



DESIGN AND ACCESS STATEMENT

For

8 LYMINGTON AVENUE

Mr. Tanveer Qureshi

Prepared by:

 **Studio Basheva**
ARCHITECTURE

39 Fairfax Road
London NW6 4EL
www.studiobasheva.com
info@studiobasheva.com
T +44 (0)208 133 7125

 **RIBA** 
Architects Registration Board Chartered Architect

5th Of October 2022

Contents

1. The application
2. Context
3. Site location
4. The proposal
5. Photographic study of the existing building
6. Access
7. Environmental Aspects
8. Conclusions

1. The Application

The application site comprises a four-storey semi-detached property on the south side of Lymington Road, which has been converted into flats. This application refers to the flat at ground and basement floor level. The property is located within the and is identified as making a positive contribution to its character and appearance due to its group value (2-16 evens). This application has been prepared on behalf of Mr Tanveer Qureshi on the ground floor flat.

The property has not undergone any major refurbishment. In the last few years there have been solely improvements and interior minor cosmetic works.

Since this time, the property is now in the new ownership of Mr. Qureshi. The proposed alterations to the rear of the house will provide a family home for him and his daughters.

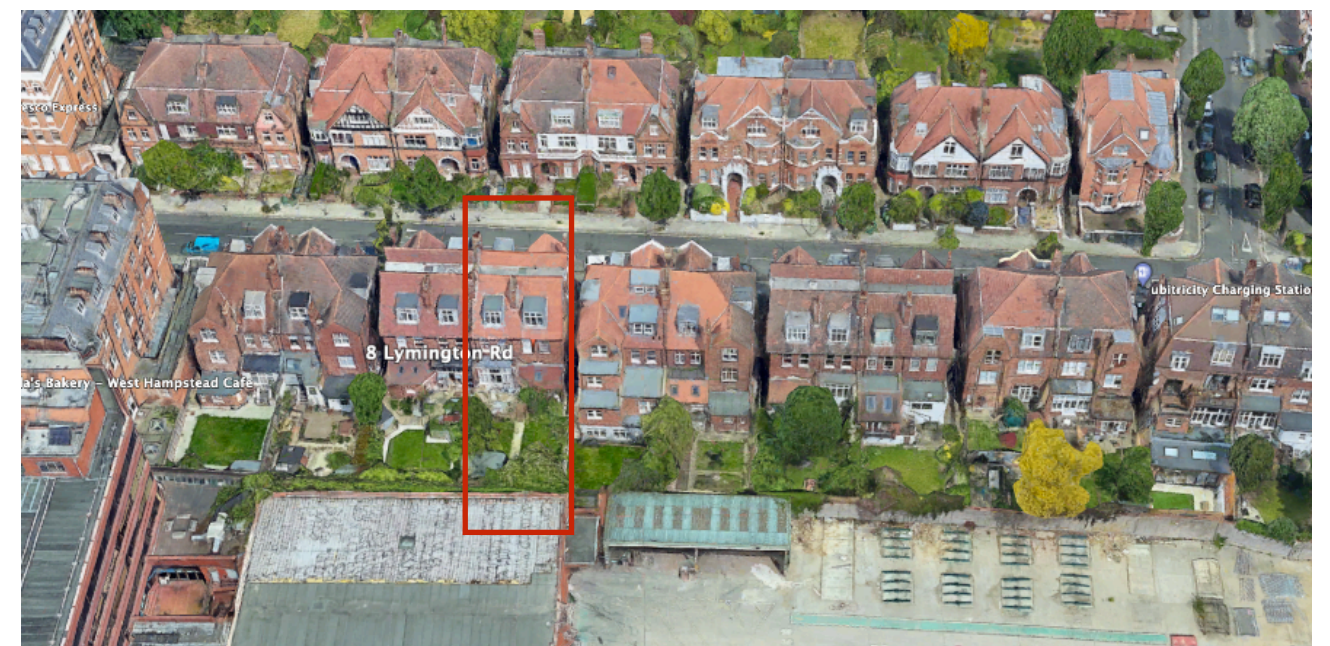
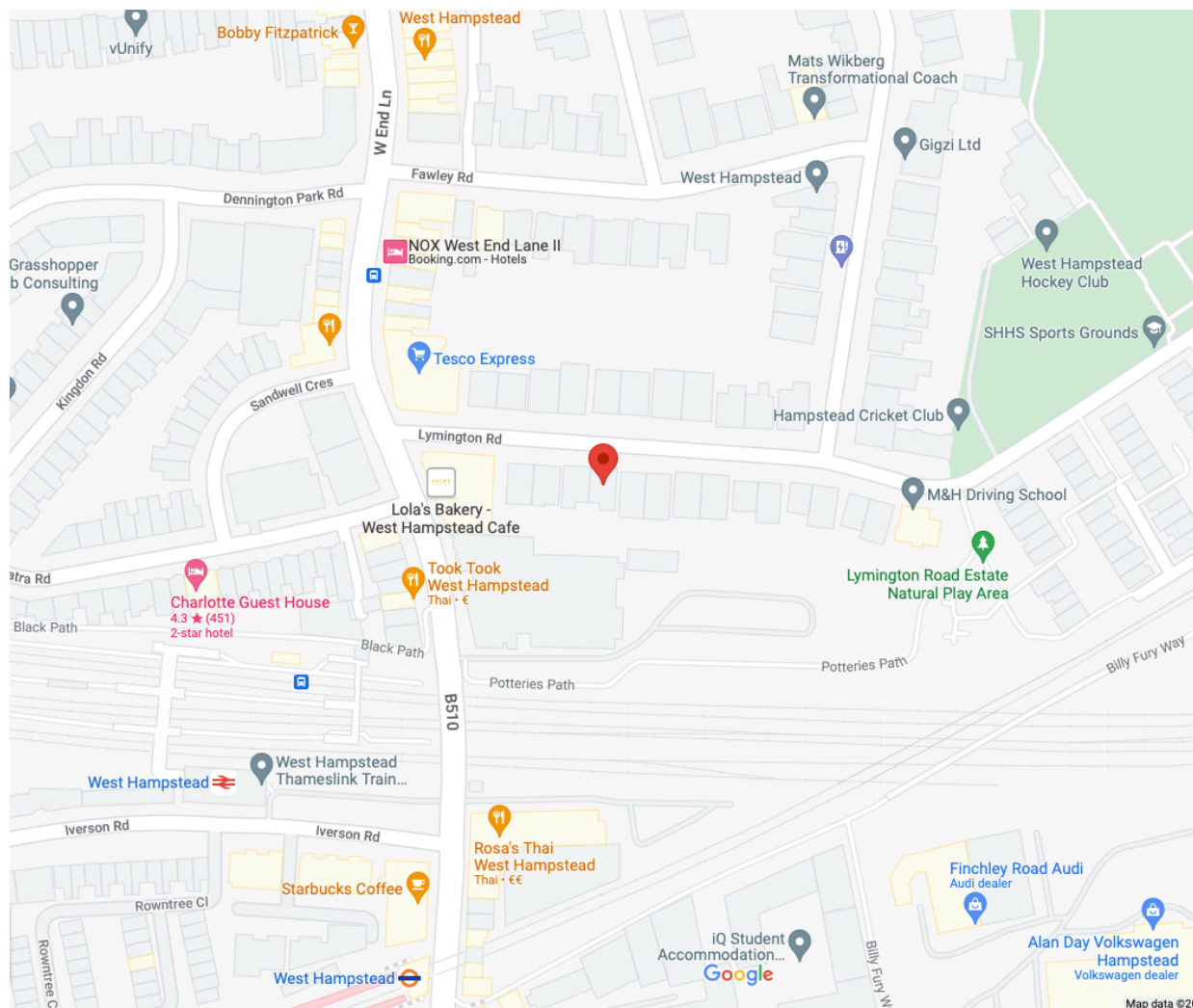
Context

The house falls within the borough of West End Green Conservation Area.
Source: Google Maps

The character and style of the properties present a strong and robust urban frontage. The properties have a presentable front gardens which are level with the street. The local properties have usually symmetric pediment front with a mix of exposed London red brick and rendered front and red brick typical sides and rear.



3. Site location



General View



Main Street View

Lymington Road is an attractive tree lined urban residential street with many semi-detached houses that are generally set back from the road on proportioned plots. The houses have been split into flats. It is one of the most pleasant and mature areas within the Borough of Camden. The council's policies aim at preserving this original character. Many of the original houses were built between 1880 and 1900 and exhibit a repetitive size and style. The plots generally have a good mixture of mature planting and trees and this tends to define the character of the area as a whole. Several of the smaller houses have been replaced in recent years with large residences, and few large residential schemes have been added. Large amount of the properties have undergone also a substantial refurbishment, extensions and renovation.

Lymington Road is a 'cut-through' that links West End Lane to the East with Finchley Road to the West. Both of these roads provide good connections to the North Circular which is a principle commuter route. Both end streets are viewed as busy commercial streets with high pedestrian footfall.

The principle means of access for those living on Lymington Road is therefore by car or by foot and most residents have at least a car.

As noted above, the area is designated for family dwellings, use class C(3a). The provision of a family residence on this site complies with local land-use policies.

4. The Proposal

Each of the adjacent properties has undergone substantial change over recent years.

Number 8 Lymington Road, unlike its neighbours, has no rear extension. The front of the building has not been amended. The property has retained its original features.

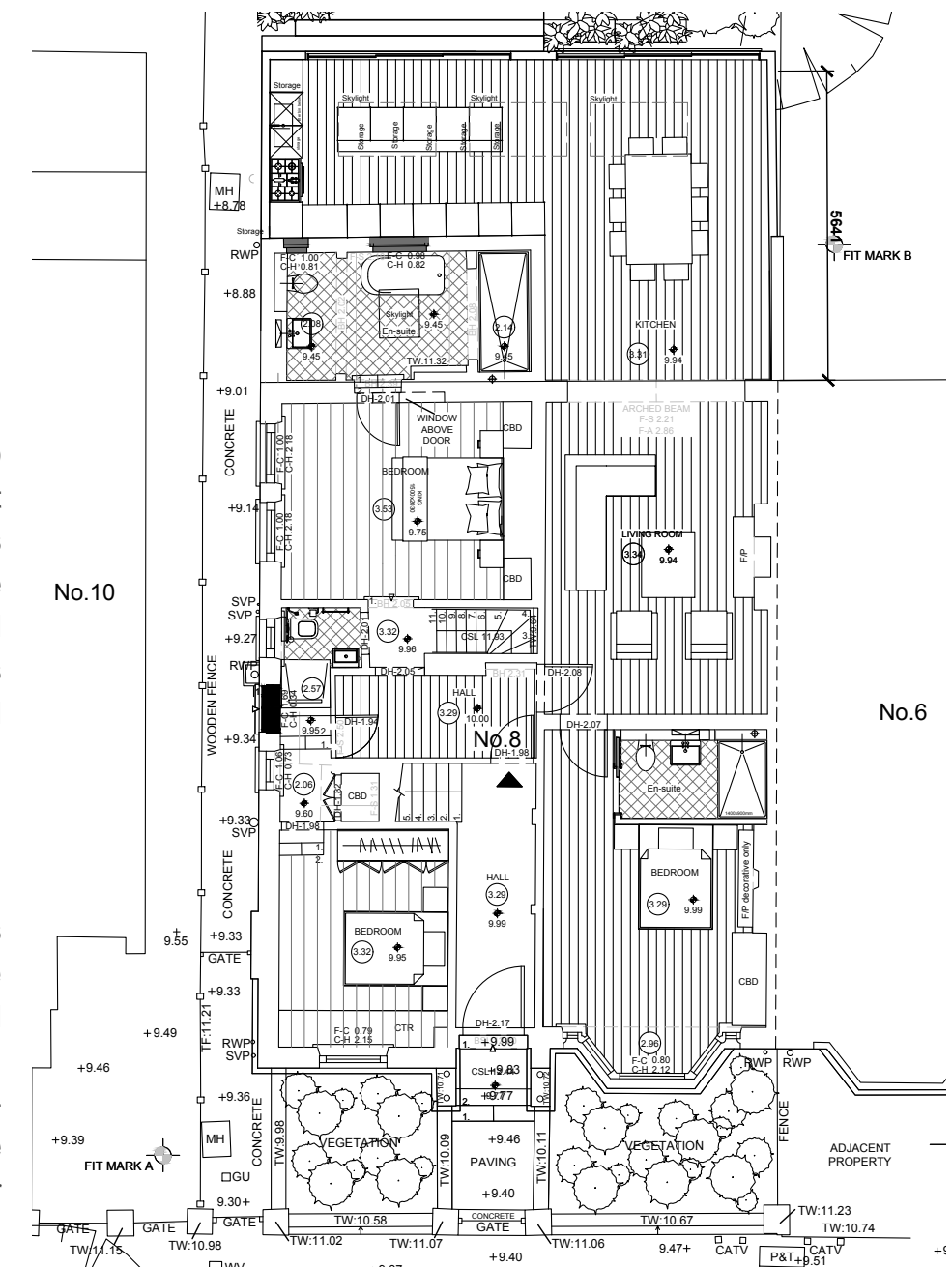
The new proposal has no effect on density for the area. The net floor area is approximately 1,595sqft or 154sqm.

We have consulted the planning recommendations with reference to the adjacent property at N10 offered by Ms Miriam Baptist, ref: 2021/5832/PRE and have taken them into consideration.

The Client's Brief called for a general refurbishment of the private property, built from good quality materials to achieve a highly energy-efficient building, with generous room sizes and open-plan accommodation to the rear, opening out to a landscaped rear garden. The accommodation is arranged over the same the ground floor level level.

Accommodation

The proposal envisages the flat is split on two levels where the prime accommodation is on the ground floor – formal reception and dining room, kitchen, study, and bedrooms - the ability to open-up much of the south-facing ground floor accommodation to the rear garden;



Rear garden landscape will not be affected by the rear house extension as ground floor currently has the retake extension.

Basement

The existing basement measures 17sqm and includes wooden stairs leading down, and two small size storage areas. No amendment is proposed to the current basement layout and use.

Fenestration

Regarding the overall fenestration, the building has been designed using classical proportion and traditional sash windows detailing. The materials will be a good quality to match existing. The new proposed flat roof will be finished with a matching flat roof to the adjacent property.

The proposal does not envisage any amendment to the main street elevation to Lymington Road.

The rear house extension proposes two separate split glass doors with an intermittent brick pillar to break the glass. This follows the existing proportionality of the above floors to be retained.

Design Criteria

The design of the property is to suit the same size properties on the street.

- Family accommodation in the rear ground floor area accessed from the main entrance hall
- Internal accommodation arranged with formal rooms to one side of the ground floor accessed from the main entrance.
- Conversion of the basement space into library storage and guest cloakroom.
- Remaining ground floor accommodation to have good views of the garden and be capable of being opening up to the rear garden terrace
- Rearrangement of the kitchen to suit contemporary lifestyle
- Basement extension is well within footprint of the house
- Rear house extension openings suit size and proportions of the property above
- The ground floor rear house extension is projecting by 6.00m beyond the property of N8 and aligns with the property at N2, 4 & 10.
- The ground floor rear extension matches the height of the adjacent property at N6 to achieve the designed mirrored look.

Materials

- Traditional materials and use of proportion throughout

- Brick external walls
- New windows to match in proportion the original



5. Photographic Survey of the Existing Building



Main entrance hallway



Kitchen



View of rear garden

Rear elevation

6. Access and Accessibility

Access to the property is gained by the front garden from Lymington Road.

The rear garden has access and looks on the flank wall to the property surrounded by adjacent properties.

Access route is allowed for fire escape to east side of the property. The flat is fully compliant with the requirements of Part M of the Building Regulations. Access into the building is step free. Where these exist, they are generously sized allowing full accessibility for all users. All doors are wider than average to suit the design of the house. Step-free access is available through 90% of the ground floor.

7. Environmental Issues / Sustainability

The house has been designed to function above the minimum performance standards specified in the Building Regulations and to exceed the requirements of Level 3 of the Code for Sustainable Homes.

In terms of layout, the family accommodation likely to be used on a daily basis is located along the south façade in the kitchen-living area, making the most of natural light and heat from the sun. During the summer, these rooms can be opened up to the back garden providing good natural ventilation.

The full specification for the heating system will be developed as part of the Building Control application.

In summary, the following measures are being considered to address environmental concerns.

- Energy efficient condensing boiler
- High efficiency windows / doors fully draught sealed
- Dual flush WCs / aerated taps / showers
- Energy efficient appliances and lighting
- The proposal will be designed to attain a sustainability rating better than the minimum standard as determined by using the 'Code for Sustainable Homes: A Step-change in Sustainable Home Building Practice'.
- Materials selection by reference to BRE Green Guide
- Waste Management during construction and adequate waste storage during its use. Minimise construction waste.
- Provision of cycle storage
- Provision of a home office and Study
- Environmentally friendly materials will be favoured.

- Recycling capacity will be provided either inside or outside the home.
- Enhanced sound insulation will be provided.

8. Conclusions

Through the consultation dialogue it was possible to conclude that the proposal had a potential for successfully integrating a development solution complementing the street, accepting that certain design criteria which have now manifest in the current proposals, those being

- No effect on the main facade and the neighbouring property
- Continuous alignment of the rear extension
- Retention of traditional feature and or improvement of the main facade to comply with the Design Guidelines