



15 LYNDHURST GARDENS

Design and Access Statement - Rev B
July, 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 @ A:3

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

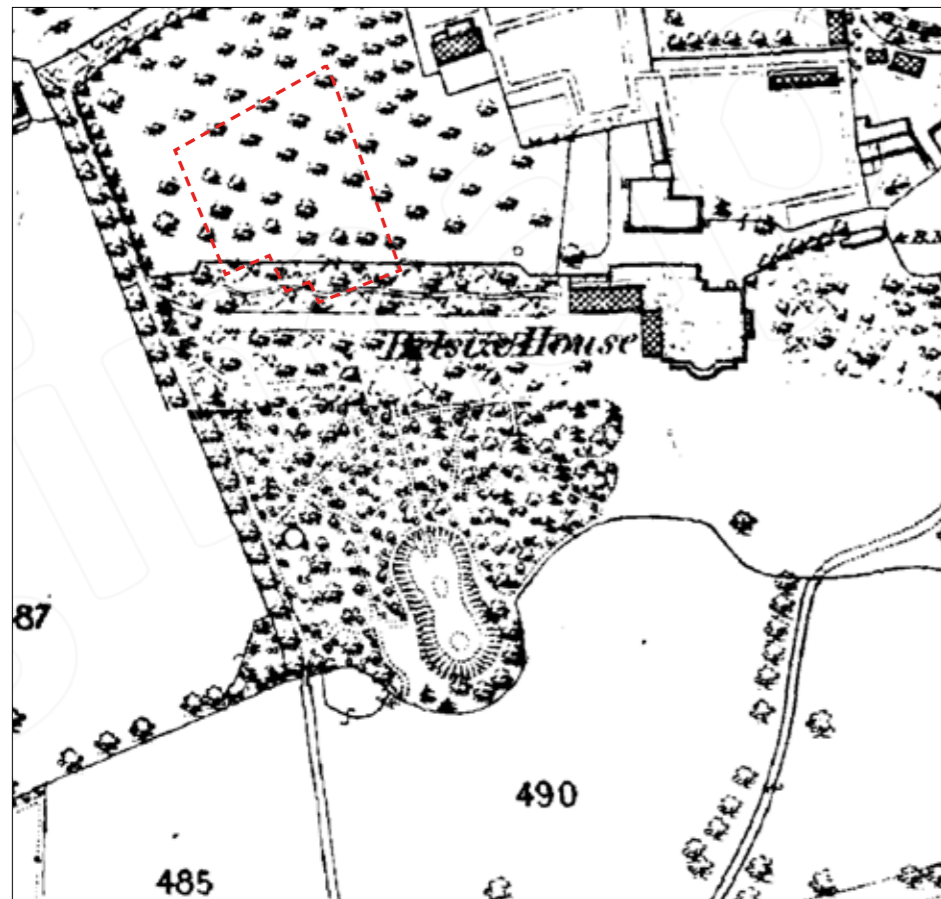


EXTERNAL VIEW OF REAR ELEVATION AND EXISTING GARDEN

HISTORIC MAPS

1870s

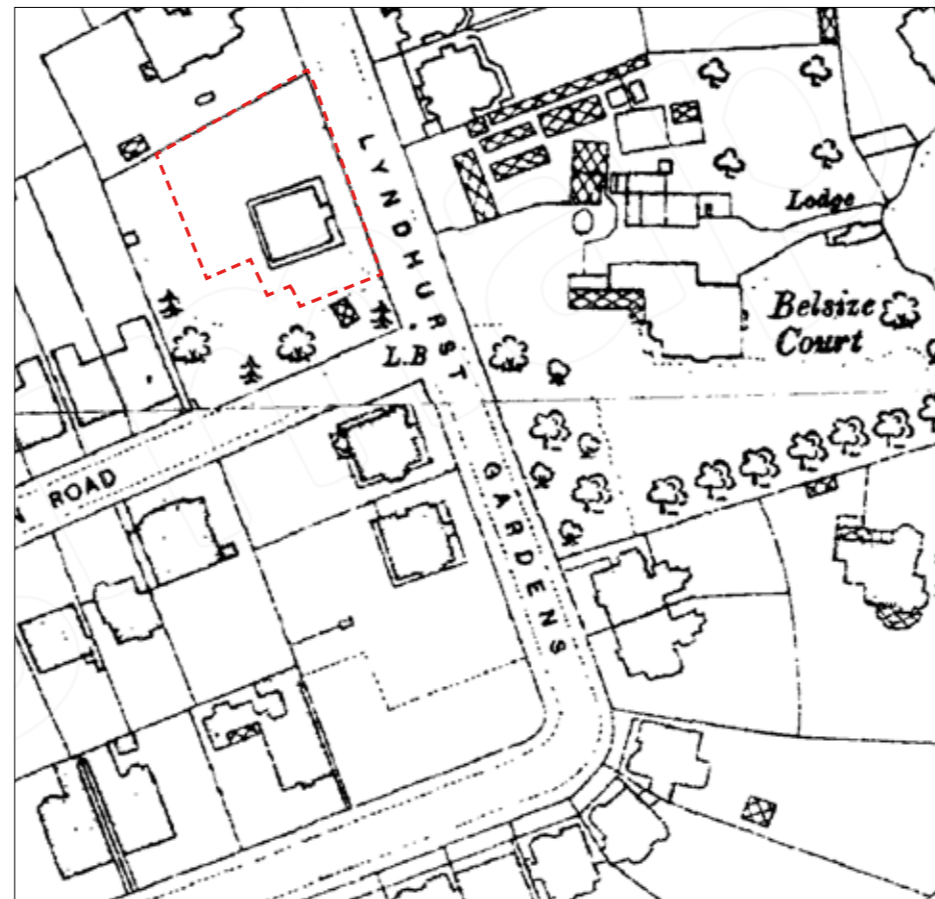
The site sits on open land, in the gardens of Belsize House.



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.

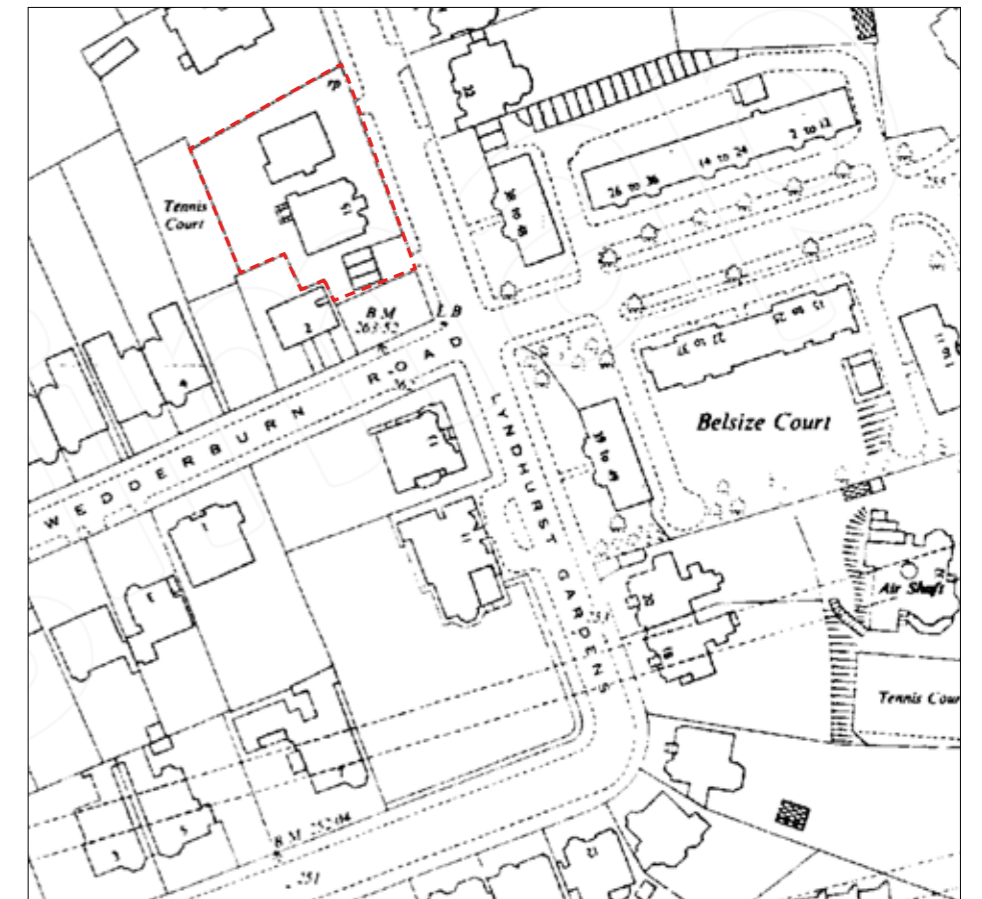


1910s

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

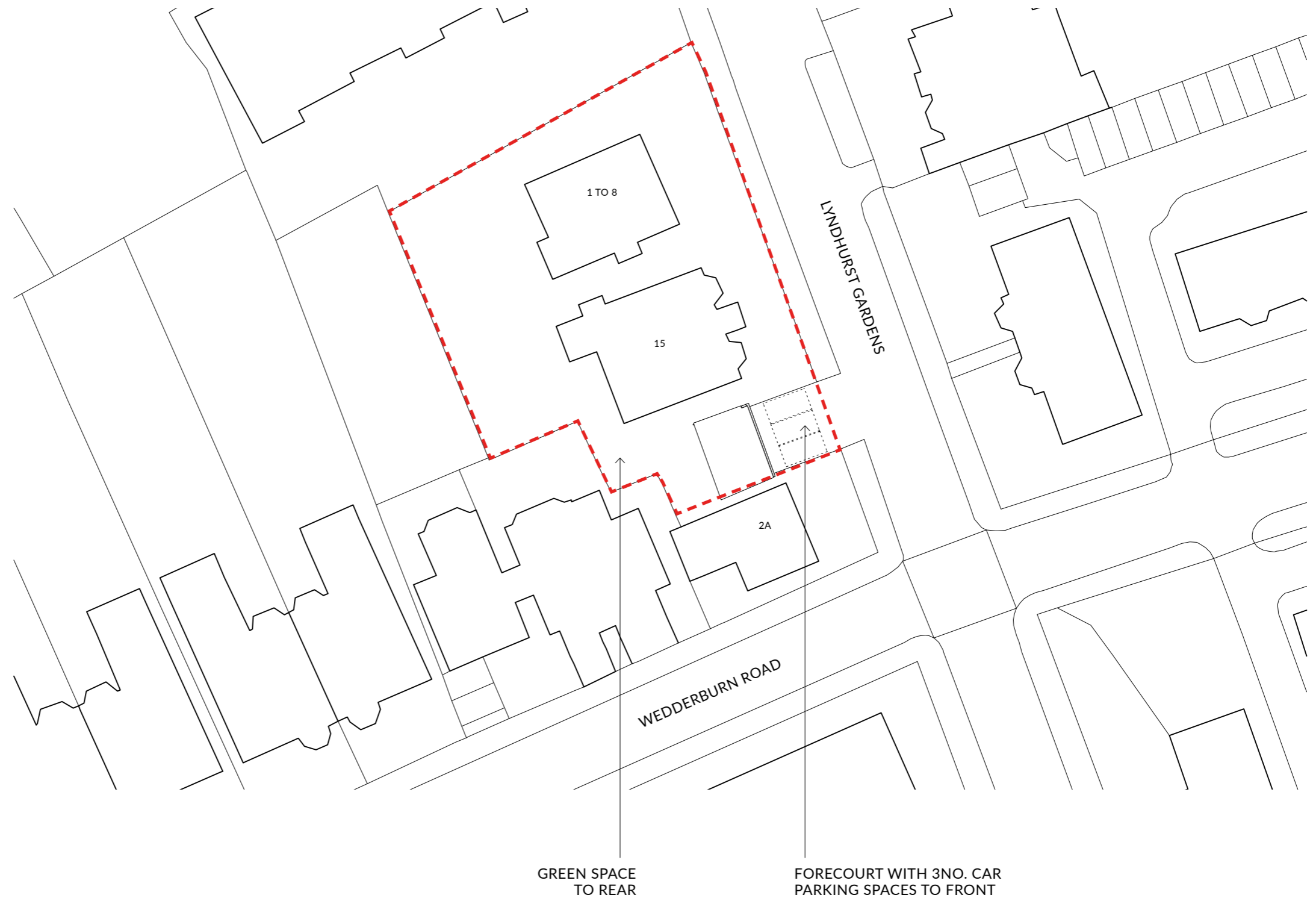
EXISTING

GROUND FLOOR PLAN 1:50 @ A3

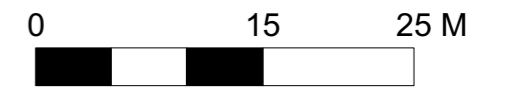


EXISTING

BLOCK PLAN



BLOCK PLAN 1:500 @ A3



EXISTING

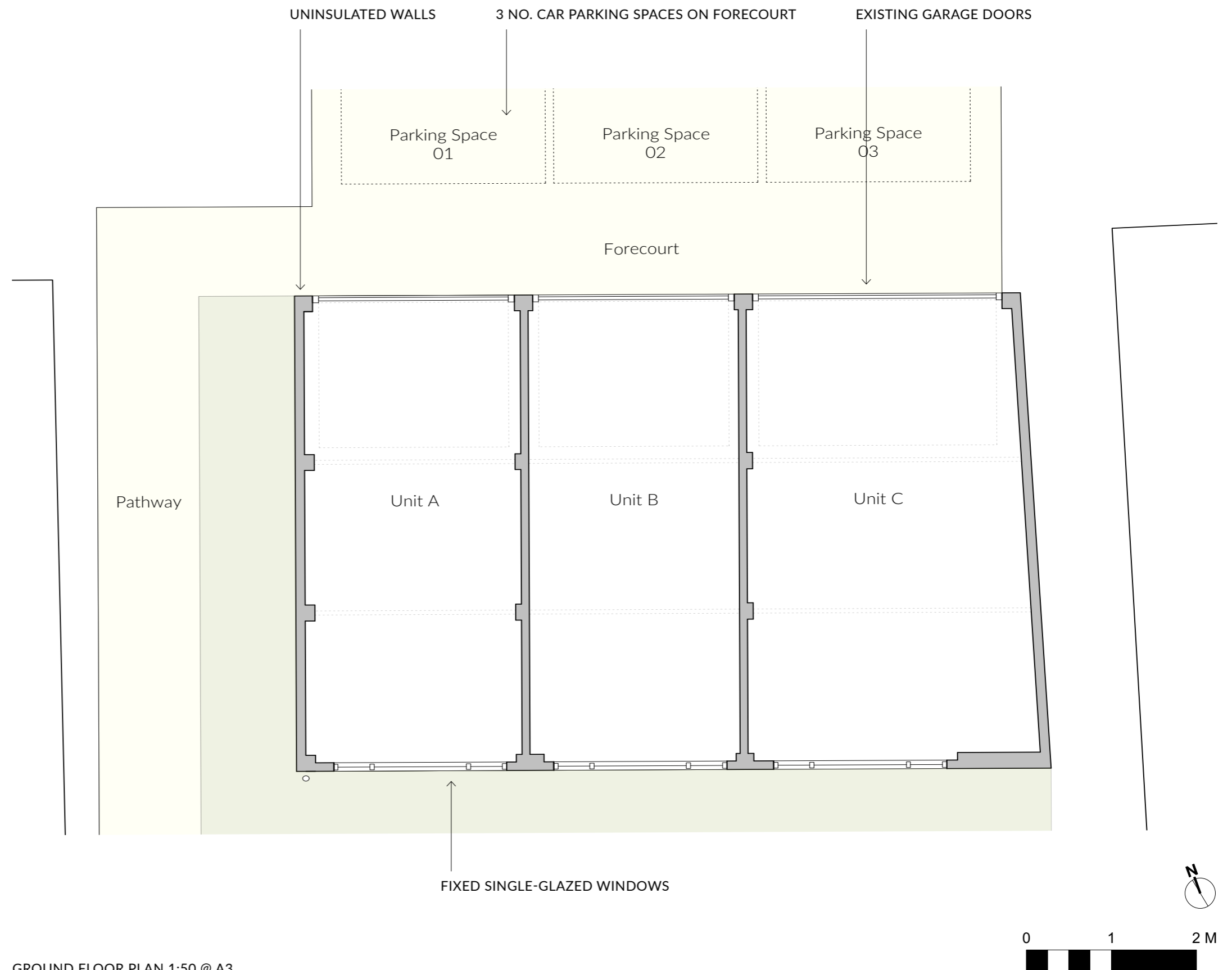
SUMMARY

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.

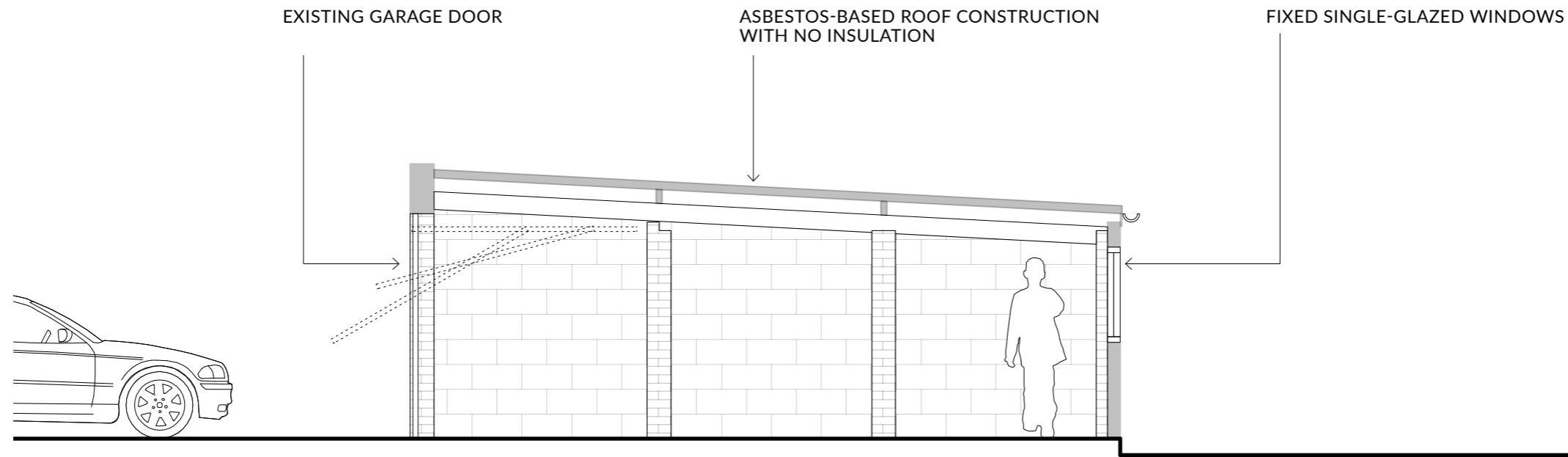
The structure is currently uninsulated and the roof is prone to leaking.

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

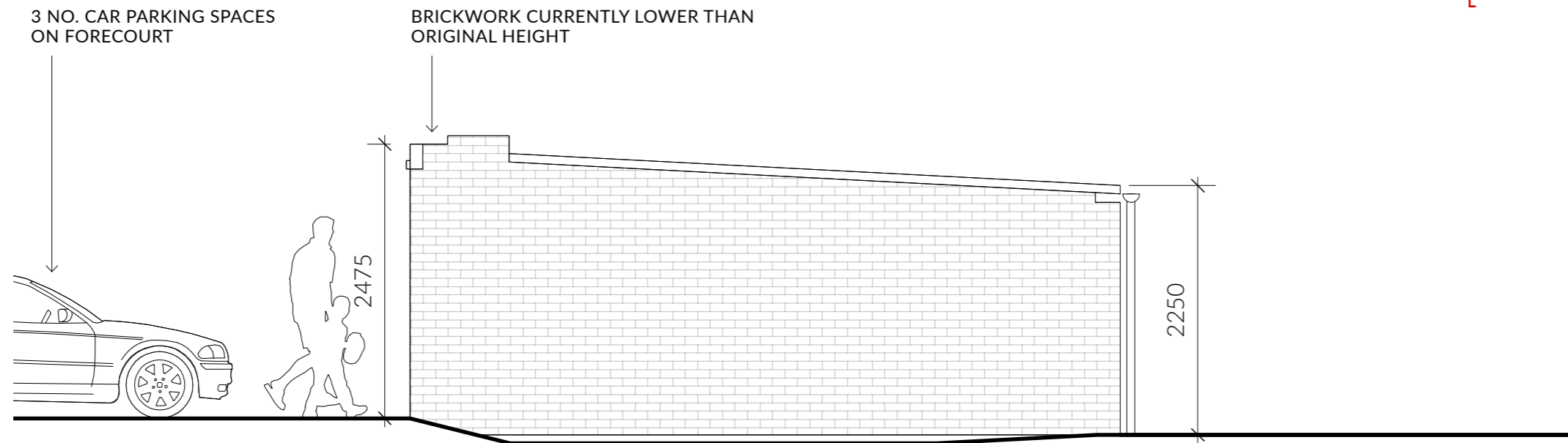
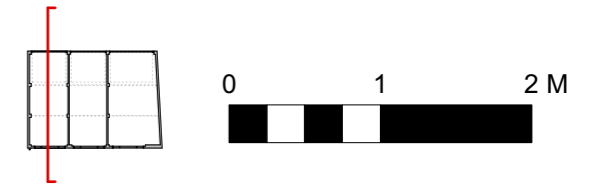


GROUND FLOOR PLAN 1:50 @ A3

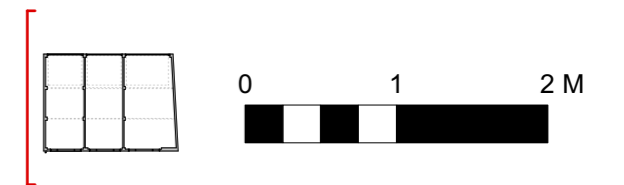
EXISTING



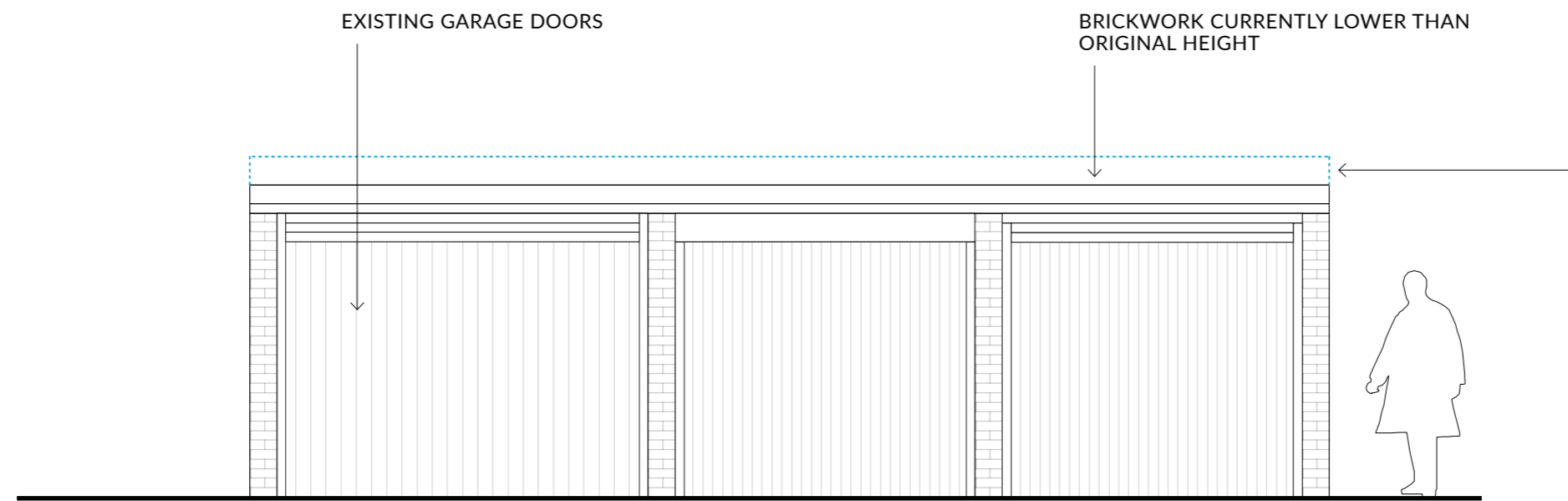
SECTION AA 1:50 @ A3



NORTH WEST ELEVATION 1:50 @ A3

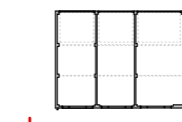
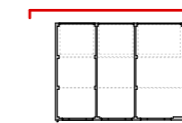


EXISTING



ORIGINAL HEIGHT OF BRICKWORK

NORTH EAST ELEVATION 1:50 @ A3

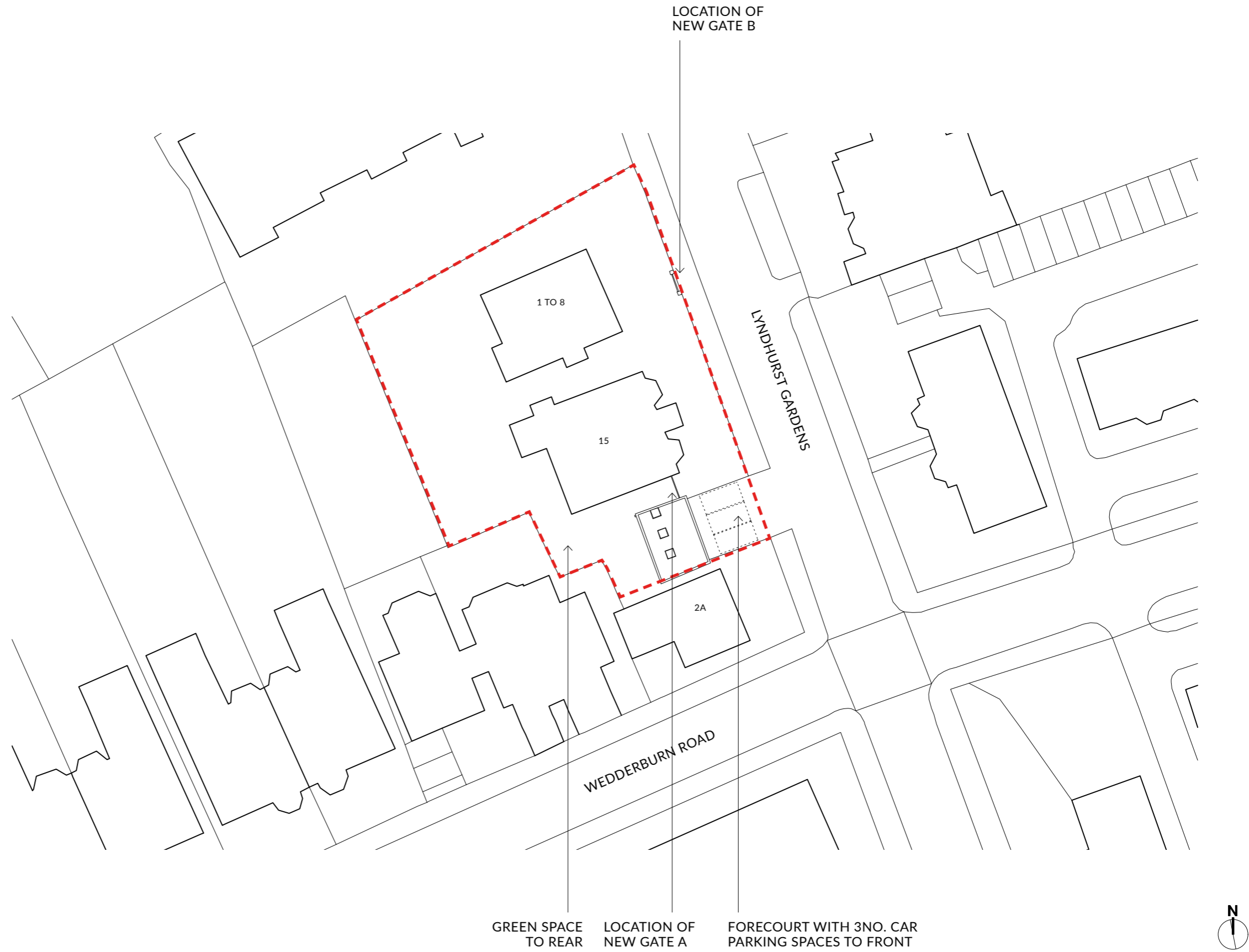


SOUTH WEST ELEVATION 1:50 @ A3

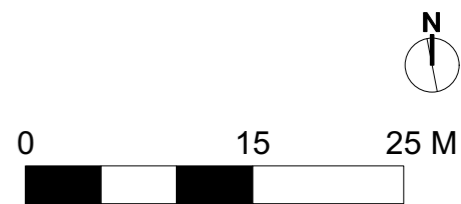
PROPOSED

PROPOSED

BLOCK PLAN



GREEN SPACE TO REAR LOCATION OF NEW GATE A FORECOURT WITH 3NO. CAR PARKING SPACES TO FRONT



BLOCK PLAN 1:500 @ A3

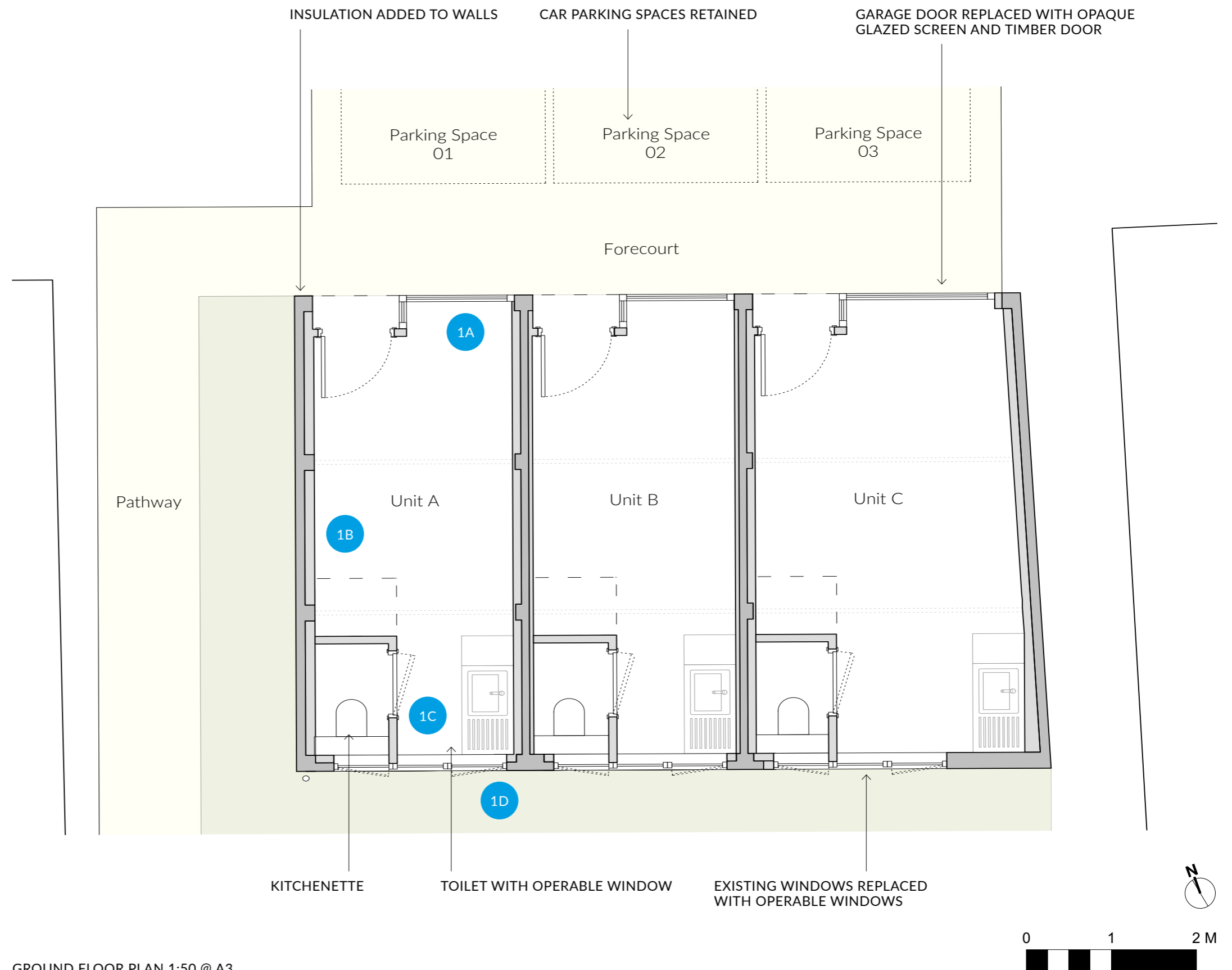


PROPOSED

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.

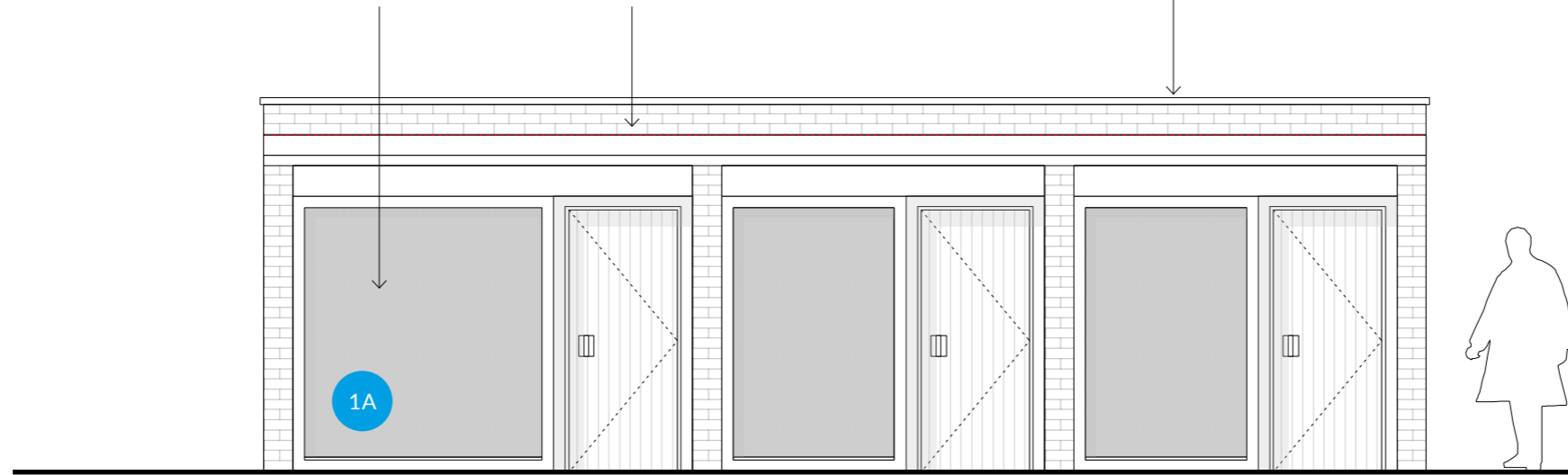
- 1A Replace the existing 'up and over' garage doors with an opaque glazed screen and recessed solid timber door.
- 1B Raise the roof to an acceptable ceiling height and add insulation to this new roof and the existing walls. A rooflight brings light into the centre of the plan.
- 1C Add a toilet cubicle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



GROUND FLOOR PLAN 1:50 @ A3

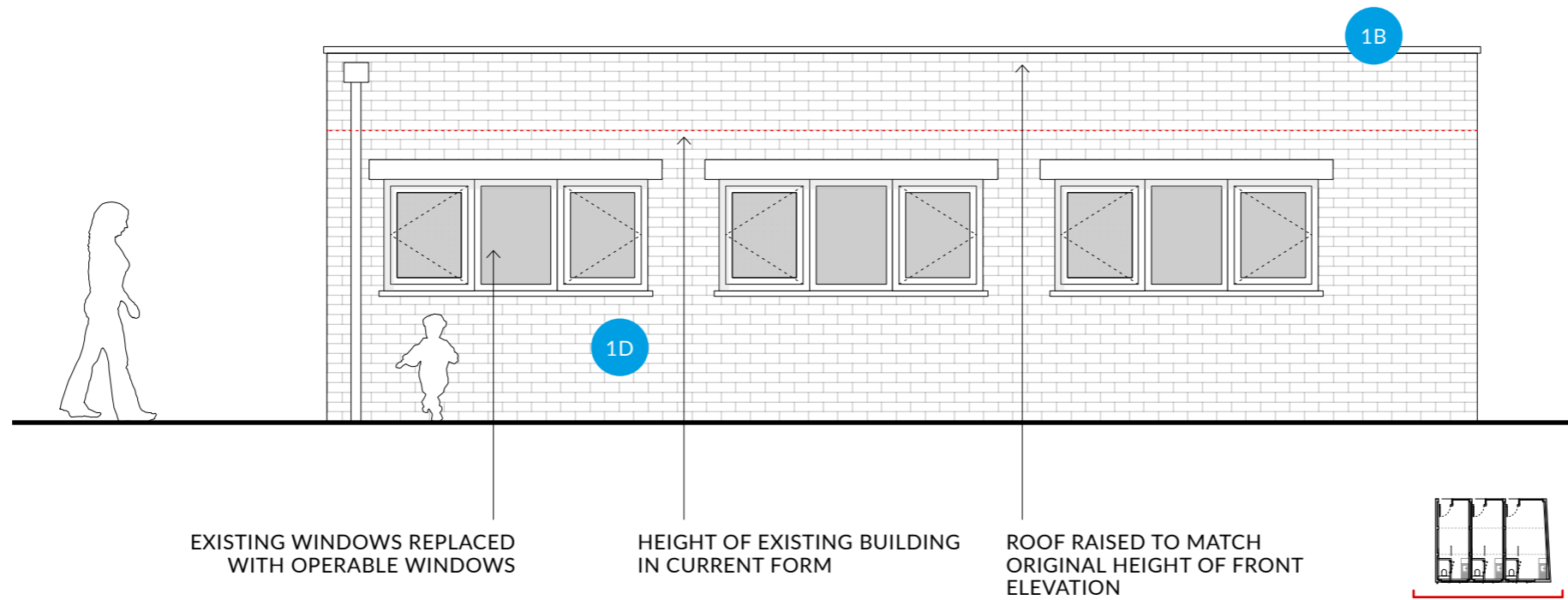
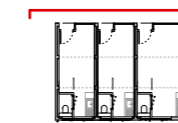
PROPOSED

GARAGE DOOR REPLACED WITH OPAQUE GLAZED SCREEN AND RECESSED TIMBER DOOR
 HEIGHT OF EXISTING BUILDING IN CURRENT FORM
 BRICKWORK RESTORED TO ORIGINAL HEIGHT



ORIGINAL HEIGHT OF BRICKWORK

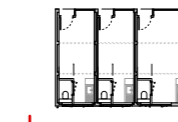
NORTH EAST ELEVATION 1:50 @ A3



EXISTING WINDOWS REPLACED WITH OPERABLE WINDOWS

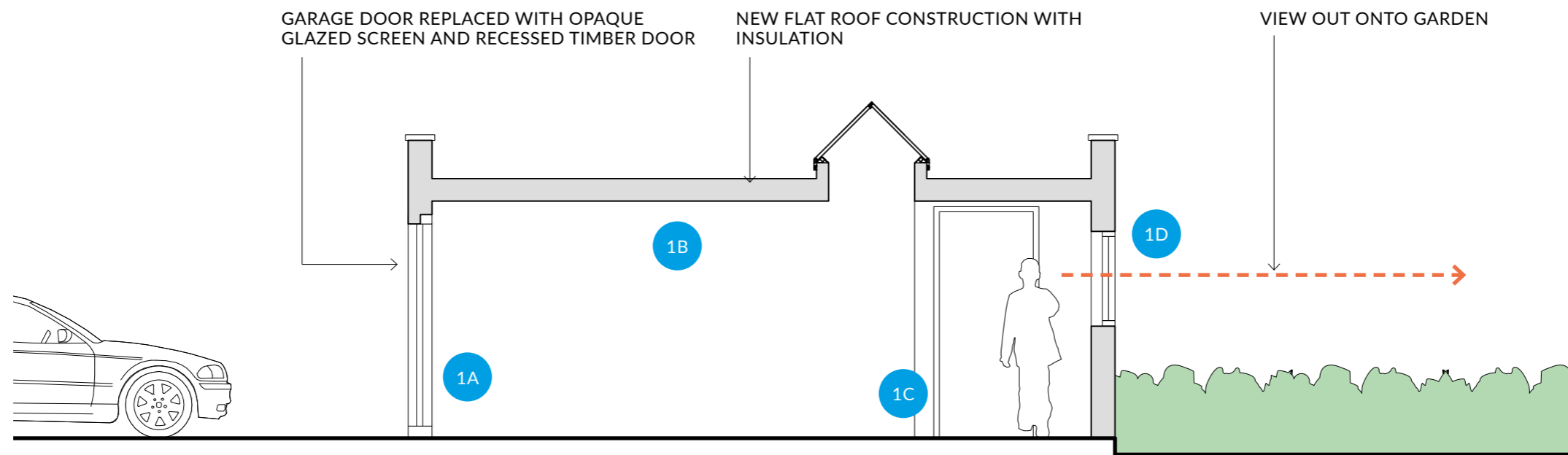
HEIGHT OF EXISTING BUILDING IN CURRENT FORM

ROOF RAISED TO MATCH ORIGINAL HEIGHT OF FRONT ELEVATION

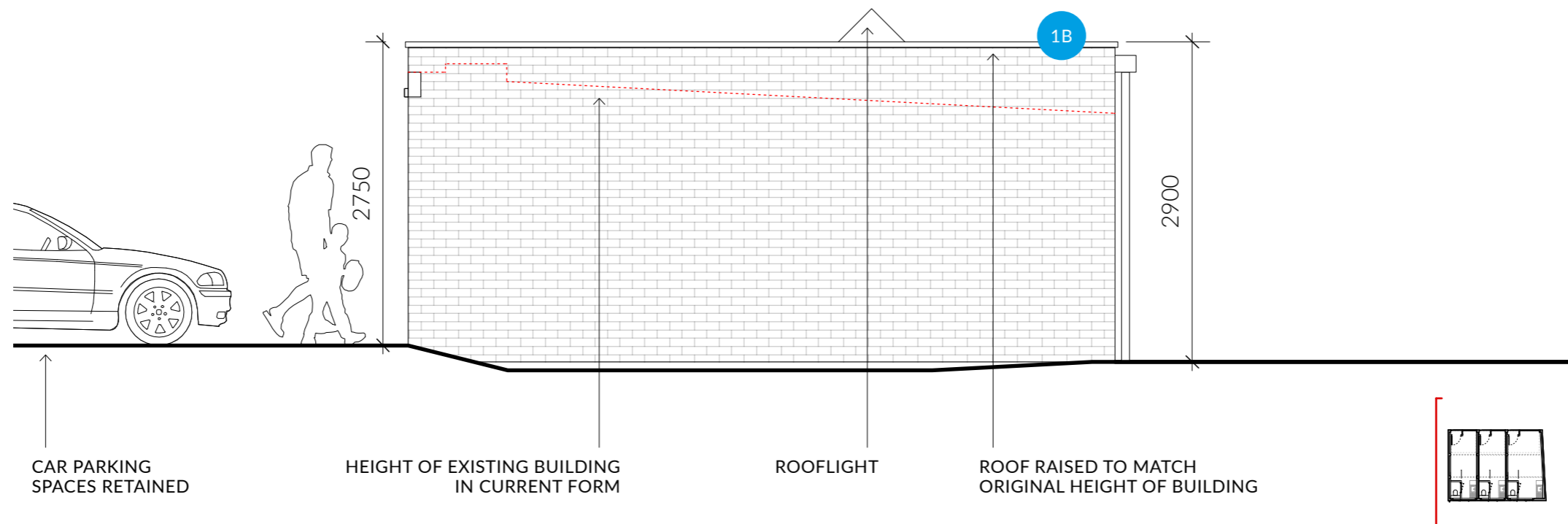
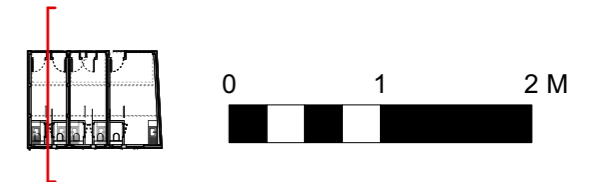


SOUTH WEST ELEVATION 1:50 @ A3

PROPOSED



SECTION AA 1:50 @ A3



NORTH WEST ELEVATION 1:50 @ A3

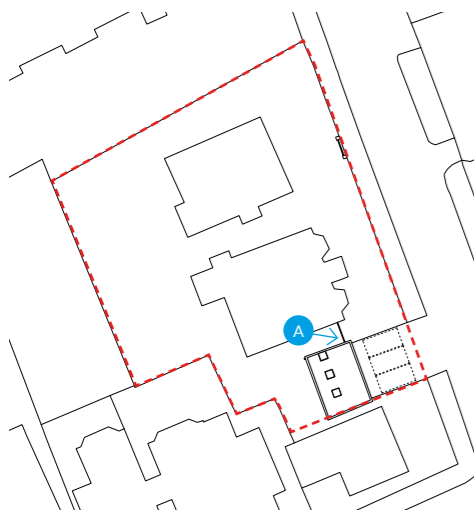


PROPOSED GATE A

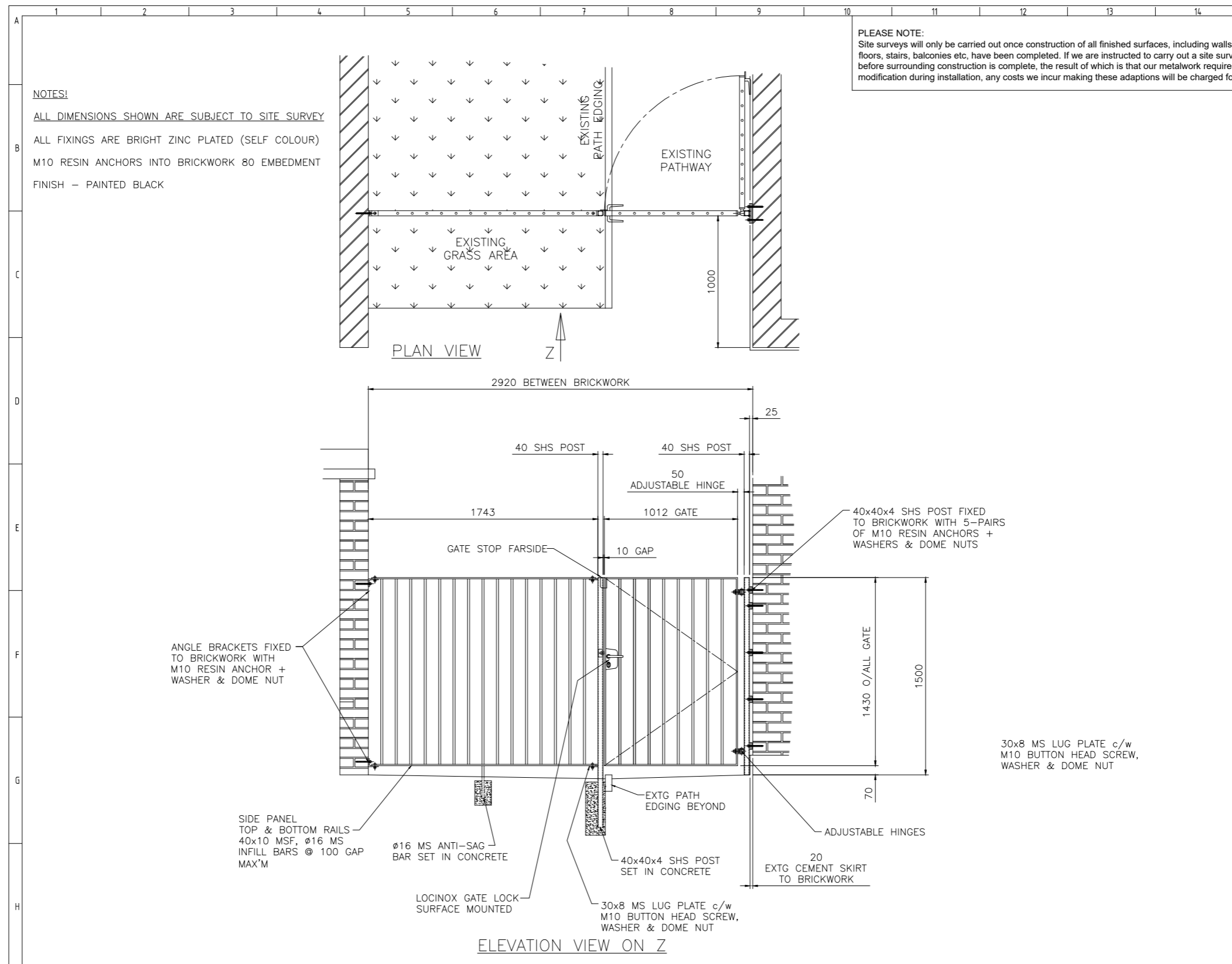
SUMMARY

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

Do not scale drawing.



LOCATION OF GATE A



GATE A PLAN AND ELEVATION - DO NOT SCALE

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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

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

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

PROPOSED
 GATES & SIDE PANEL
 GENERAL ARRANGMENT

5708-01-01 02

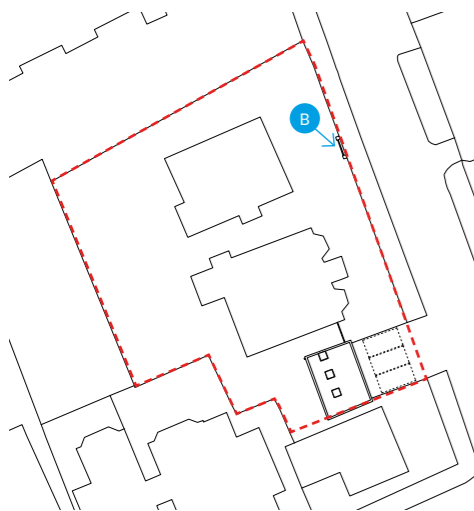


PROPOSED GATE B

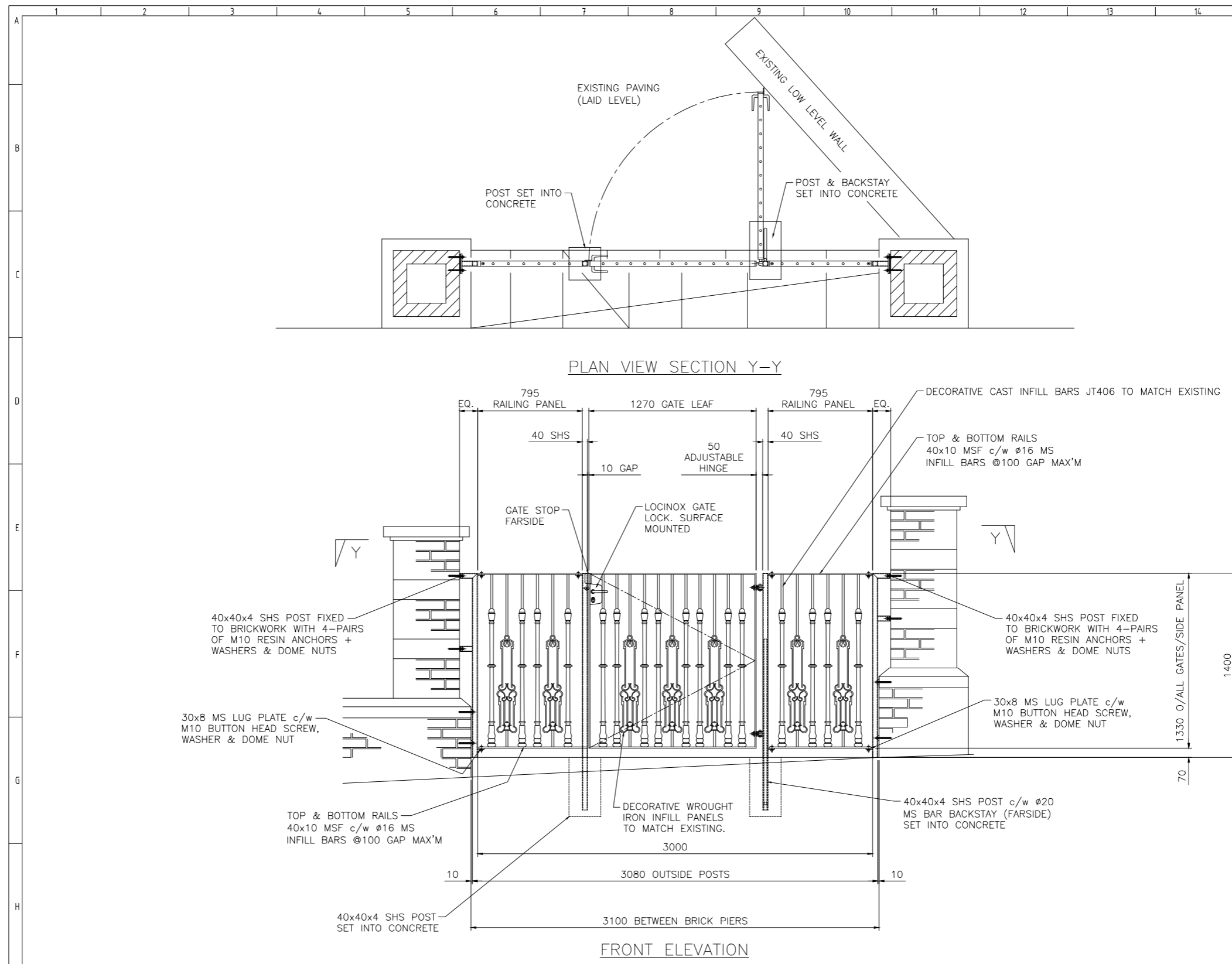
SUMMARY

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

Do not scale drawing.



LOCATION OF GATE B



GATE B PLAN AND ELEVATION - DO NOT SCALE

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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:

PROPOSED GATES & SIDE PANEL GENERAL ARRANGMENT

5708-01-02 03

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