

DESIGN AND ACCESS STATEMENT

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CLIENT OÜ Kala House
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PROJECT AT 12A Lancaster Grove NW3 4NX

Proposed Development in Brief

Planning permission is sought for:

- Proposed Ground floor extension
- Proposed Roof light
- Proposed new front door design

Application Site

12A Lancaster Grove NW3 4NX is a semidetached house recently built
The building is in conservation area but it is not listed.

Location Map



Existing Side elevation

The existing house contains 4 bedrooms and it has a GIA of **294 sqm**



Existing Photo of the rear elevation

The proposed house will contain 4 bedrooms and it will have a GIA of **303 sqm**



Proposed CGI of the rear elevation

Proposed Extensions

This planning application pertains to a **proposed ground floor extension** at 12A Lancaster Grove. The primary objective of this extension is to facilitate the conversion of the existing gym into a spacious and functional kitchen and dining area, which will offer direct access to the garden.

The ground floor extension is designed to seamlessly integrate with the existing structure of 12A Lancaster Grove. It will harmoniously complement the architectural aesthetics of the property. The extension will be constructed using high-quality materials known for their durability and aesthetic appeal, ensuring a cohesive and visually appealing integration.

The extension incorporates a **stepped design** to ensure the utmost privacy and to prevent any potential overlooking of neighbouring properties. This thoughtful architectural approach maintains a respectful distance while harmonizing with the surrounding environment.

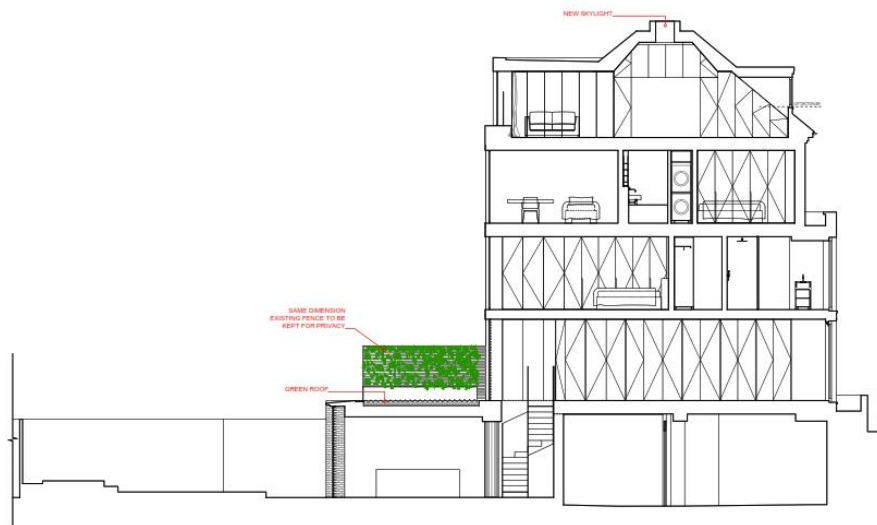
The extension's design aligns seamlessly with the existing house, preserving the modern aesthetic characterized by the use of yellow brick finish. This continuity ensures that the extension complements the original structure, creating a cohesive visual impact.

The terrace at the first-floor level will be transformed into a green roof, addressing any potential overlooking concerns. This innovative approach not only mitigates visual impact but also enhances the ecological footprint of the property by introducing a verdant element to the design.

The proposed extension is deliberately compact, aiming to maintain the verdant character of the garden. By minimizing the footprint, the project ensures that the natural elements and greenery are preserved, contributing to the overall charm of the property.

Proposed Roof Light

Additionally, a **flat roof light** is proposed atop the building to introduce more natural light into the loft room and facilitate easy access for maintenance purposes. This feature is strategically positioned to ensure minimal visibility from any vantage point, maintaining the aesthetic integrity of the structure.



Front door

A new front door, designed in harmony with the modern style of the house, will be crafted from dark aluminium to complement the existing aesthetic. This addition will serve as an elegant and functional entry point to the residence. A frameless canopy is proposed to protect the entrance from inclement weather, ensuring convenience and comfort for residents and visitors alike.



Statement

The enclosed proposal doesn't change the current front access to the property.

Materials

The proposed material of the **proposed new windows** is dark grey aluminium to match the existing windows.

LBMVarchitects Previous Projects

Lyndhurst Gardens NW3 5NR

