

# DESIGN AND ACCESS STATEMENT



**PROJECT:** Old Conduit House, 1 Lyndhurst Terrace, NW3 5QA

**CM REF:** Td – Lyndhurst Terrace

**DATE:** 14 September 2022

**AUTHOR:** AC

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## Proposal:

Minor internal alterations to lower ground floor kitchen / dining area and first floor master bedroom.

This application is subsequent to previous lapsed approval 2017/6523/L dated 1 February 2018.

## Existing Building:

Large semi detached Gothic style house build 1865 by Architects Burlison and Bell. The building is Grade II# listed and is located in the Fitzjohns and Netherhall Conservation area.

**THERE ARE NO PROPOSED ALTERATIONS TO THE EXTERNAL FABRIC, APPEARANCE, LANDSCAPE, AND ACCESS TO THE BUILDING AND THE ALTERATIONS WILL HAVE NO IMPACT ON THE IMMEDIATE CONTEXT.**

## Description of proposals:

The lower ground floor or garden floor generally accommodates the kitchen and family dining facilities of the dwelling and is the least decorative floor of the building. There is direct access as existing from the side and rear garden and from the entrance floor above. It is not proposed to alter any access arrangements. The proposal involves the removal of existing flank wall between dining area and kitchen. This is compatible with the removal of the existing flank wall opposite which has already been removed. The removal of this wall will reinstate the symmetry of the original design intent and provides an attractive open plan family layout. The removal will enhance the existing symmetrical fabric of the glazed garden wall and shall be perceived from both inside and outside from the private garden area. There is no cornicing or period detail affected with this proposal.

The first floor incorporates the existing master bedroom and en suite with direct access to elevated balcony overlooking the rear garden area. The floor is directly accessed via stairs from entrance level below. It is not intended to alter any access arrangements with this proposal. A property of this significance deserves an appropriately grand master bedroom area. A previous application was refused generally due to the lack of sufficient information and the fact the en suite area was proposed to be relocated directly above a highly ornately decorated room below with the potential for water damage from above. It is proposed to retain and enhance the en suite within the original location and connect all new drainage and plumbing to the existing established system. Sanitary facilities are relocated to enhance the presence of the existing chimney breast and provide a sensible order to the room layout. It is proposed to enlarge the bedroom area by forming a new opening with the existing wardrobe area to provide a spacious sleeping and sitting area. The existing decorative cornicing within the bedroom area shall be fully retained.

