



**Client:** Celine Darnaud  
**Ref:** 2113\_11 Lyncroft Gardens – Design & Access Statement  
**Date:** 13/10/22

Project Description:

Flat 5 at 11 Lyncroft Gardens is an existing top floor apartment. The property is located within the London Borough of Camden.

The property is not listed but it is part of the West End Green Conservation Area.

Our clients application is for minor external works to re locate the existing boiler flue outlet and establish a new horizontal drainage connection into the existing SVP at the rear of the property.

There are no works proposed to the principle elevation at the property as part of this application.

Proposed Materials:

The existing external boiler flue terminal on the rear elevation is a white plastic outlet. It is proposed to relocate the outlet onto the opposite side of the rear elevation in a similar location as per the attached drawings. The proposed flue outlet terminal on the wall will be black plastic to match the existing fascia and other surrounding service installations.

The existing SVP on the rear elevation is a black plastic. It is therefore proposed to install a new connection directly into the rear of this existing pipe. The horizontal connection will not be visible in elevation. The finish of the new connection will be black plastic to match the existing.

Supporting Drawings:

2113\_P01 – Site Location Plan  
2113\_P02 – Second Floor Plan  
2113\_P03 – Existing Rear Elevation  
2113\_P04 – Proposed Rear Elevation

Site Photographs:

We have not been given access to the rear of the property as this is not under our clients ownership and therefore we do not have any existing photos to submit with this application.