DESIGN STATEMENT & PHOTOGRAPHS
for
REAR EXTENSION
at
ELDON HOUSE, LYNDHURST ROAD, NW3 5PZ

EH/P/DS

1.0 Introduction

1.1 Eldon House is a detached single residence house in the borough of Camden's Fitzjohns/Netherhall Conservation area.

1.2 The property has a front garden/parking area accessed from Lyndhurst Road, and a rear garden which contains a mature Scots pine. This tree is subject to an area tree preservation order.

1.3 A side extension (to replace an existing conservatory) was built on the north east side of the house in 2014. The Planning permission report stated:

'The proposal is considered to be acceptable….and the design is appropriate to the host building. Similarly, the new extension would be constructed from matching materials and the design compliments the main building.

There would be no impact on the amenity of adjoining neighbours as a result of the scheme. Whilst the extension is increasing in height, the nearest adjoining property is 17.5m away and it is not considered that the modest height increase would impact upon amenity or daylight/sunlight.'

2.0 Proposals

2.1 It is now proposed to lengthen the side extension by 6.9m into the north corner of the rear garden. The proposed extension will be to the same height and width as the existing extension and will be in matching brickwork. New lantern rooflights will be to the same design & height as the existing. An exit door to the rear garden will likewise follow the existing door designs.

3.0 Arboricultural report

3.1 Due to the proximity of the Scots pine an arboricultural report was commissioned to ascertain the viability of building foundations in the proposed location. The report states (4.1):

Building in this area will be difficult but should not be impossible provided that appropriate design and construction techniques are employed. It is probable that the planning authorities will raise concerns and possible objections with regard to the proximity of the tree but these can hopefully be addressed by means of careful and considered design.

And earlier in the report:

On this site I would envisage these to be hand-digging and use of piled foundations to avoid damaging existing tree roots.

4.0 Structural strategy

4.1 The arboriculturist's recommendations have been followed by a structural engineer in preparing a structural scheme for the extension. Namely, using suitably located piled foundations, at a minimum of a 2.0m radius from the tree, to support a suspended steel framed extension floor.

4.2 The structural engineer further explains his scheme:

The structural design has been carefully considered to minimise impact on the ground and adjacent tree. The scheme proposes a very limited number of small diameter piles or screw piles that are kept a 2m radius from the adjacent tree. The piles themselves are unlikely to have an impact on the adjacent tree. For their installation, it is proposed to hand dig to 1m to ensure large diameter roots are avoided.

Above this, a lightweight steel frame is supported, that in turn supports a thin concrete deck and simple masonry and timber superstructure construction.

The materials for the scheme have been chosen to be robust and free from regular maintenance in order that future nuisance to the adjacent tree is avoided.

5.0 Conclusion

5.1 In following a design similar to the previously approved extension and using foundations that avoid damage to the Scots pine, we feel that the proposed extension is suitable for Planning approval.

Robert Birbeck Architect
November 2021

Part rear view of house showing the side extension

Further view of the rear of the house and upper garden/terrace

North corner of rear garden – location for extension

Scots pine to rear garden