

**8 Lindfield Gardens
London NW3 6PU**

DESIGN + ACCESS STATEMENT

**Minor adjustments to consented planning permission 2021/5181/P,
including adjustments to fenestration and rear patio; replacement
of garden wall, front porch canopy & lamp post.**

submitted by Charles Tashima Architecture
on behalf of Marc Lixenberg and Sarah Howe

September 2021

Planning and Building Development
London Borough of Camden
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To Whom It May Concern:

On behalf of Marc Lixenberg and Sarah Howe, please find our Design and Access Statement in support of a full planning application for proposed minor alterations and adjustments to previously granted planning permission (reference 2020/5181/P). This is to be read in conjunction with photographs in this Statement and drawings as below.

We envision this application as a refinement to the previously consented scheme.

| | | | | |
|-----------------|-----|----------|-------------------------|------------------------------------|
| Drawings | 001 | Location | Plan | 1:1250 (DIN A3) |
| | 002 | Existing | Site Plan | 1:100 (DIN A1) / 1:200 (DIN A3) |
| | 003 | Proposed | Site Plan | " |
| | 100 | Existing | Lower Ground Floor Plan | 1:50 (DIN A1) / 1:100 (DIN A3) |
| | 101 | Existing | Upper Ground Floor Plan | " |
| | 102 | Existing | Roof Plan | " |
| | 110 | Proposed | Lower Ground Floor Plan | " |
| | 111 | Proposed | Upper Ground Floor Plan | " |
| | 112 | Proposed | Roof Plan | " |
| | 200 | Existing | Front Elevation | " |
| | 201 | Existing | Side Elevation | " |
| | 202 | Existing | Rear Elevation | " |
| | 204 | Existing | Section AA | " |
| | 205 | Existing | Section BB | " |
| | 210 | Proposed | Front Elevation | " |
| | 211 | Proposed | Side Elevation | " |
| | 212 | Proposed | Rear Elevation | " |
| | 214 | Proposed | Section AA | " |
| | 215 | Proposed | Section BB | " |

It should be noted that this planning application is for a minor development. The Mayor's questions for the London Planning Data Hub within the planning application form have been answered to the best of our knowledge, but as this application is for a minor scheme, these are rough estimates only.

SITE AND PLANNING CONTEXT

- 8 Lindfield Gardens is a large 4 storey detached red brick Edwardian dwelling dating from the early 20th century, which was converted into apartments.
- The dwelling is located within the London Borough of Camden on the east side of Lindfield Gardens.
- The house is not Listed but is within the Redington and Frognal Conservation Area, Sub-Area 8. The Redington / Frognal Conservation Area Statement states that “this sub area is probably the most varies in character in the Conservation Area” (page 20).
- The area is a quiet residential area. The scale is relatively large housing, defined by detached and semi detached two – three storey dwellings from the late 19th and early 20th Centuries.
- There are a number of properties – of which 8 Lindfield Gardens is one – that contribute to the eclectic, historic and architectural character and appearance of the area.
- The eastern side of Lindfield gardens in which 8 Lindfield gardens sits is noted to be of varied and inconsistent quality, however No. 8 is noted as being a positive contributor to the Conservation Area:

“Whilst the western side is of consistent character and quality, featuring two coherent groups of two/three storey generally plain red brick late Victorian houses, the eastern side is more varied and of inconsistent quality, (Lindfield Gardens 10; Lindfield Gardens 22; Lindfield Gardens 13) with the exception of Nos 8, 10 & 22 this stretch of road is possibly one of the poorest in the Conservation Area due to unsympathetic alterations, dereliction, and unsightly forecourt parking areas and to a lesser extent, recent new development”. (Redington / Frognal Conservation Area Statement, page 21).

- The applicants are owners of the Leasehold. The applicants have sought permission from the Freeholder regarding the proposal and have obtained a License to Alter for the proposed works.
- The proposed development is an enhancement of a previously granted approval (by the current applicants) for the “Extensions to existing Upper Ground Floor flat at rear and sides, conversion of existing garage to form habitable room and stairway to main flat, associated internal alterations.” (2020/5181/P - decision, 1. February 2021). Works for this approval have not been commenced.
- A separate planning application was also granted for the inclusion of a bin store within the driveway area of the property (Reference: 2020/5182/P, Final Decision Notice dated 10 March 2021). This application does not alter anything within planning permission 2020/5182/P.
- We are aware of a further two previous planning applications submitted to the council in recent years to extend the property. These are referred to in application 2020/5181/P.

THE PROPOSAL

General to the design

- The proposed minor external alterations and additions to the previously granted planning permission (reference 2020/5181/P, Final Decision notice dated 1 February 2021) are seen as enhancements of the property and surrounding area. Carefully considered adjustments have been done in a way that is holistic and sensitive to the original building fabric, while meeting the needs of the Leaseholders. The ambition is for high quality design that will last for many years to come.
- While some of the internal layout from the consented scheme is being adjusted, the size and mass of the extensions remain as per the consented scheme.
- The external appearance of the proposed extensions is largely as per consented scheme. There are only minor alterations to the windows and doors.
- The proposal uses materials in keeping with the existing materials found on the property, as noted in Condition 2. of the granted planning permission 2020/5181/P.

Proposed amendments to the front elevation & garden

A New Brick Lintel

We propose to introduce a traditional brick lintel detail above the new windows and doors, as the detail found on the windows of the original building.

Reason: In order to be in better keeping with the style and design of the original building.

B Door Amendment

We propose to amend the new door to a paneled timber door with glazing.

Reason: This is to improve the relationship the existing front doors at the property.

C Replacement of Front Garden Wall

We propose to rebuild the existing unstable garden wall on the boundary with no. 10. The material finish will be red brick to match the existing house.

Reason: To improve the stability and safety of the garden wall for both the leaseholders and the neighbours.

D Replacement Lamp Post

We propose to replace the existing lamp post along the garden path with a heritage style metal lamp post. The lantern will be raised slightly.

Reason: To ensure that the full garden path is illuminated. This is of particular importance, as this is the primary access to the building for all residents. The current lamp post is not sufficient for light nor is it attractive.

E Replacement Porch Canopy

We propose to replace the existing front porch with a heritage-style metal and glazed covering. The design references an historic winter garden that once existed to the rear of the property. An example of a glazed metal porch can be found at no. 21 Lindfield Gardens.

Reason: To improve the appearance of the front entrance way in keeping with the period of the building.



PHOTOGRAPH OF EXISTING PORCH

Proposed amendments to the Side (south) Elevation

F Reopening of Former Door Opening

We propose to reopen a former door opening – see bricked up area in image below. This is in place of the consented window in the existing side elevation to a glazed timber door with a fan light.

Reason: We feel that by reinstating the historic door will create a more balanced elevation. The consented window does not sit comfortably against the existing ground floor window on the side façade. The door will also improve access from the utility room to the garden.



STITCHED BRICKWORK OF HISTORIC
DOOR OPENING ON SIDE ELEVATION

G Side Window Amendment

We propose to amend the consented new extension sash window – to a vertically proportioned double glazed metal casement window.

Reason: To better harmonise with the style of the existing building's proportions.



CONSENTED ELEVATION



PROPOSED ELEVATION

Proposed amendments to the Rear Elevation

H Amended Style of Fenestration

We propose to amend the consented size and style of the openings on the rear façade. The material will remain as consented – high-quality double-glazed metal. In addition, we proposed to reduce the height of the glazing slightly.

Reason: It is our belief that the consented, horizontal proportion of the Crittal-style doors does not sit comfortably with the existing building. They appear too industrial. We propose to change these to be more vertical, elegant layout to be more in keeping with the building style and rhythm and improve the balance of the extension - in particular, the ratio of brick to glass.

I Amended Layout and Size of Fenestration

We propose to amend the layout of the consented rear extension openings, by splitting off the left doorset to the left of the long run (to the kitchen area to the right of the rear façade).

Reason: It is our belief that this will improve the balance and scale of the extension – in particular as relates to the ratio of brick to glass.



REAR ELEVATION – CONSENTED



REAR ELEVATION – PROPOSED

Proposed minor amendments to the Rear Patio

J Seating Areas

We propose to create defined seating areas on the patio whilst also improving the flow of the spaces and connection to the rest of the garden.

Reason: To add amenity to the garden by defining a space for family gatherings and sitting.

K Lightweight Metal Canopy

We propose to introduce a lightweight metal canopy with planting over the seating area to provide privacy screening and shading. The ornate and traditional style of the proposed canopy refers to the style of the historic winter garden that once stood in the rear garden.

Reason: To add amenity to the garden by defining a space for family gatherings and sitting.

L Retaining wall

We propose to amend the retaining wall of the patio on the no. 10 side to align with garden wall. The design remains outside of the root protection zone.

Reason: To improve quality of space in this area of the patio and to simplify the construction of the retaining and garden wall.

M Tapered Steps

We propose to amend the steps connecting the terrace to the garden – with tapered steps. The design remains outside of the root protection zone.

Reason: The steps have been widened to improve the spatial connection between the two levels as well as minimise the amount of garden walling.

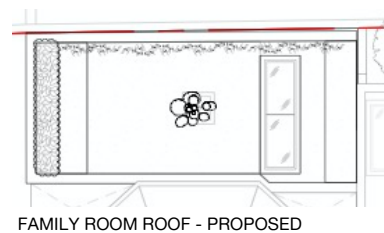
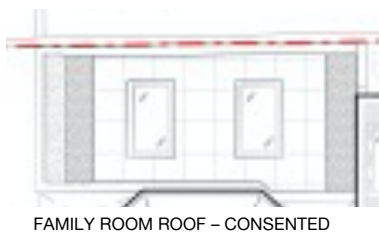


Proposed amendments to the side roof & elevation

N Adjustments to Side Roof

We proposed to shift the consented rooflights over the family room (existing garage) – by combining the two of them into one, closer to the rear garden. The roof light will be fitted with black-out blinds as per the consented scheme. It should be noted access to this roof would be for maintenance purposes only.

Reason: To provide more planting on the roof to provide better, more continuous natural screening between no. 8 and no. 10 for greater beauty and privacy. It is our belief that the amount of light pollution would also be reduced (due to its position and smaller size).



O Adjustments to Side Windows

We proposed to retain the existing windows to the side elevation and modify them to accommodate the side extension.

Reason: To maintain the existing features of the building and provide more natural light into the center of the plan.

CONSERVATION AREA + IMPACT

- The proposed minor amendments and adjustments are seen as positive contributions to the conservation area by referencing more closely the existing building and its surroundings.
- Policies are set in place to preserve the special character of the area. The proposal fits within the guidelines of these policies.
- The proposed works are designed to be as unobtrusive as possible and will not adversely affect the character of the building or the Area.
- The scale and massing of the proposal is as per the consented scheme and materiality of the extension. It is our belief that the proposed changes will be an improvement of the existing extension and internal spatiality.
- High quality materials are proposed and will enhance the value of the property.
- There will be no harmful impact on neighbouring residential amenity.

ACCESS

- The property is accessed via a stepped path from the street to a communal entrance.
- Flat 1 is accessed via the communal entrance, and the garden is accessed via a gate to the side of the property. In addition, the consented scheme proposes a secondary private access to the flat via the ground floor of the proposed family room. This proposal maintains the access as per the consented scheme.
- The property and proposed development do not affect any public thoroughways. It is set well away from the street.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles Tashima', with a stylized flourish at the end.