



15 LYNDHURST GARDENS

Design and Access Statement - Rev C
October, 2021

PROJECT SUMMARY

RESUBMISSION SUMMARY

This Design and Access Statement supports the resubmission of a withdrawn planning application (ref: 2921/2381/P) at 15 Lyndhurst Gardens for:

“Change of use from Class C3 (Residential) to Class E (Commercial, business and service) and alterations to garages and installation of new gates to front”

The previous application was validated on 14th September 2021 and subsequently withdrawn.

PROJECT SUMMARY

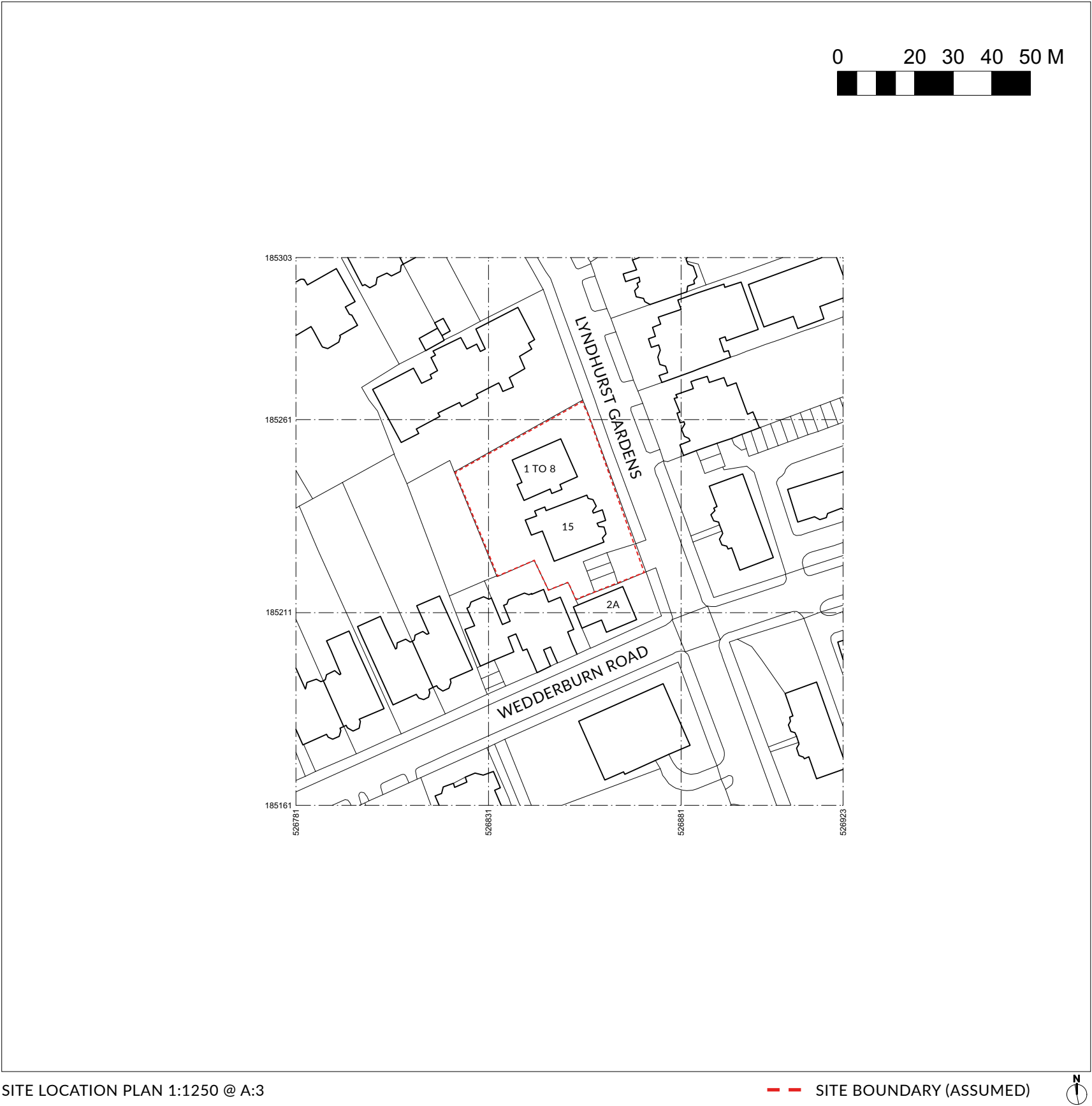
The revised scheme has sought to incorporate the officer’s feedback into the proposals for which planning permission is sought:

- 1. To change the use of the garages from Class C3 (residential) to Class E (Commercial, business and service) to allow the garages to be used as studio/study/ office space by those living outside of 15 Lyndhurst Gardens. The alterations will facilitate better working from home for those living in cramped conditions in the local area.
- 2. To make the left and right units identical by extending the external side wall of Unit A by c. 66cm.
- 3. Installation of 2no. sets of new gates. One set (Gate A as indicated in the D&A Statement) would be internal to the site and lower than 2m and would therefore not require permission but is included in the application for completeness. The other set (Gate B) would be installed in the current gap between existing pedestrian gate piers to the front of the site.

Further detail can be found in the accompanying Cover Letter by Boyer.



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 and Netherhall Conservation Area, and are surrounded by a number of red brick buildings.

The area is predominantly residential, with some small-scale non-residential uses.

PTAL

The site has a PTAL of 3 and is close to Belsize Park Underground Station and bus routes on Haverstock Hill.

THE SITE

The garages are situated in the grounds of 15 Lyndhurst Gardens (The Site), which is a 3+ storey former house divided into 9no residential flats (Class C3). It is located on the west side of Lyndhurst Gardens, a road which slopes upwards towards the north. There is also a C20th infill building on The Site to the north of the main building, in use as self-contained flats (Class C3). None of the buildings on site or in the immediate context are listed.

The 3no. garages (the subject of the application) are at grade to the south of the main former house. Historic maps suggest they were built between 1961 and 1966. Their construction is utilitarian and they are in disrepair. They, and the loss of the original boundary wall, are noted in the CA statement to be of 'unsympathetic design' and making a negative contribution.

Owing to increases in car sizes since construction, the garages are currently only used for domestic storage ancillary to the use of the flats within the main building. The garage forecourt provides parking spaces for three cars. This level of parking will remain unchanged.



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.

AERIAL PHOTO

— — SITE BOUNDARY (ASSUMED)

SITE PHOTOS



INTERNAL VIEW TO GARDEN-FACING WINDOW



THE FRONTS OF THE GARAGES WITH CAR PARKING



FLOWERS GROWING AT THE BASE OF THE GARAGES

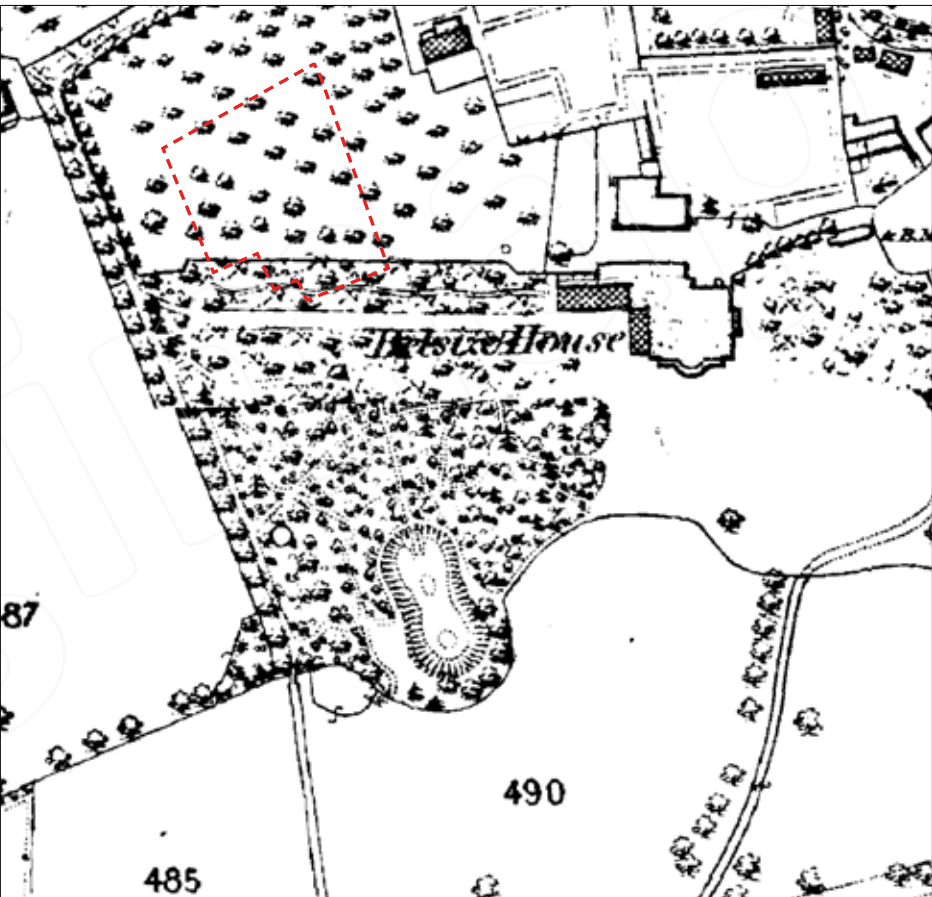


EXTERNAL VIEW OF REAR ELEVATION AND EXISTING GARDEN

HISTORIC MAPS

1870s

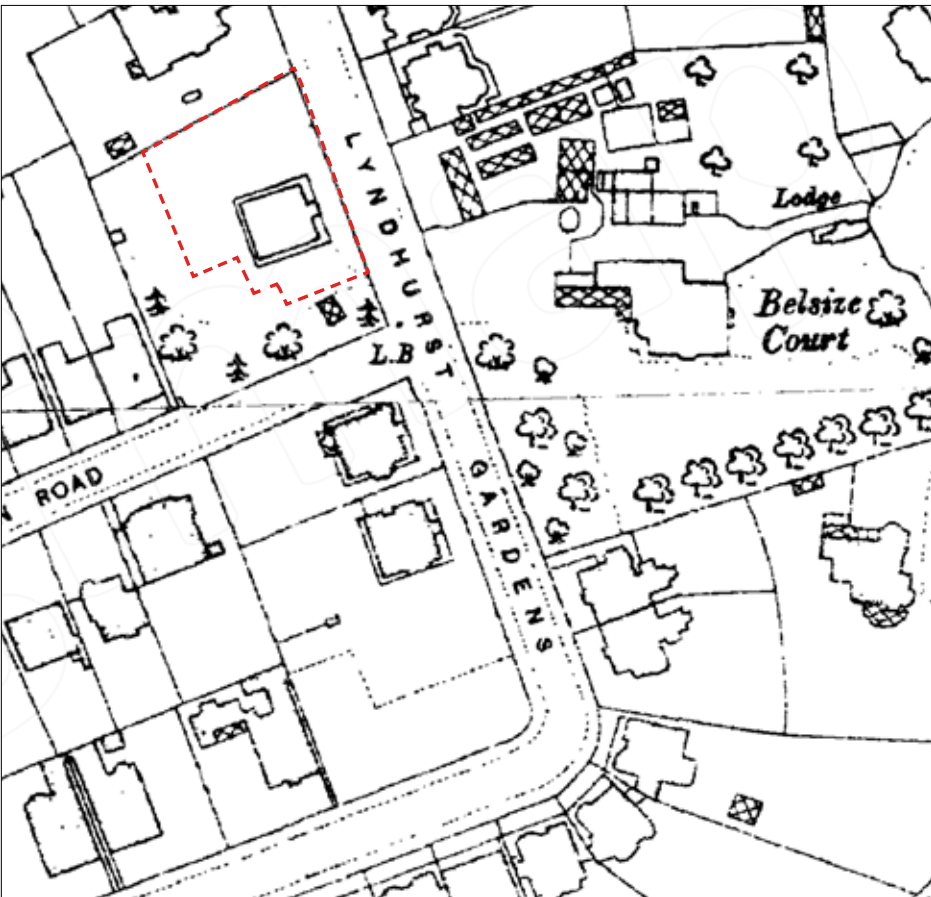
The site sits on open land, in the gardens of Belsize House.



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.

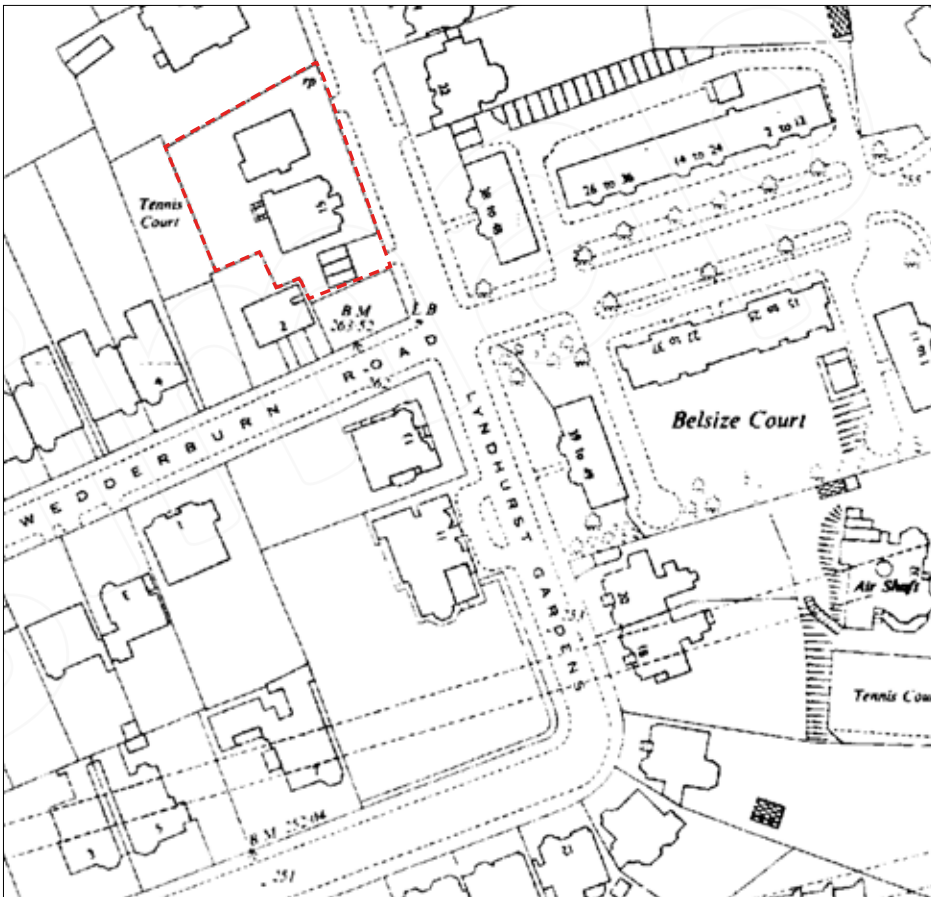


1910s

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

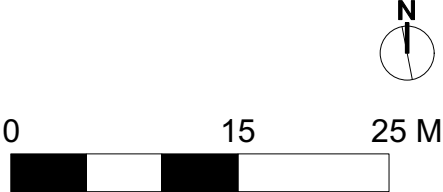


KEY
- - SITE BOUNDARY (ASSUMED)

GREEN SPACE
TO REAR

FORECOURT WITH 3NO. CAR
PARKING SPACES TO FRONT

BLOCK PLAN 1:500 @ A3



EXISTING

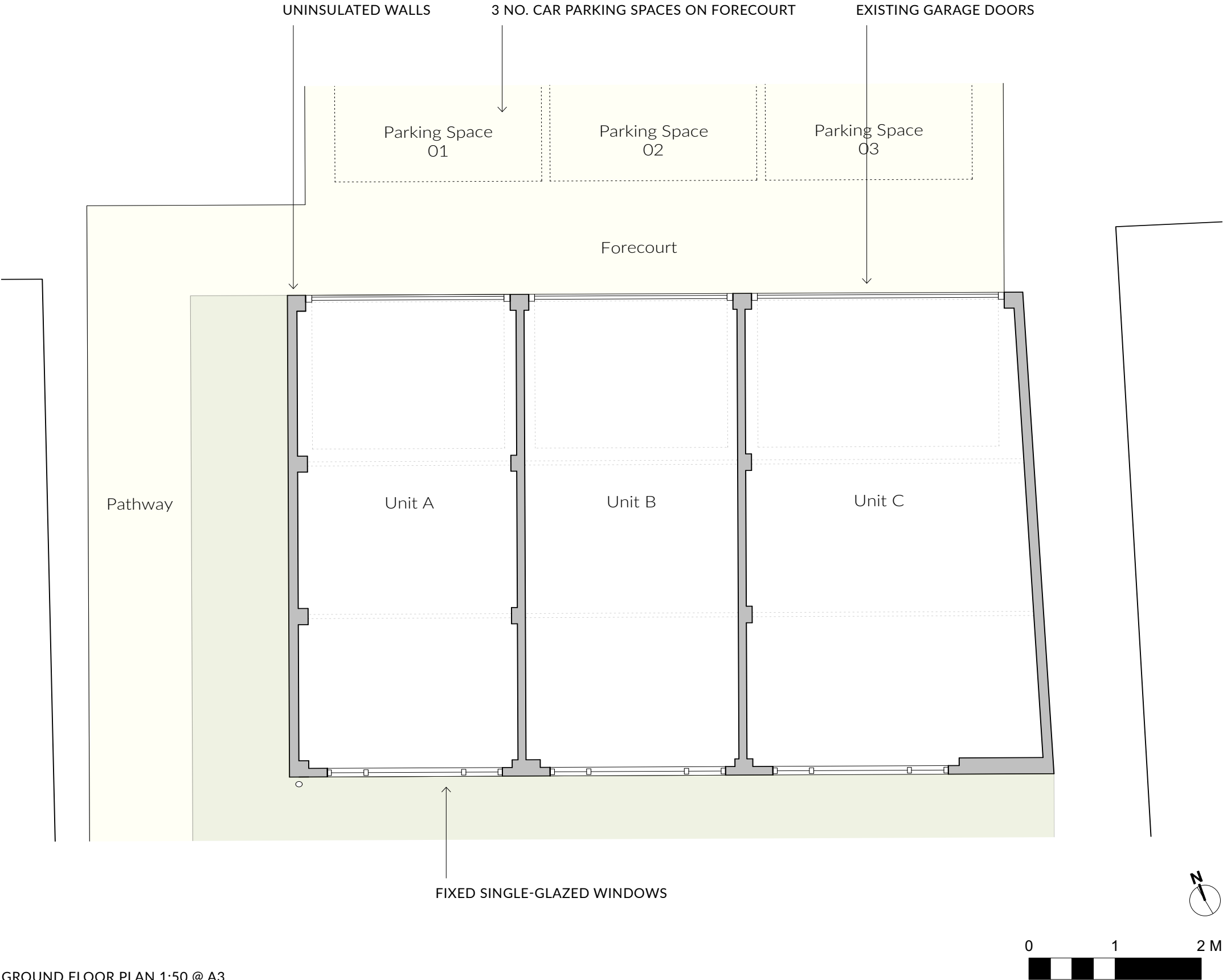
SUMMARY

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 10.

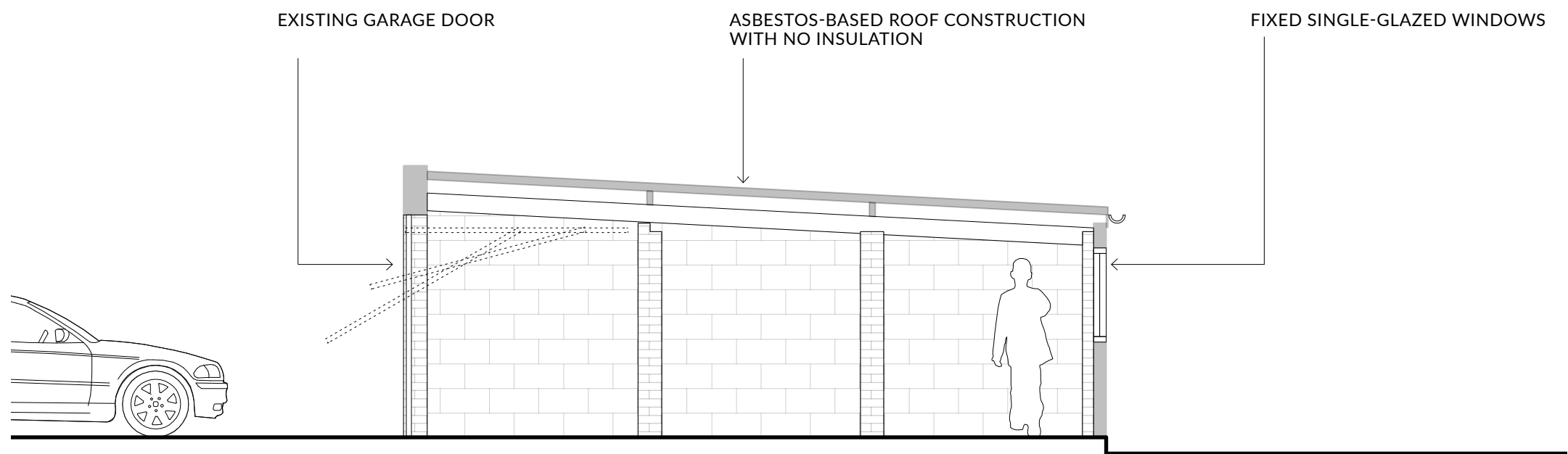
The structure is currently uninsulated and the roof is prone to leaking.

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

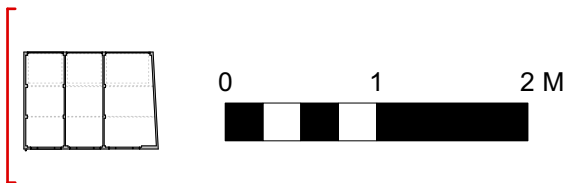
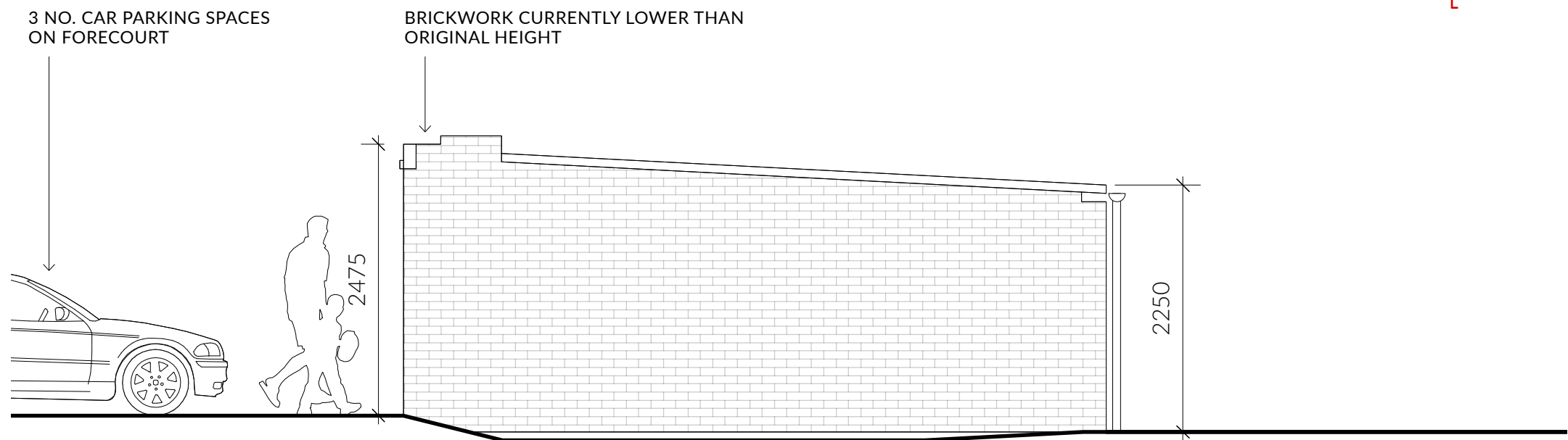
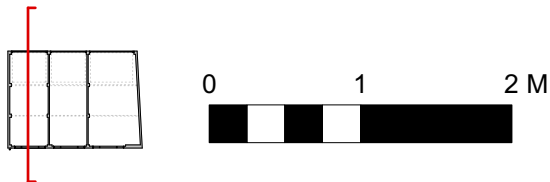


GROUND FLOOR PLAN 1:50 @ A3

EXISTING

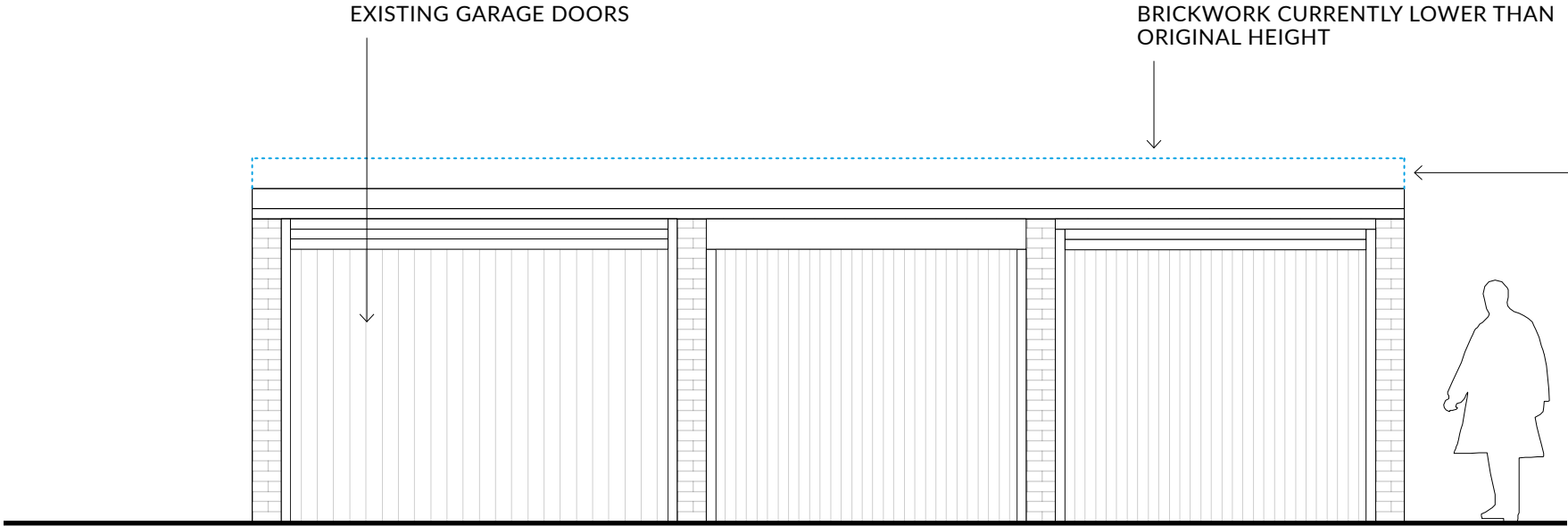


SECTION AA 1:50 @ A3



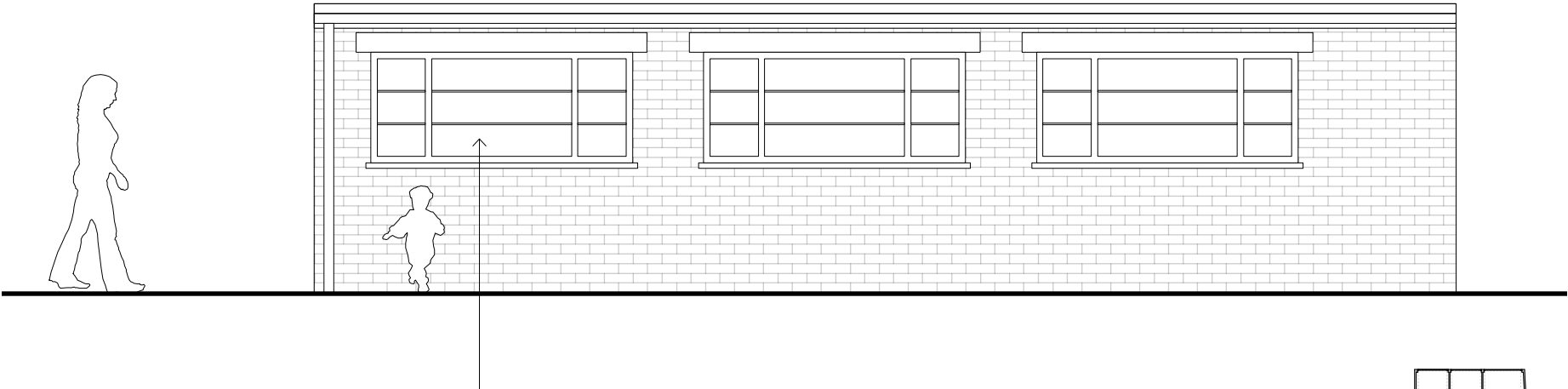
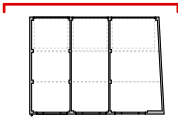
NORTH WEST ELEVATION 1:50 @ A3

EXISTING

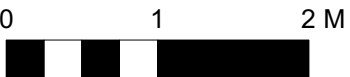
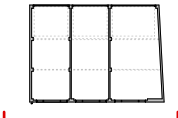


ORIGINAL HEIGHT OF BRICKWORK FROM ARCHIVE

NORTH EAST ELEVATION 1:50 @ A3



FIXED SINGLE-GLAZED WINDOWS

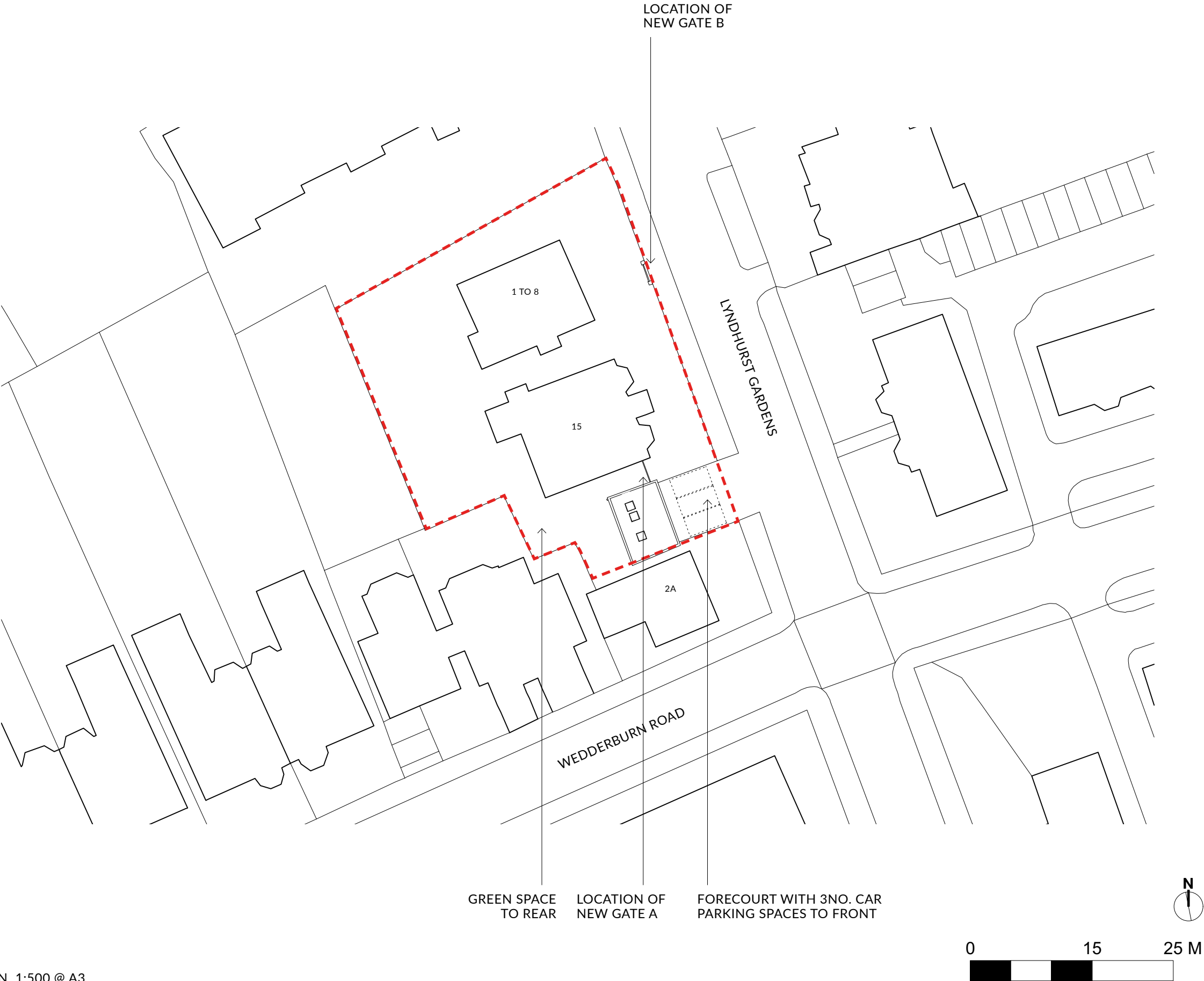


SOUTH WEST ELEVATION 1:50 @ A3

PROPOSED

PROPOSED

BLOCK PLAN



KEY
- - - SITE BOUNDARY (ASSUMED)

BLOCK PLAN 1:500 @ A3

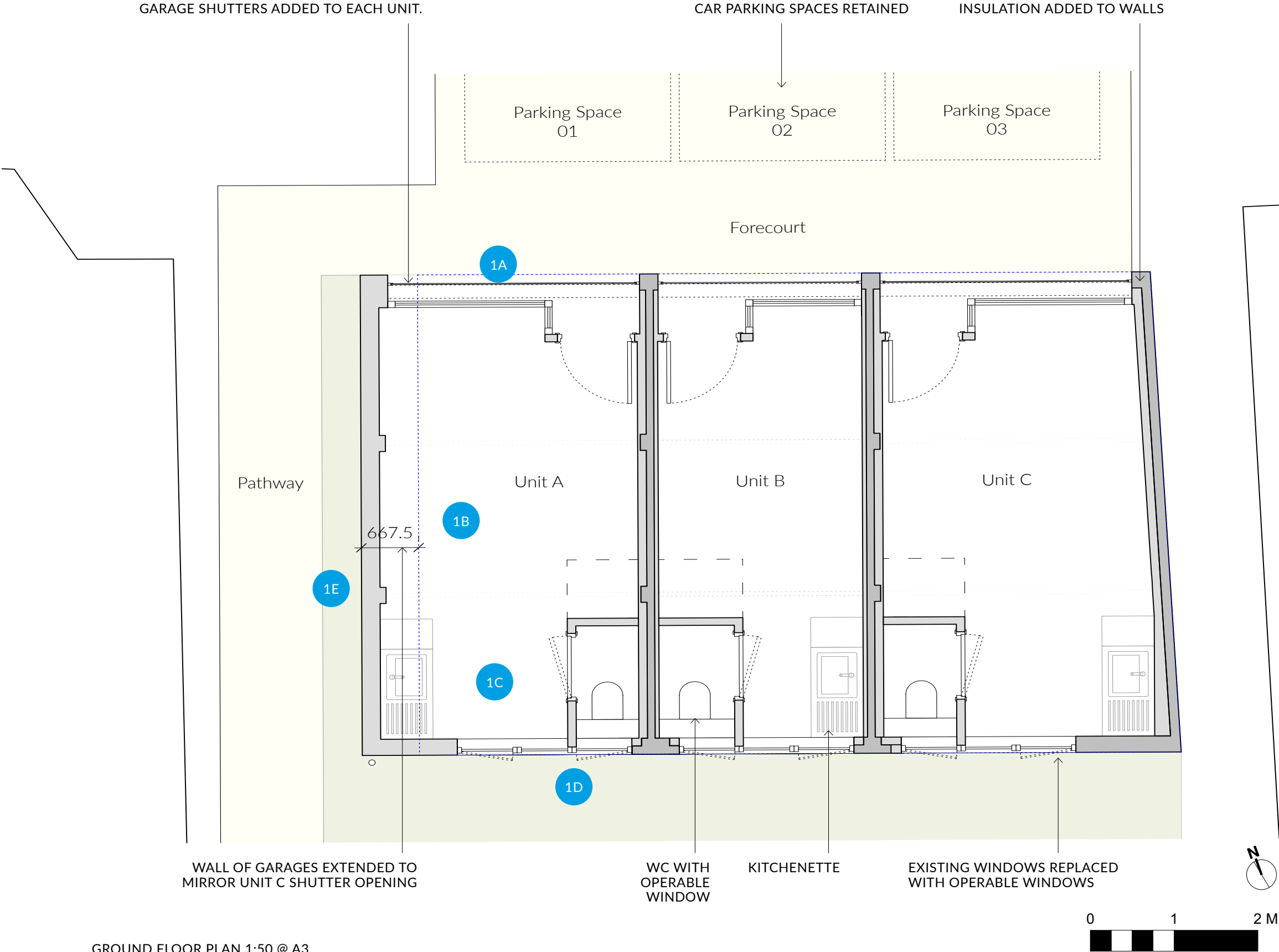


PROPOSED

SUMMARY

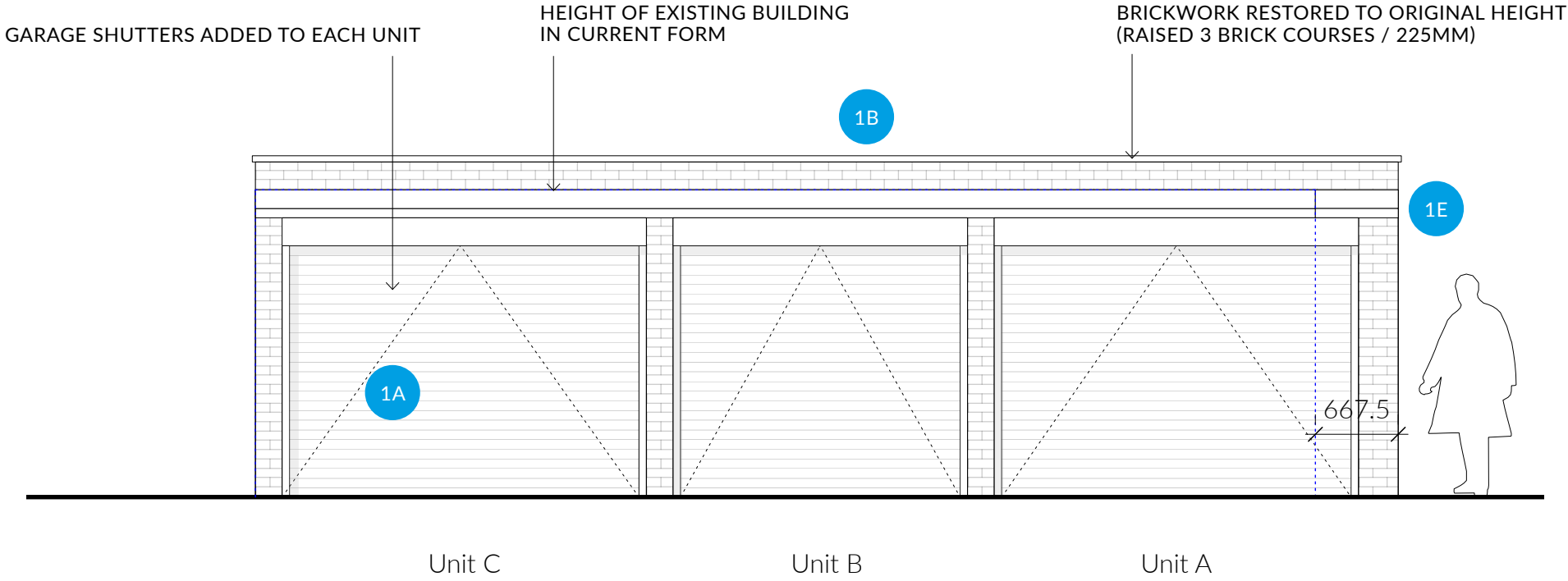
The proposal makes a number of interventions in the Garages' structure to ensure they are habitable as Class E. There are 3 elements necessary for this.

- 1A Add garage shutters to each unit. Behind this will sit an opaque glazed screen and timber door.
- 1B Raise the roof to an acceptable ceiling height and add insulation to this new roof and the existing walls. A roof light brings light into the centre of the plan. This higher roof light reflects the original height of the garages brickwork on the front elevation (see page 14).
- 1C Add a toilet cubicle and kitchenette.
- 1D Replace existing windows with operable windows on the rear elevation.
- 1E Extend the north wall of Unit A to mirror unit C's shutter opening dimension.



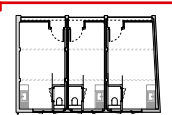
GROUND FLOOR PLAN 1:50 @ A3

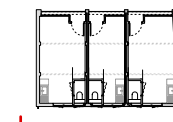
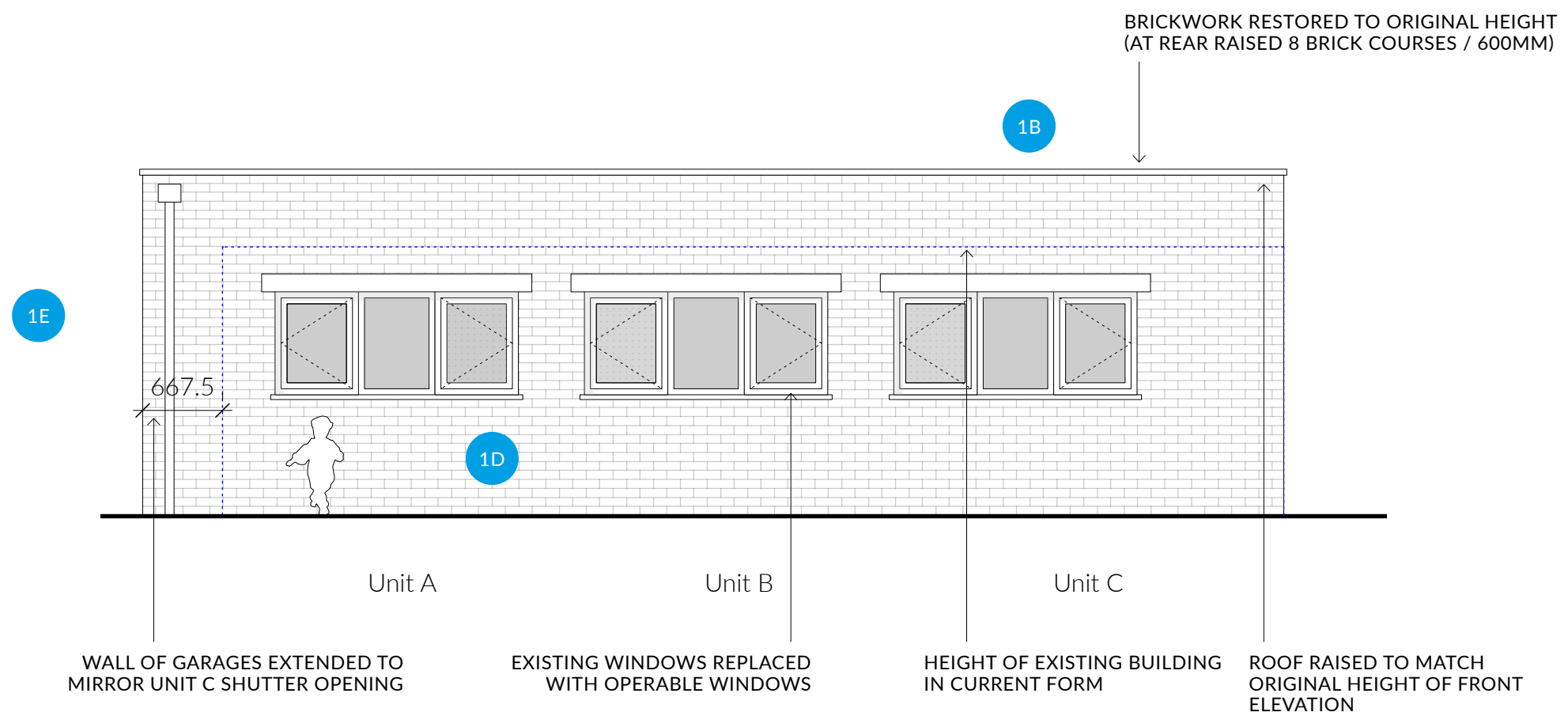
PROPOSED



ORIGINAL HEIGHT OF BRICKWORK FROM ARCHIVE

NORTH EAST ELEVATION 1:50 @ A3

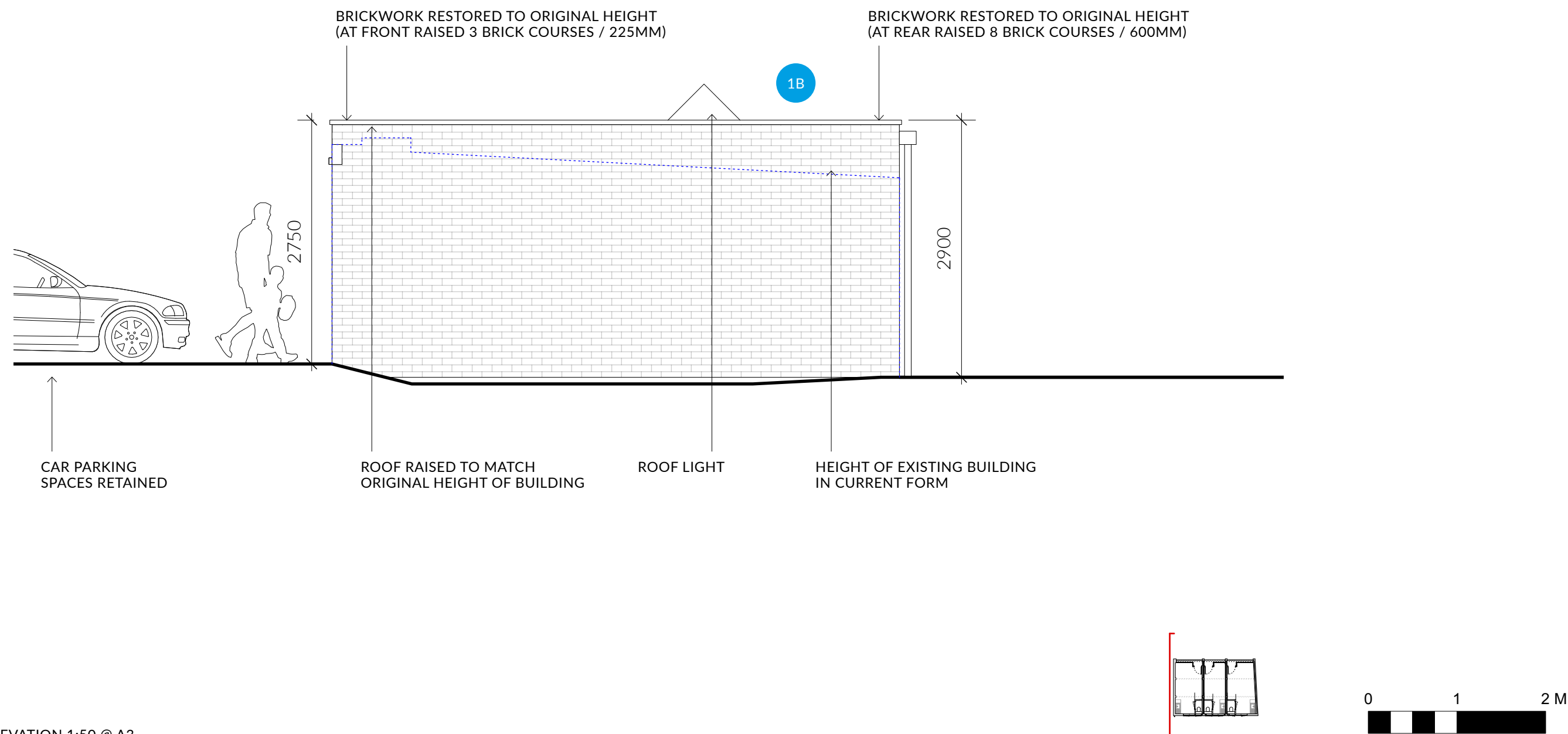




SOUTH WEST ELEVATION 1:50 @ A3



PROPOSED



NORTH WEST ELEVATION 1:50 @ A3



PROPOSED GATE A

SUMMARY

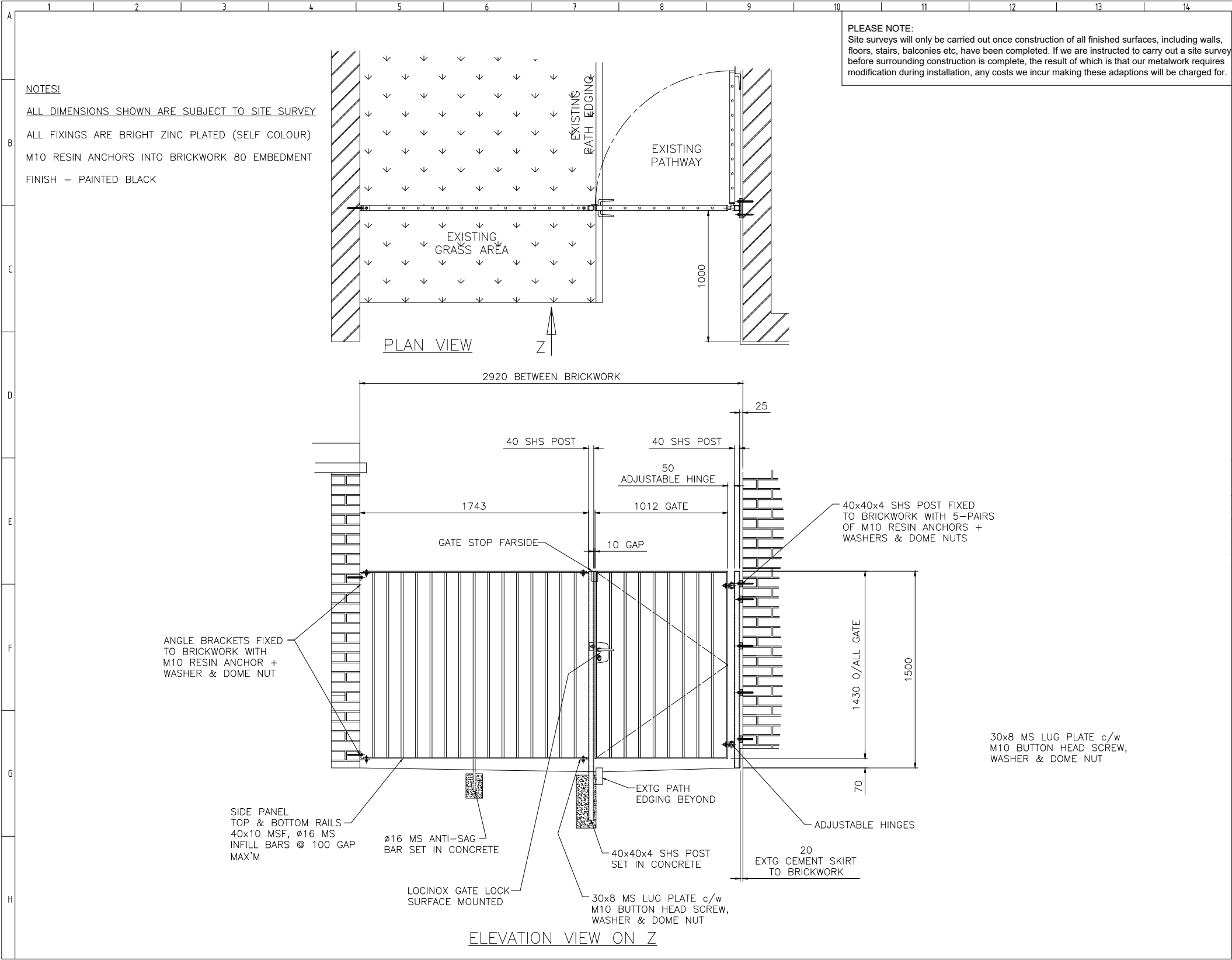
A proposed gate between the garages and the southern apartment block.

This gate would be internal to the site and lower than 2m and would therefore not require permission but is included in the application for completeness.

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

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

5708-01-01 02

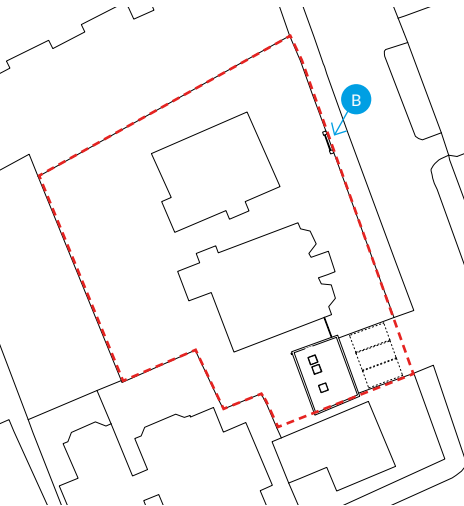
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PROPOSED GATE B

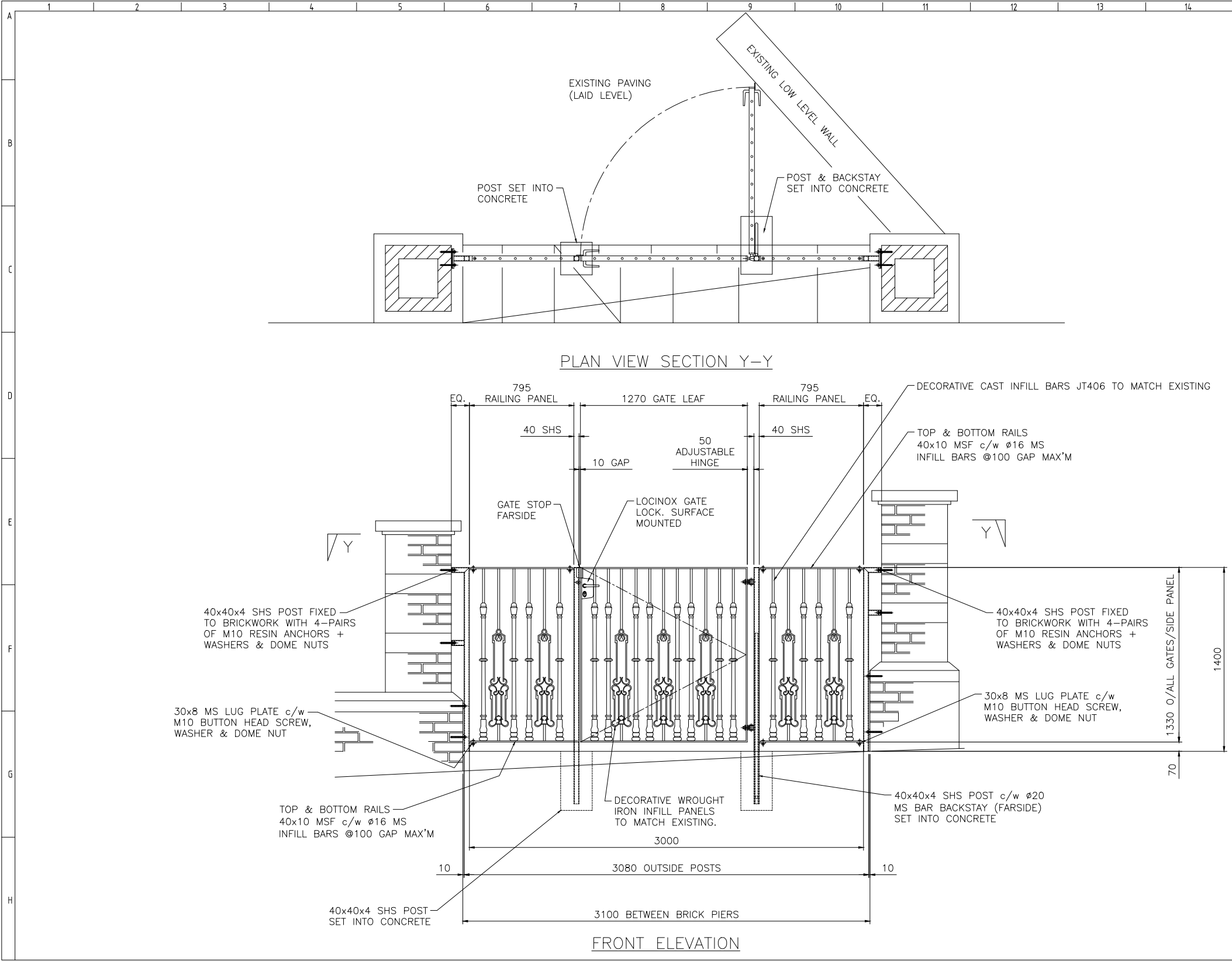
SUMMARY

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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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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