

# **Garden Flat, 12 Lancaster Drive, NW3 4HA**

## **Design and Access Statement**

### **LOCATION AND PLANNING HISTORY**

12 Lancaster Drive is a 4 storey detached house located in the Belsize Park Conservation area built in the second half of the 19<sup>th</sup> Century. The house is situated at the end of a group of houses with a parking area with 3 garages on one of its sides.

In 1948, temporary permission was granted to divide the house into 4 flats. In 1962, permission was granted for the continuation of use as 3 flats and 1 maisonette. In 1977, planning permission was granted to enlarge the dormer window at the rear and the terrace at the front of the building (G8/15/10/24968).

In 1989, permission was granted to erect a conservatory to the rear at basement level (8905228).

### **PROPOSED CHANGES**

Replace the side frames and roof to the existing conservatory, retaining the existing base and walls. This is in part necessitated by the condition of the existing structure which is showing signs of deterioration and suffers from leaks, as well as poor thermal performance.

No changes will be made to the main body of the house and the doors from the house leading in to the conservatory will be retained.

### **MATERIALS**

The side frames, including the door and external cill will be manufactured from hardwood from sustainable sources and painted white.

The framework design will be altered to reduce the number of mullions to the front elevation to improve the view of the garden.

High security locks will be installed to both the single replacement door and two opening windows.

The roof structure of wallplate, rafters and eaves beam will be manufactured from aluminium, painted white and structurally proven.

Side frames will be glazed with neutral IGU sealed units toughened to BS6206 class A, and installed in accordance with BS6262.

Roof will be glazed with Satin obscured IGU sealed units toughened to BS6206 class A, and installed in accordance with BS6262.

### **SUSTAINABILITY**

Sealed units will benefit from soft coat low E coatings to provide much improved heat retention. Aluminium roofing system has been chosen to provide low maintenance performance.