

24.01.2025

REV. 00

## Design and Access Statement

**Replacement of all single glazed windows and doors with double glazed to match the existing. Replacement of rear window to double doors. Enlargement of rear patio, including new steps to the garden and associated landscaping.**

Garden Flat  
21 Lancaster Grove  
London  
NW3 4EX

### Introduction

This statement has been prepared to support a planning application for the garden flat at 21 Lancaster Grove. Planning permission is sought for replacing all single glazed windows and doors to double glazed to match the existing, replacing the rear window to double doors and enlargement rear patio with associated landscaping works.

The proposals have been noted in this document and the attached drawings. The main changes to the proposal are minor and relate to improvements in the windows and doors' thermal efficiency and hard landscaping works. The proposed scheme will have a positive contribution to users of the building and to surrounding areas whilst not visible from the street.

### Design

#### Front elevation

- The existing single-glazed timber sash bay windows will be replaced with double-glazed units to match the existing ones in size, material and style (Conservation Area). The existing security bars will be retained.

#### Side elevation

- The existing single-glazed timber sash windows will be replaced with double-glazed units to match the existing windows in size, material and style (Conservation Area).
- The existing timber entrance door will be replaced with a new door of the same size and material. The style will be slightly updated, featuring 9 glazed panes instead of the current 6, to allow for increased natural light.

#### Rear elevation

- The existing single-glazed timber double doors will be replaced with a new set of double-glazed doors to match the existing size, material and style.
- The existing single-glazed timber sash window will be replaced with a new set of double-

glazed doors to match the ones next to it in size, material and style.

#### Rear patio

- A portion of the rear patio is proposed to be enlarged by extending the retaining wall approximately 1.5m into the rear garden, with steps leading to the upper garden area. This adjustment aims to create a more comfortable outdoor seating area while allowing more natural light to enter the living room.

## **Layout**

All external and internal alterations are minor, aiming to improve and optimise the usability of the existing spaces. The reconfiguration of the internal layouts will provide spaces that improve the flow of movement for the users and how they interact between the spaces.

## **Scale & Appearance**

The external alterations proposed for the property will be discreet and executed using high quality matching materials. They have been designed to respect the integrity of the existing building and preserve the character and appearance of the Conservation Area. The overall effect of the works will subtly enhance the external appearance.

## **Access**

Access will remain unaltered.

## **Use**

This application does not propose a change in the use of the site. The property is in use as a single-family dwelling and will remain so at completion of the proposed works.

## **Conclusion**

Overall, we trust that the proposals are respectful of the original dwelling and the surrounding area and will not have a negative impact on the street scene. The changes proposed are sympathetic to the Conservation Area aesthetic and ideologies and will thus improve the overall appearance of 21 Lancaster Grove as opposed to disturbing or damaging the property. It has been sought that the changes made will protect the dwelling's heritage, context and history whilst allowing the property to see its full potential as a home in the 21st Century.