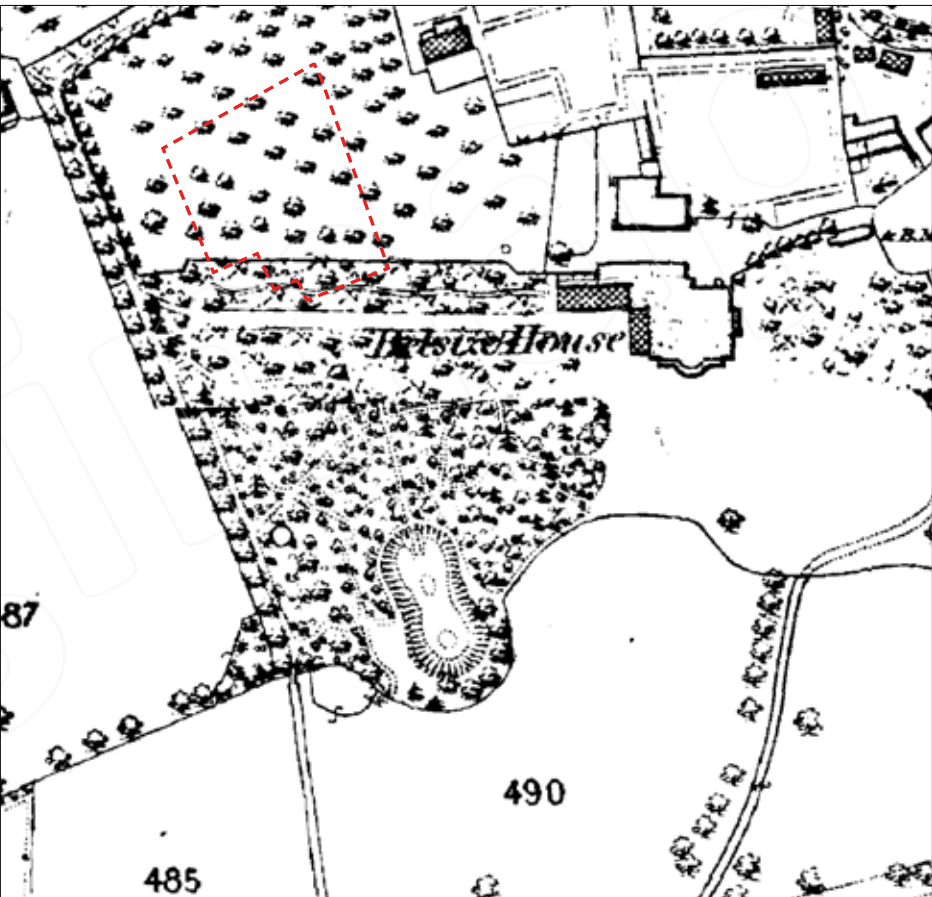


EXTERNAL VIEW OF REAR ELEVATION AND EXISTING GARDEN

HISTORIC MAPS

1870s

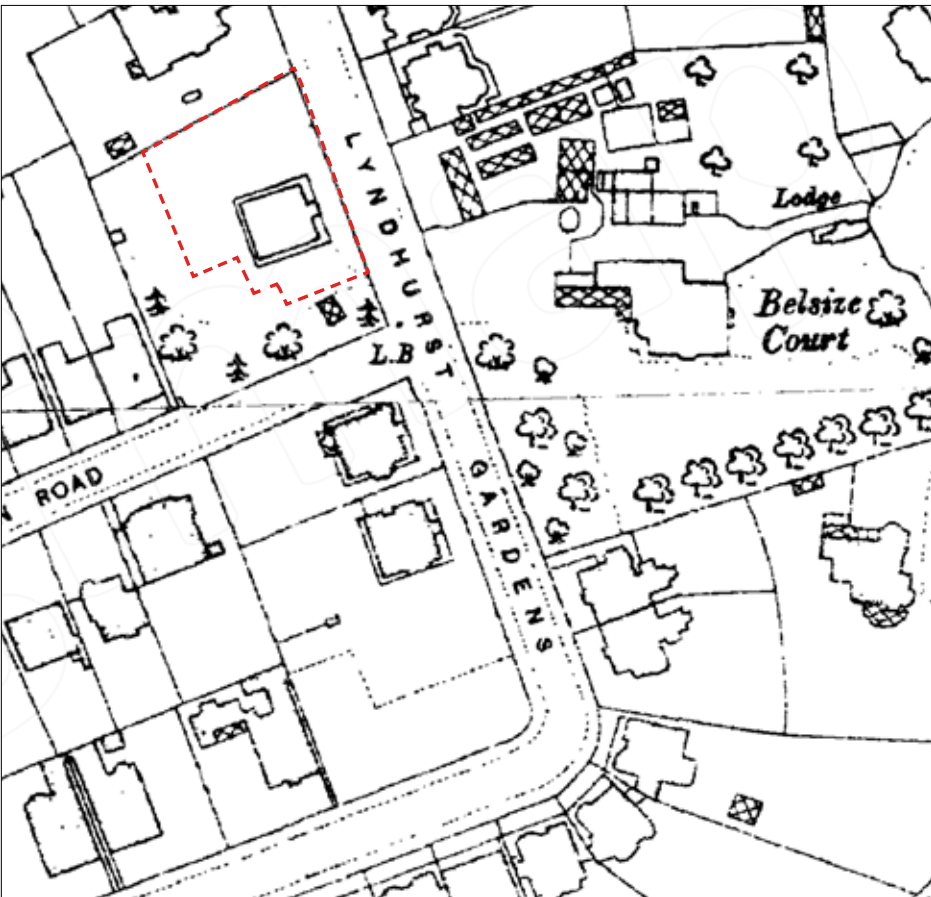
The site sits on open land, in the gardens of Belsize House.



1870s

1910s

The area has become more developed with residential uses, with a number of large detached houses that sit in verdant plots of land.

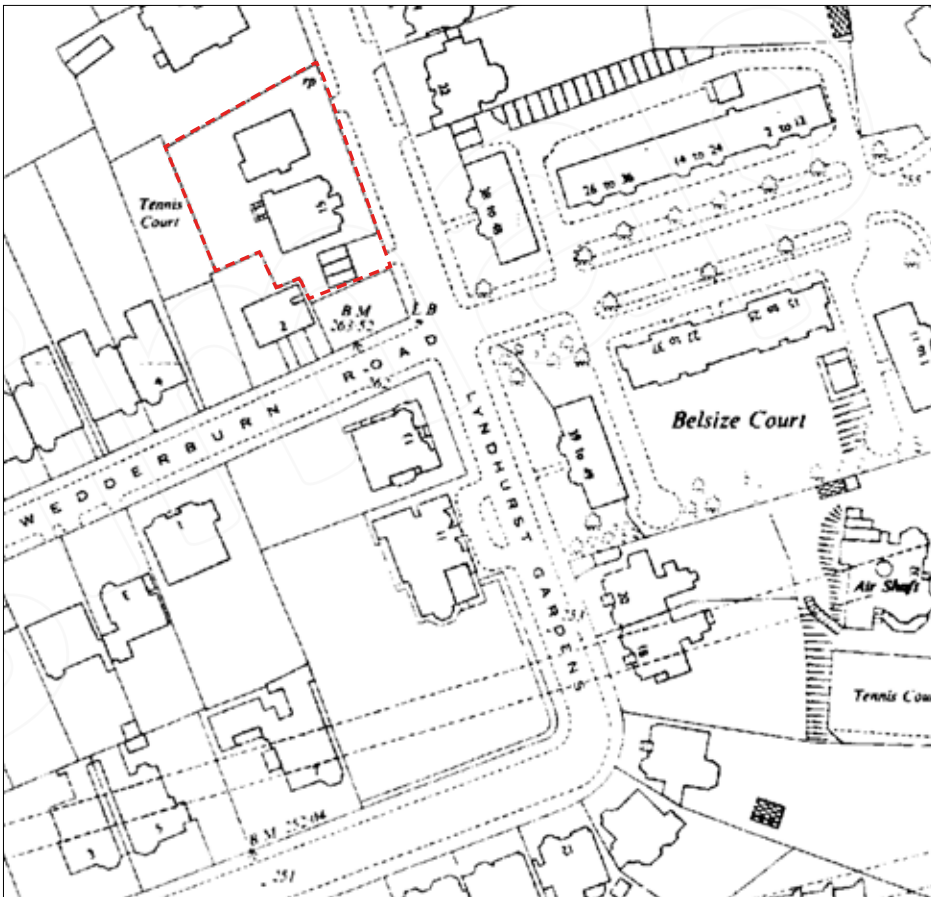


1910s

1970s

The area has become increasingly built-up, with the previous Belsize court replaced by a number of flatted developments.

Between 1910s and 1970s a number of garages have been built in the area, including those at 15 Lyndhurst Gardens.

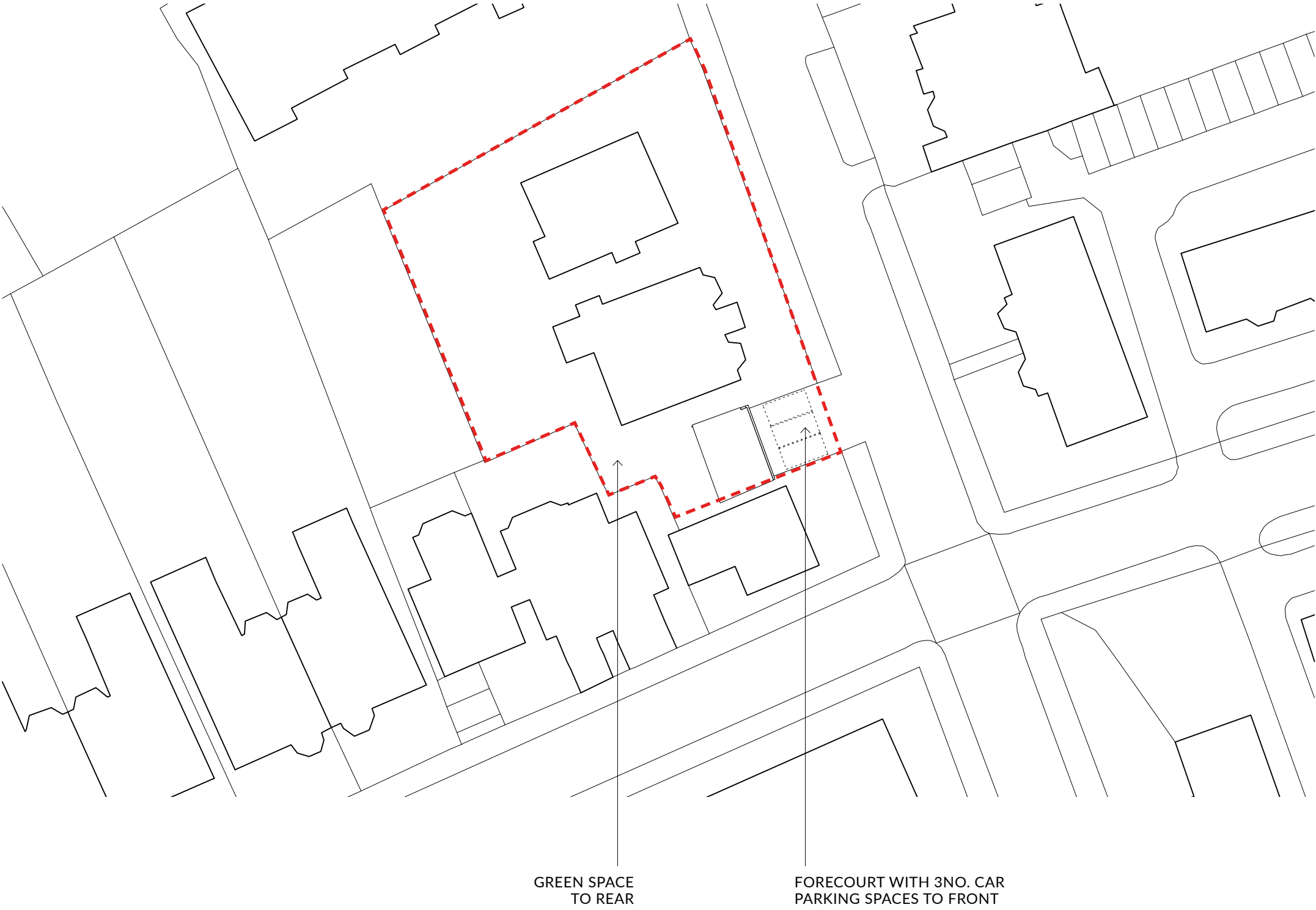


1970s

EXISTING

EXISTING

BLOCK PLAN



EXISTING

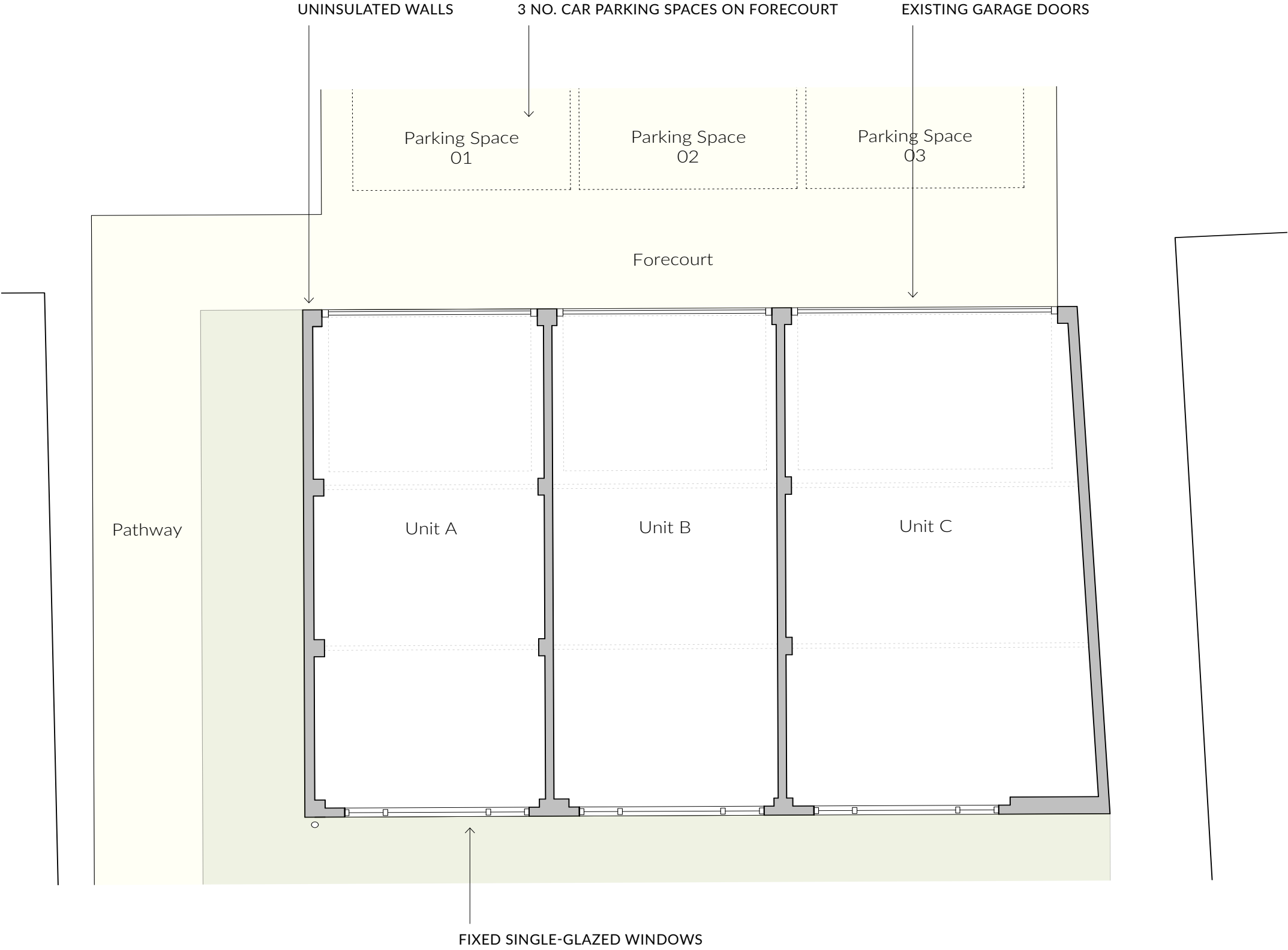
SUMMARY

The existing structure is divided into three separate units, each currently used for storage.

The front elevation was previously higher (by three bricks), and this is shown on page 9.

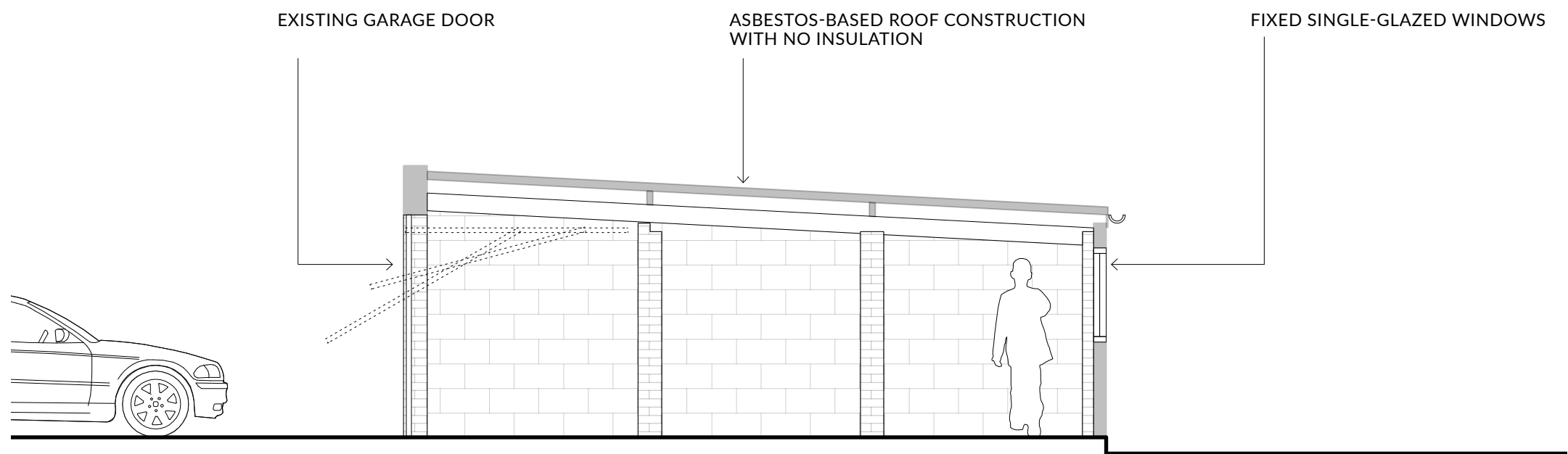
The structure is currently uninsulated and the roof is prone to leaking.

The roof construction currently uses an asbestos-based material, and this will be replaced as part of these alterations.

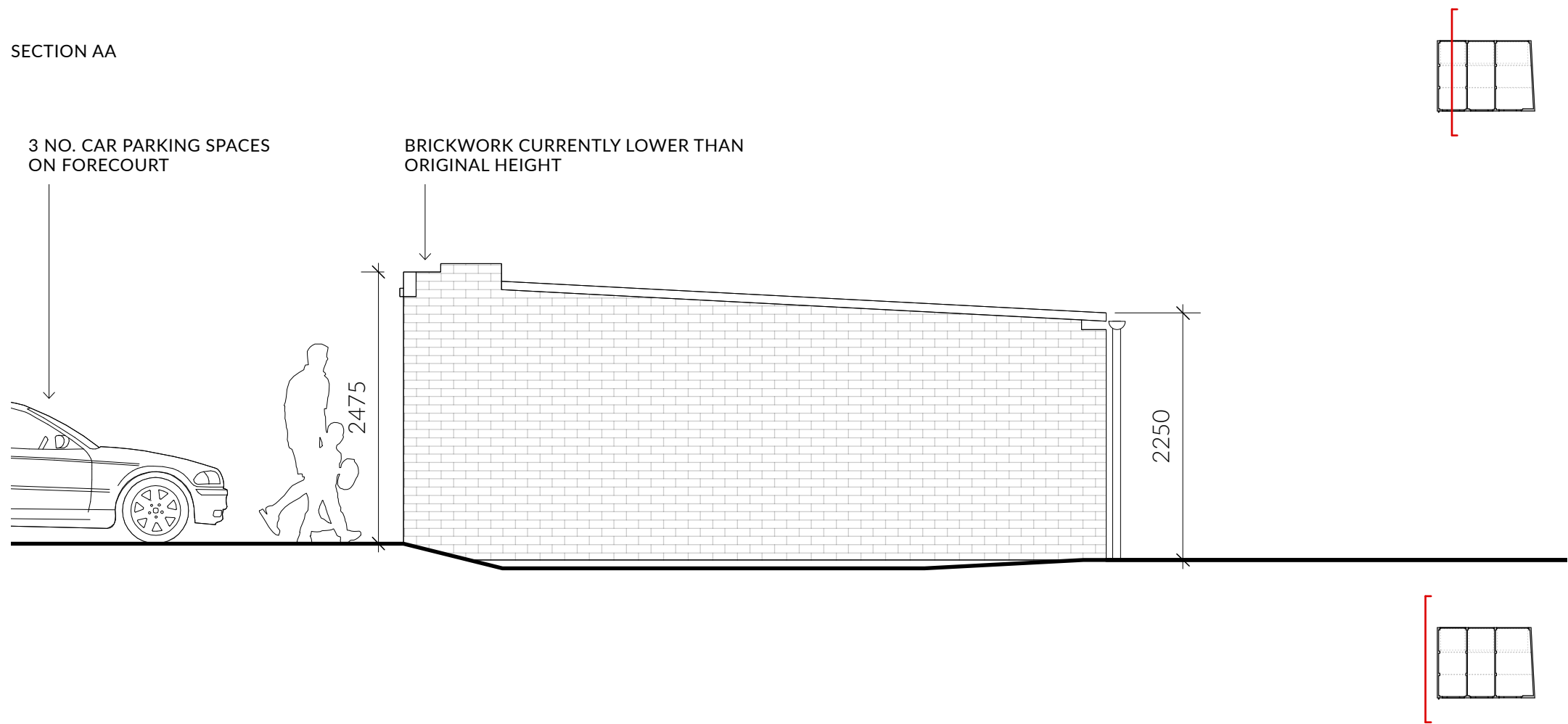


GROUND FLOOR PLAN

EXISTING

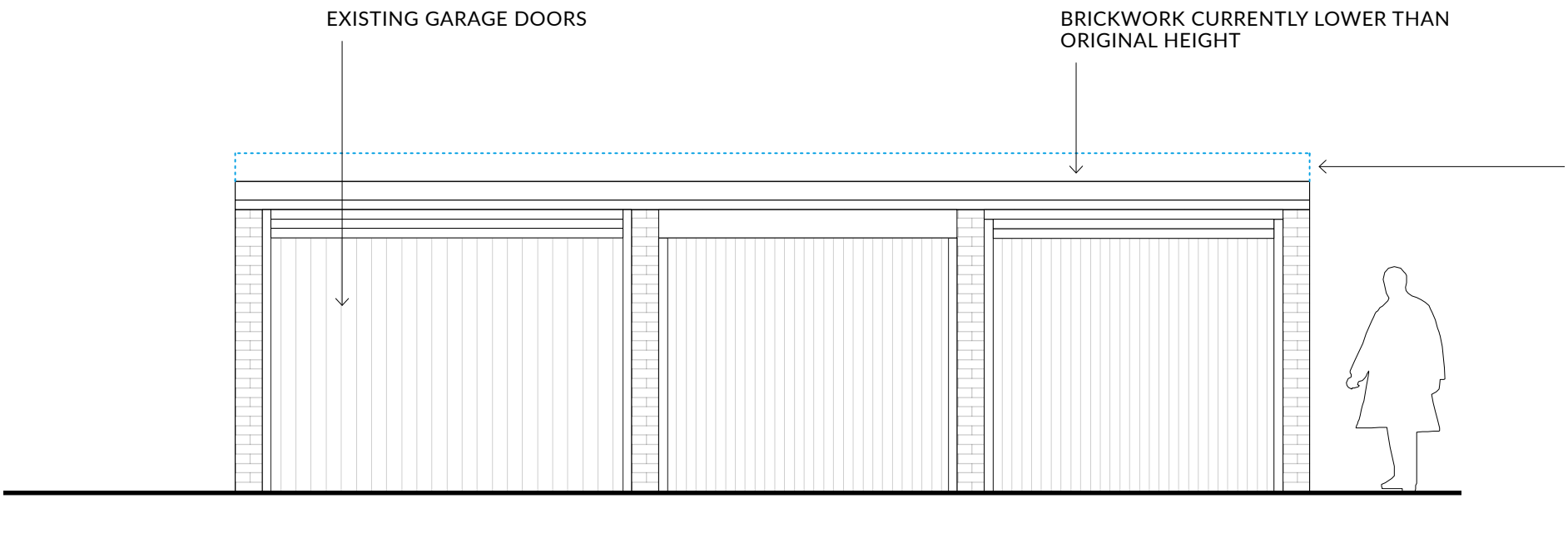


SECTION AA

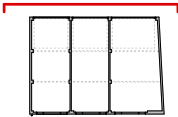


NORTH WEST ELEVATION

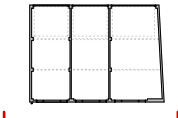
EXISTING



NORTH EAST ELEVATION



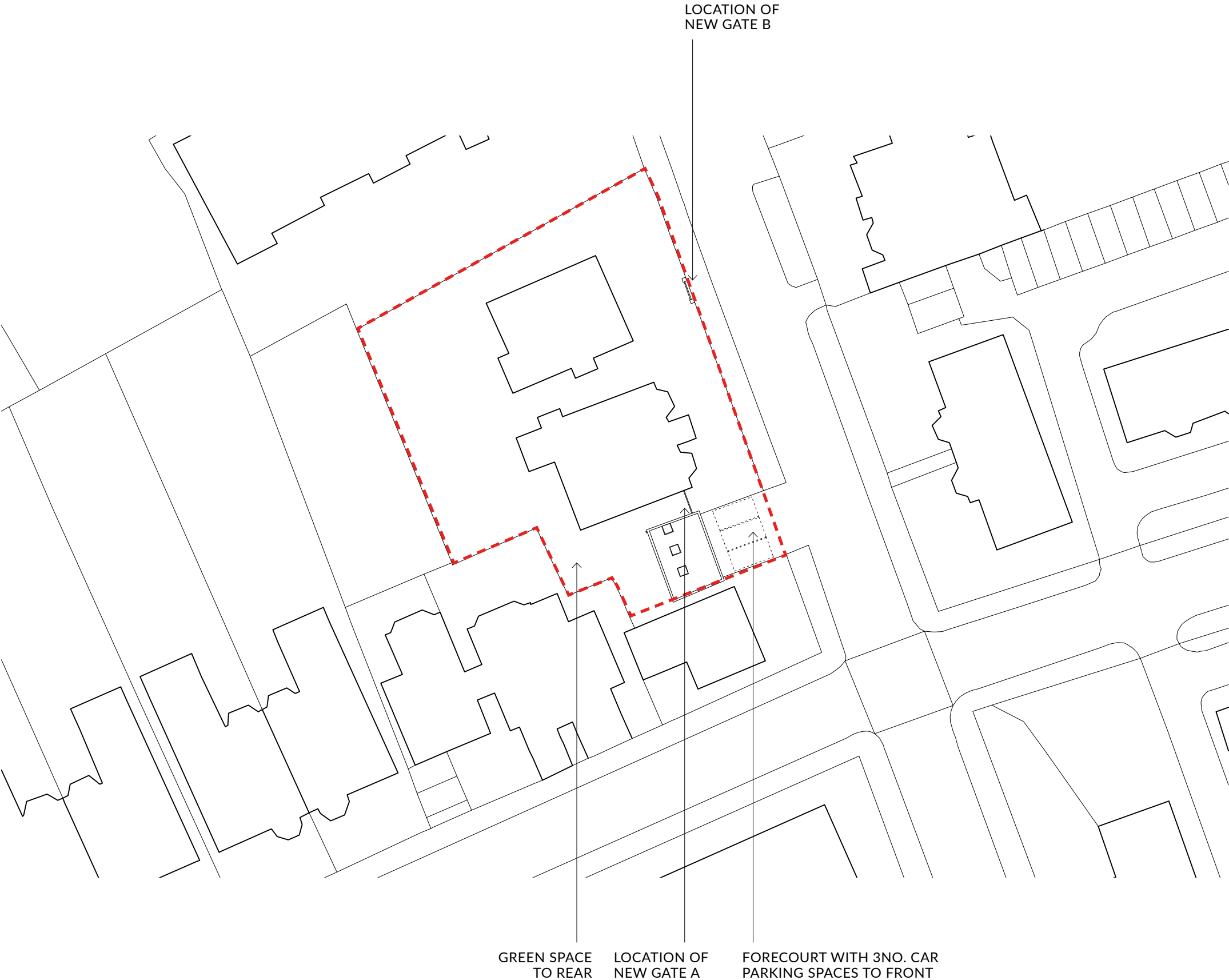
SOUTH WEST ELEVATION



PROPOSED

PROPOSED

BLOCK PLAN

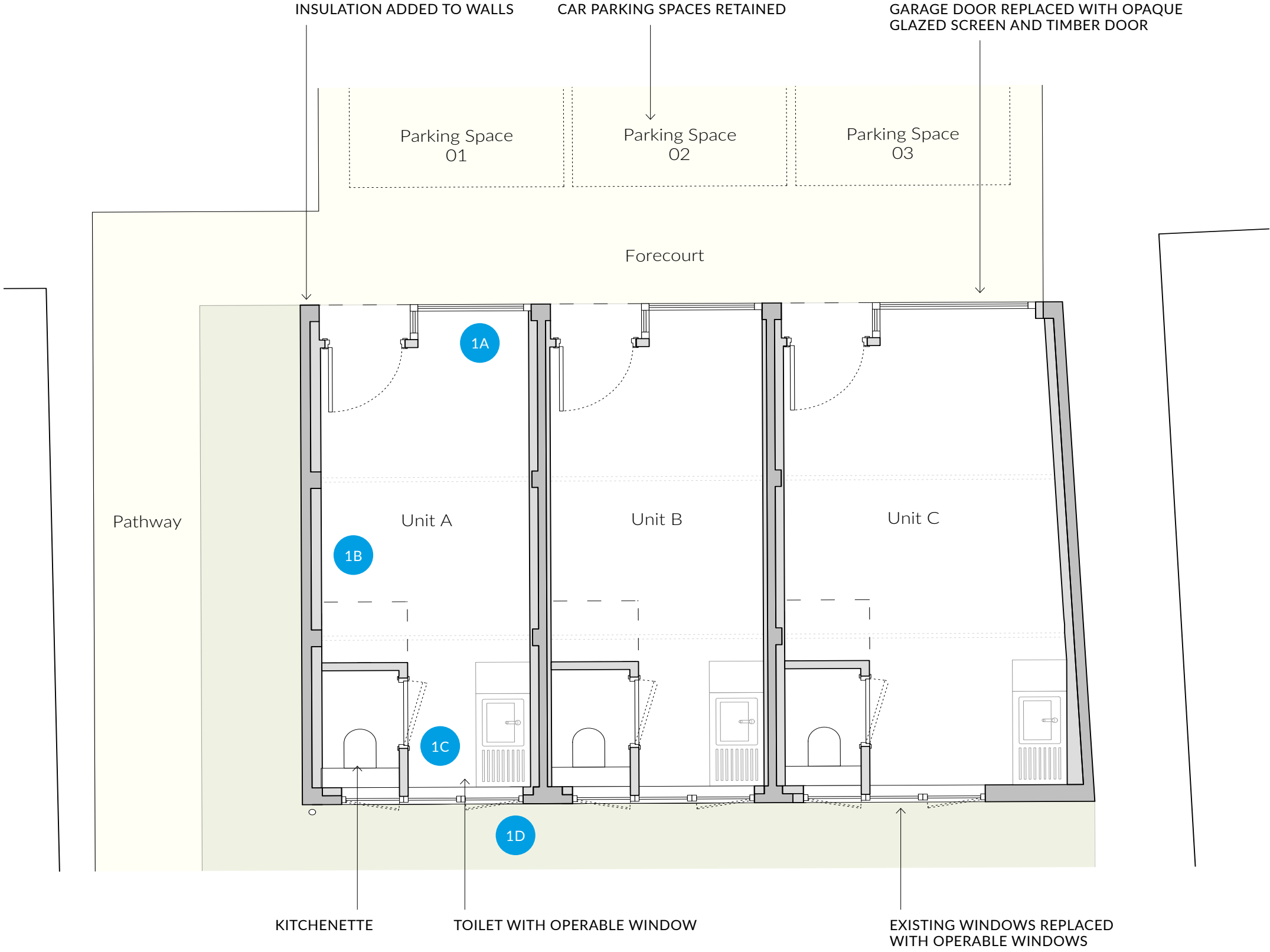


PROPOSED

SUMMARY

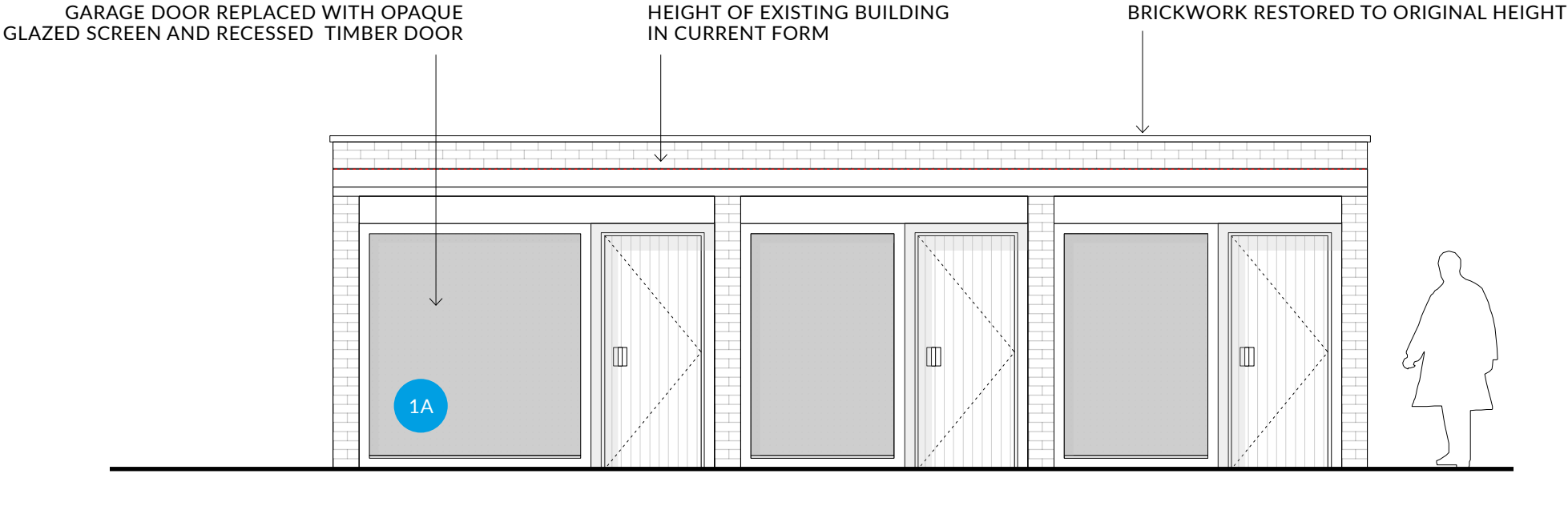
The proposal makes a number of interventions in the Garages' structure to ensure they are habitable as an artists' studio. There are 3 elements necessary for this.

- 1A Replace the existing 'up and over' garage doors with an opaque glazed screen and recessed solid timber door.
- 1B Raise the roof to an acceptable ceiling height and add insulation to this new roof and the existing walls. A rooflight brings light into the centre of the plan.
- 1C Add a toilet cubicle and kitchenette.
- 1D Replace existing windows with operable windows on the rear elevation.

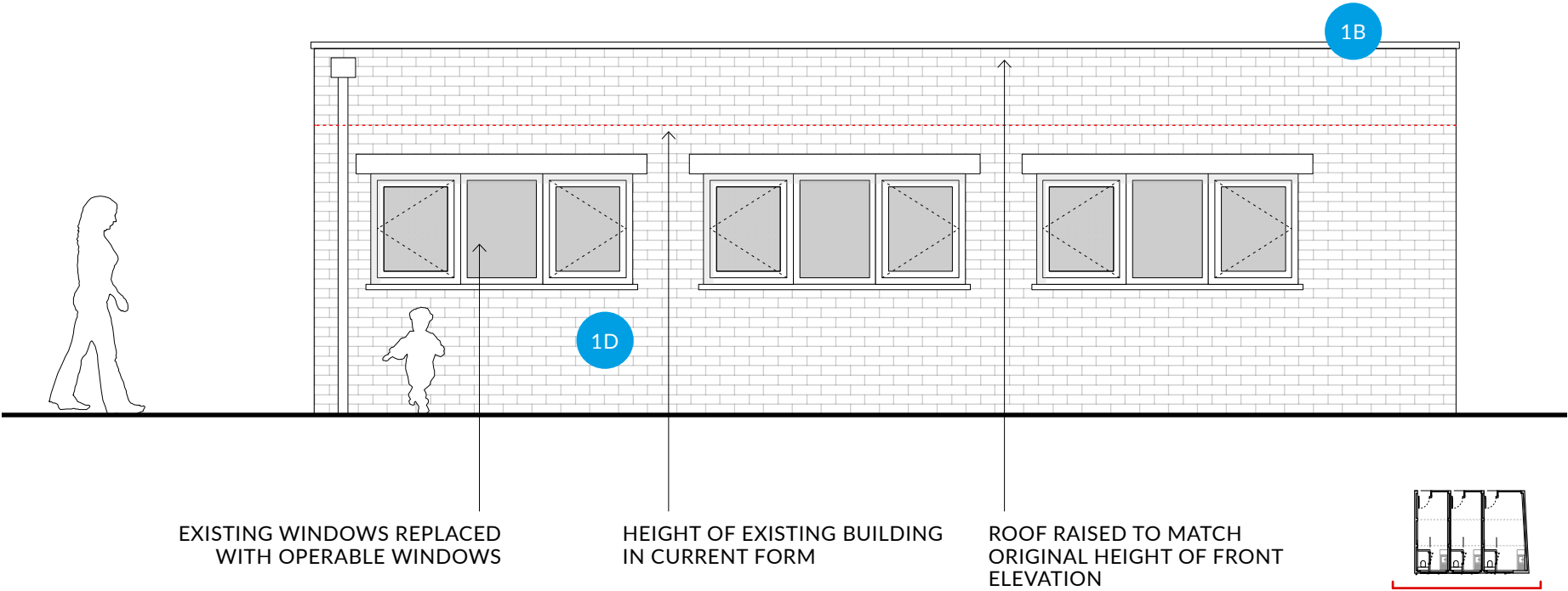
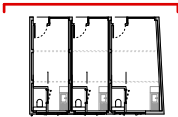


GROUND FLOOR PLAN

PROPOSED

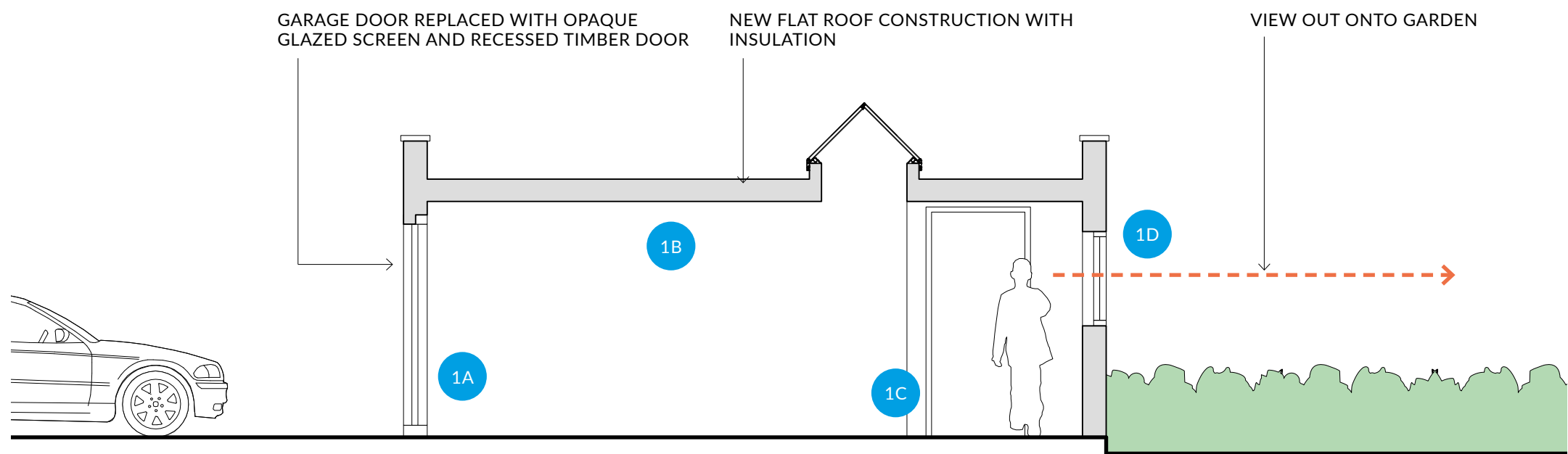


NORTH EAST ELEVATION

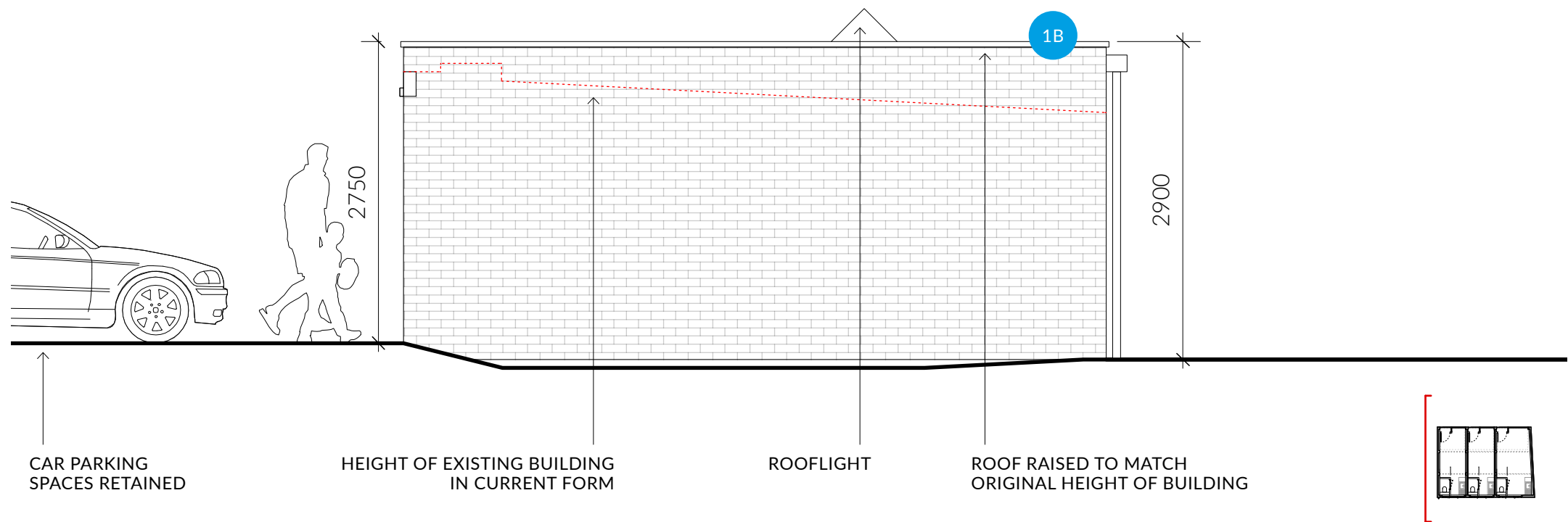
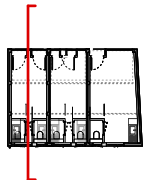


SOUTH WEST ELEVATION

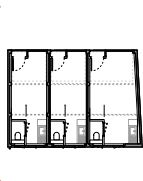
PROPOSED



SECTION AA



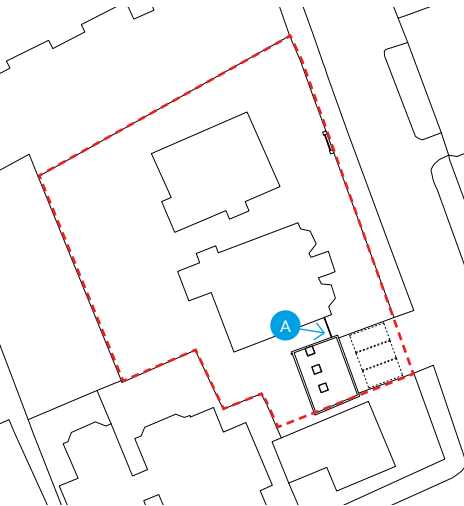
NORTH WEST ELEVATION



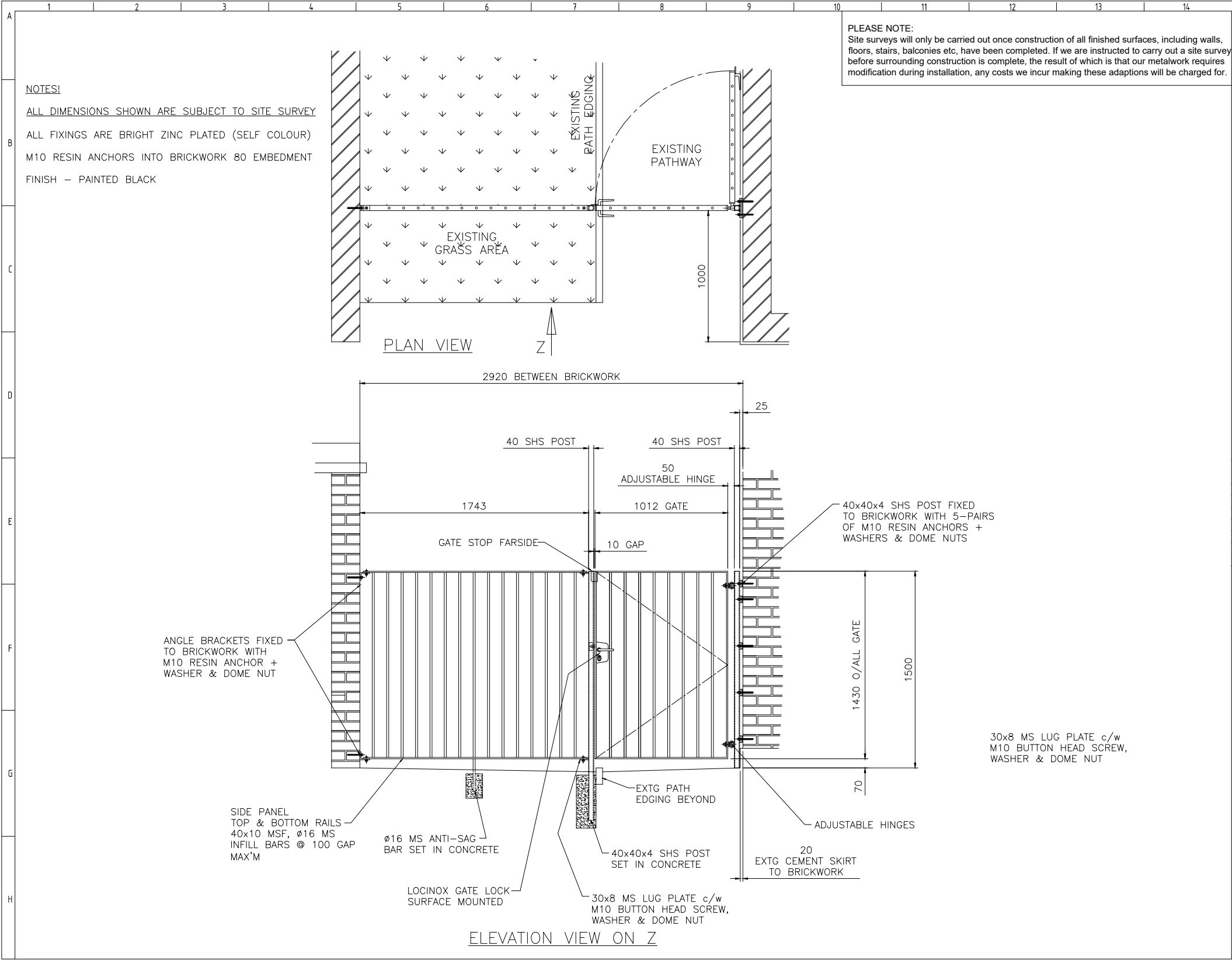
PROPOSED GATE A

SUMMARY

A proposed gate between the garages and the southern apartment block.



LOCATION OF GATE A

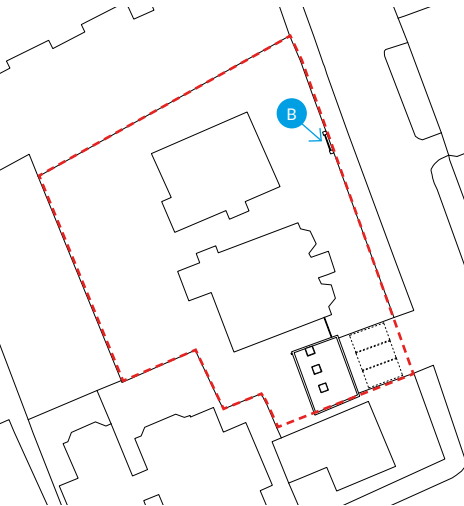


GATE A PLAN AND ELEVATION

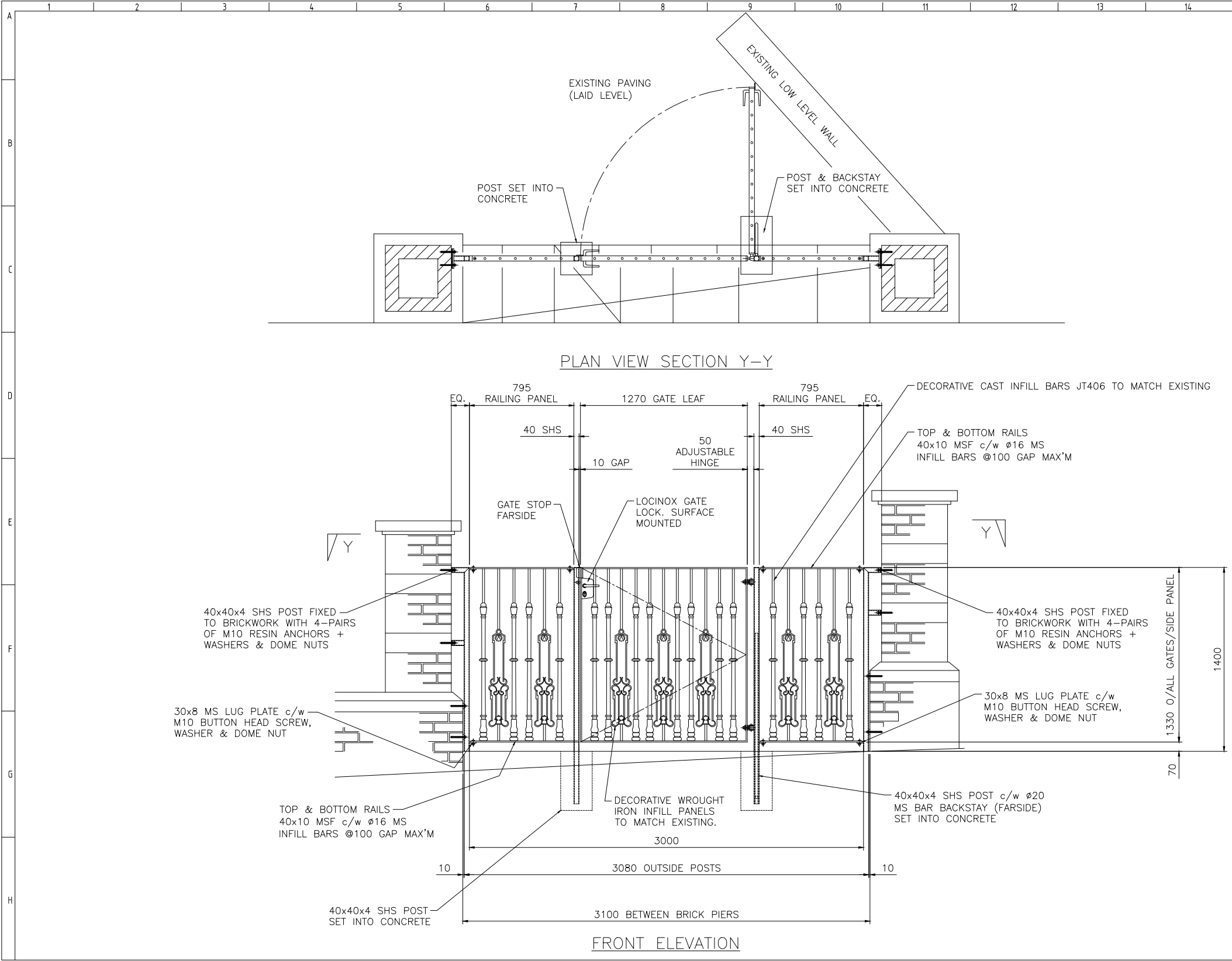
PROPOSED GATE B

SUMMARY

A proposed gate between existing brick piers on the site boundary facing Lyndhurst gardens.



LOCATION OF GATE B



GATE B PLAN AND ELEVATION

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Do not scale drawings.

General Notes
Component Characteristics
Tolerances of dimension and shape
EN 1090-2 Tolerance class 1
Weldability
EN 10025-2, S275 / S355
Fracture toughness / impact resistance
S275JR (27J@20°C)
S355 (35J@20°C)
Stainless 304 / 316
Load Bearing Capacity
Designed to BS5950 / EN 1993
Steel Specification
National Structural Steelwork
Specification for Building Construction
5th Edition CE Marking
Welds
All welds to comply to MTL Welding
Procedure Specifications (WPS)
Steel Grades
All UC / UB / PFC / RSA - S355-JR
All SHS / RHS / CHS - S355-J2
All Plates - S275 - UNO



PROJECT No. 5696

| | | | |
|----|----------------------|----|----------|
| 03 | REVISED PER COMMENTS | CD | 13-04-21 |
| 02 | REVISED PER COMMENTS | JR | 31-03-21 |
| 01 | ARRANGEMENT REVISED | JR | 25-03-21 |

Welded Structural Components
Execution Class 2 BS EN 1090

LYNDHURST GARDENS

Client:

Drawing creation date: 23-03-2021
Scale: @ A1: DO NOT SCALE
Drawn By: JR
Checked By:
Status:
Drawing Title:

PROPOSED
GATES & SIDE PANEL
GENERAL ARRANGMENT

5708-01-02 03

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