

Studio 303 Ltd

Design and Access Statement

Penthouse, New Mount, 11 Lyndhurst Terrace, London NW3 5QA

Introduction

This statement is written in support of an application for an extension to an existing penthouse flat

Location and Description.

The penthouse flat is located at third and fourth floor levels of a five-storey block of flats located at the north end of Lyndhurst Terrace in Hampstead.

Constructed in 1970 the block of flats sits on a site of 0.1Ha on the west side of Lyndhurst Terrace within the Rosslyn area of the Fitzjohns/Netherhall Conservation Area. The conservation area is characterised generally by a mixture of detached and semi-detached Victorian villas exhibiting a range of architectural styles derived from, amongst others, neo-Gothic, Italianate and Arts and Crafts sources. In Lyndhurst Terrace itself this is notably represented by Nos 1 & 3 Lyndhurst Terrace, designed by John Burlington, which is neo-Gothic in style, and also by No 2 which is Italianate in style.

No 11 Lyndhurst Terrace, as a twentieth century interloper is considered as an outlier, yet it should be seen of its time, consistent with a modernist language, and adding to the variation and character of the conservation area.

Immediately adjacent to the block to the south at No 9 Lyndhurst Terrace is a two-storey twentieth century detached house which is scheduled for demolition following a recent successful application (2020/2816/P – subject to s106) for a 4-storey detached villa designed by Caruso St John Architects in a post-modernist style.

Directly to the north at 13 Lyndhurst Avenue is a 4-storey independent sixth-form college.

Planning History

- 1.0 Planning permission was granted in the late 1960's for the original building which was completed in 1970. The fourth floor comprised a lift overrun together a water tank room.
- 2.0 Planning permission was granted for a 'sun room' at fourth floor level as an extension to the third-floor penthouse flat below on 24th August 1976, Ref: CTP/F7/2/2/23082. This sun room was implemented and completed.
- 3.0 An additional, second, 'sun room' at fourth floor level was granted on 24th November 1982. Ref: CTP/F7/2/2/35037. This planning was implemented but never completed.

A recent Certificate of Lawfulness Ref: 2021/4835/T was issued 17th March 2021 confirming that this consent was implemented and the erection of this additional second sun room can legally be completed.

- 4.0 On 5th November 2004 planning permission was granted for two new sun rooms, Ref: 2004/3974/P. This involved the demolition of the existing sunroom and the construction of two new sunrooms. This permission was not implemented.

- 5.0 An amendment was granted on 8th April 2008, Ref: 2007/6354/P to the 2004 consent referred to above. This scheme envisaged enlarging the extension towards the front and north elevations. This was never implemented
- 6.0 On 7th September 2010 a renewal was granted Ref: 2010/4661/P for the existing planning permission granted on 8th April 2008 referred to above. The scheme remained unimplemented.
- 7.0 An amendment to the originally scheme, granted in 2007 and renewed in 2010, was refused in 2012, Ref: 2012/0539/P. This application sought to retain the existing sun room in its original form as granted in 1976 and extend to the east with a new extension similar in size to the 2007 scheme but with a large, pitched roof similar in form and height to the 1976 scheme. The reasons for refusal were given as:
- “The proposed roof extension, by reason of its height, bulk, materials and detailed design, would create an unduly visually prominent and discordant feature, which would harm the character and appearance of the host building and wider Fitzjohn's Netherhall Conservation Area.”*
- 8.0 An application was refused in 2018 Ref: 2018/1564/P to create a self-contained flat at roof level to replace the existing fourth floor structure and independent of the flat below at third floor level. The reasons for refusal were given as:
- “The proposed extension, by reason of its height, bulk, materials and detailed design, would create an unduly visually prominent and discordant feature, which would harm the character and appearance of the host building and wider Fitzjohn's Netherhall Conservation Area.”*
- “The proposed southern roof terrace, by reason of its siting and proximity results in harmful overlooking to the occupiers at third floor level below.”*

Planning Policy

National Planning Policy Framework 2021

London Plan 2021

London Borough of Camden Local Plan 2017:

Policy D1 – Design

Policy D2 - Heritage

Policy A1 – Managing the impact of development

Supplementary Planning Guidance

Camden Planning Guidance (CPG)

CPG 1 Design (July 2015 updated March 2018)

Fitzjohns and Netherhall Conservation Area Statement 2001

Proposals

The current application seeks to extend the penthouse at fourth floor level towards the east and to retain and re-clad the existing structure at fourth floor level towards the west. A new staircase access is proposed from the third floor to the fourth floor located to the north of the existing lift structure.

The new structure is conceived as a lightweight all-glazed structure and subordinate to the existing building.

The depth of extension towards the front, street elevation is similar to the scheme approved in 2008 but does not extend as far to the roof edge. Unlike the approved amended scheme of 2008 however, symmetry is maintained to the important front street elevation.

The overall height of the current proposed extension above finished floor level is 3m which is less than the height of the extension of the approved 2008 amended scheme, which was proposed at 3.3m, and matches the height of the unamended approved scheme of 2004. The proposed extension is also narrower than both approved schemes of 2004 & 2008 in that it does not extend as far to both north and south elevations.

The proposed extension therefore has a lesser impact than previously approved schemes and sits comfortably in relation to the existing building.

The new staircase from third floor level is contained at fourth floor level within a lightweight pitched glazed structure and is located on the north elevation facing the sixth form college at 13 Lyndhurst Avenue. The existing staircase currently connecting the existing fourth floor to the third floor living room would be removed.

The central core section comprising existing lift and water tank room is raised re-clad and surmounted by a barrel-roofed structure. This enables the existing water tanks to be relocated to an attic level accessed from below and allows the existing tank room to be utilised as a bathroom.

Materials

The glazing to the proposed extension would be high quality triple-glazed glass panels in aluminium powder-coated minimal frames with sliding doors to the terrace such as those manufactured by Schuco.

The existing structure at fourth floor level comprising existing sun room, water tank room and lift enclosures were constructed in the late seventies and clad in weatherboarding which is now showing signs of wear and obsolescence. It is proposed to remove this cladding and re-clad the structure in non-combustible insulation and cladding board such as Equitone.

Privacy and Overlooking

The existing fourth floor terrace and proposed extension faces south beyond the two-storey house at No 9 Lyndhurst Terrace towards the side elevation of No 7 Lyndhurst Terrace. The windows to the side elevation of No 7 are secondary windows or windows to staircase and landings with principal windows facing the front and rear elevations. The fourth-floor terrace is 17m away from the side elevation of No 7 and the proposed extension is 20m away. As referred to above, planning permission has been granted to demolish No 9 and construct a new 3-storey private house plus lower ground which will extend above the eaves level of No 7 largely obscuring the view of No 9.

The east elevation of the proposed extension faces the street, and the side elevation faces north to the sixth form college at No 13 Lyndhurst Terrace. The existing terrace at fourth floor level to No 11 is some 1.8m above the eaves level of No 13 and there are no windows in the flank elevation of No 13.

Outlook

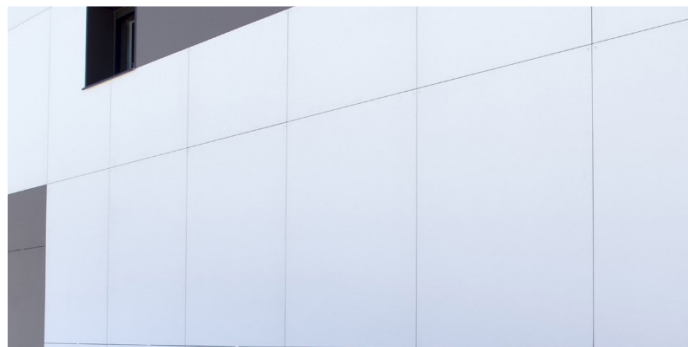
The new extension would command uninterrupted views over rooftops and trees towards both the city and west end.

Daylight and sunlight

The proposed extension would have no effect on the daylight and sunlight of neighbouring buildings.



Example of potential glazing above and, below, potential cladding



Existing photographs



View of existing 'sun room' from the street



Rear and front elevations



Existing sun room at fourth floor level