**Householder planning & demolition in a conservation area**

**Demolition of existing timber shed and erection of a new boiler room with boxed in riser.**

15 Lancaster Grove, Belsize Park, London NW3 4EU

DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared by ME Architects on behalf of the Applicant to accompany a Householder Planning & Demolition in a Conservation Area Application submitted to London Borough of Camden Council.

This statement has been prepared in response to the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 for planning applications to be accompanied by a Design and Access Statement. This statement should be read alongside the following planning application architectural drawings:

216\_15 Lancaster Grove\_001\_Location Plan

216\_15 Lancaster Grove\_002\_Existing Site Plan

216\_15 Lancaster Grove\_100\_Existing Plan

216\_15 Lancaster Grove\_101\_Proposed Plan

216\_15 Lancaster Grove\_102\_Elevations

THE PROPOSAL

The existing shed is made of timber with a pitched gable roof and is in poor condition. It is not suitable for intended M+E heating system storage cupboard use, neither it corresponds well to the site and the surrounding area in terms of design and materiality.

The proposal is for a new boiler room with boxed in riser which will accommodate 2x Vaillant 37Kw Boilers and 1x DAB Easybox cold water tank and booster. A modest yet appropriate design is chosen for this addition.

APPEARANCE

The proposed small side extension will have timber doors painted to match existing side access door to the main building, and new blockwork walls will be rendered to match the existing render. New flat lead roof covering with flashing is proposed.

AMOUNT & SCALE

The proposal includes 2m² of extension works to the side and 1.8m in height, a minor addition that will remain subordinate to the existing structure in terms of appearance as well as scale.

ACCESS

There are no proposals to alter pedestrian or vehicle access to or from the site.

SUMMARY

The proposed design will be of quality materials which respect the existing characteristics of the Conservation Area and therefore, we feel it is a positive addition to the site.