

29 Lancaster Grove

planning application 12/08/10

Design and Access Statement

Date : 12/08/10
Location : 29 Lancaster Grove, London
Applicant / Client : Pierson Austin
Agent : Coffey Architects, 48 Kingsway Place, London EC1R 0LU

General Site Context

Lancaster Grove is located in the borough of Camden (NW3). The road is located close to the Swiss Cottage and Regents Park. The street is predominantly residential with most of the houses converted into flats. The area is well served by public transport for buses and underground on nearby Finchley Road and by Tube at Swiss Cottage, Belsize Park and the train at South Hampstead station. The road is in generally good order with wide pedestrian footpaths on both sides.

The Site

The house ringed in red on the location plan is a big detached Victorian property. In 1984 the house was converted to flats. The ground and first floor have been extended to the west by filling in the gap in between 27 Lancaster Grove and 29 Lancaster Grove. The proposal relate only to the ground/lower floor.

Access

Access to the site is via Lancaster Grove, entrance to the building is located half a storey lower than the road level and is accessed via a 7 stepped stair. The entrance is located in the extension in the gap between 27 Lancaster Grove and 29 Lancaster Grove.

The proposed works

The proposed works do not constitute a major development but a minor one to domestic premises, minor changes to the elevation fall under the Town and Country Planning Act.

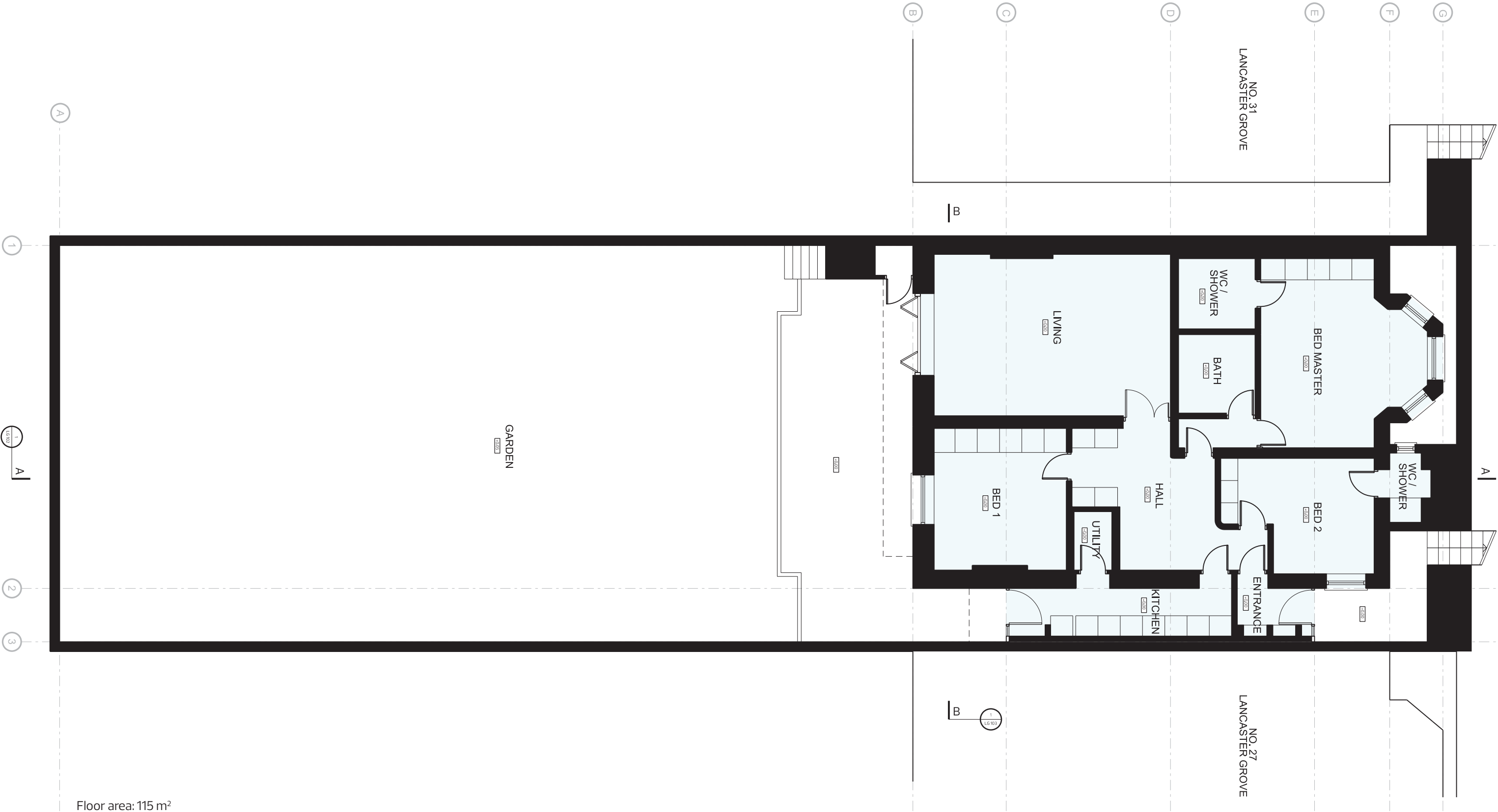
Scale and Appearance

The scale and appearance of the extension has been designed to compliment the existing rear elevation. The extension will not be visible from the street and care has been taken to be sympathetic to the area with regards massing and materiality. The studio at the back of the garden is designed with similar features to the extension to relate the two.

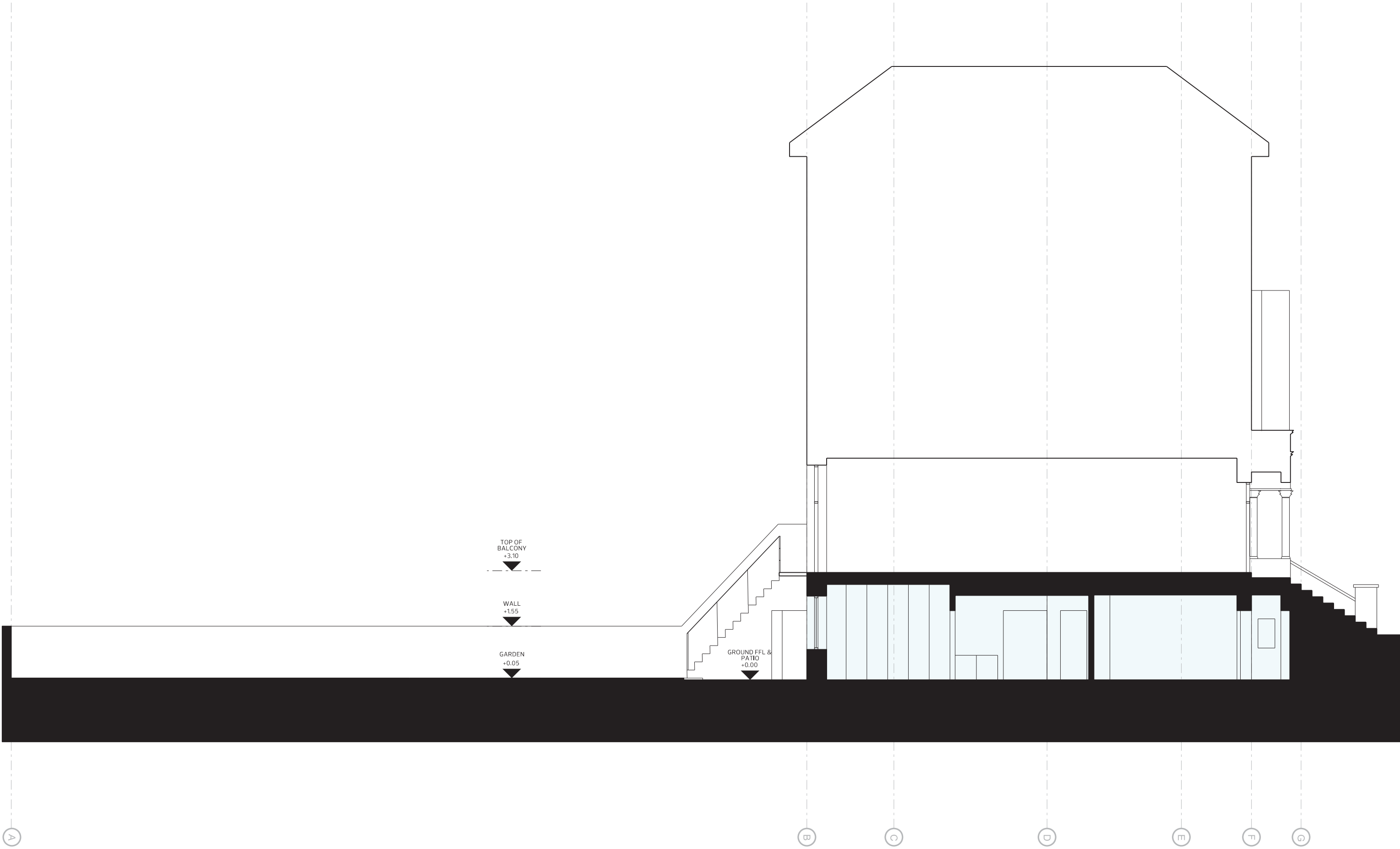
DESIGN AND ACCESS STATEMENT

EXISTING





Floor area: 115 m²

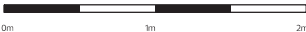


NOT FOR CONSTRUCTION
DO NOT SCALE FROM DRAWING
NOTIFY ARCHITECT IMMEDIATELY
ON DISCOVERY OF DISCREPANCIES



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29 LANCASTER GROVE
PLANNING

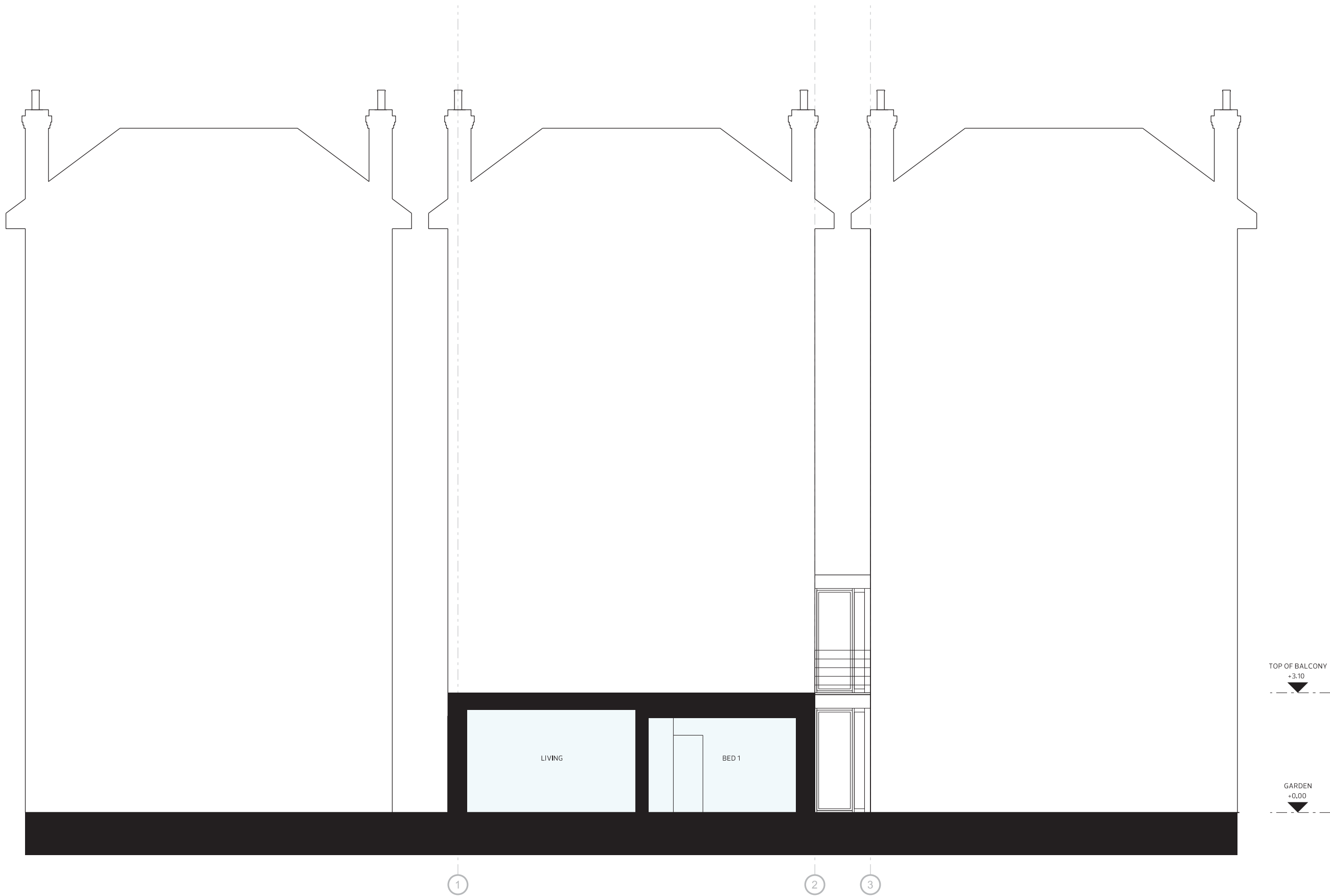


Drawings:- EXISTING SECTION A-A

Scale:- 1:50@A1 / 1:100@A3

Date:- 12/08/10

Drawing No.:- **LG102**



TOP OF BALCONY
+3.10

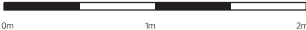
GARDEN
+0.00

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**29 LANCASTER GROVE
PLANNING**



Drawings:- **EXISTING SECTION B-B**

Scale:- **1:50@A1 / 1:100@A3**

Date:- **12/08/10**

Drawing No.:- **LG103**



TOP OF BALCONY
+3.10
---▼---

WALL
+1.55
---▼---

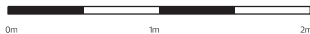
GARDEN
+0.00
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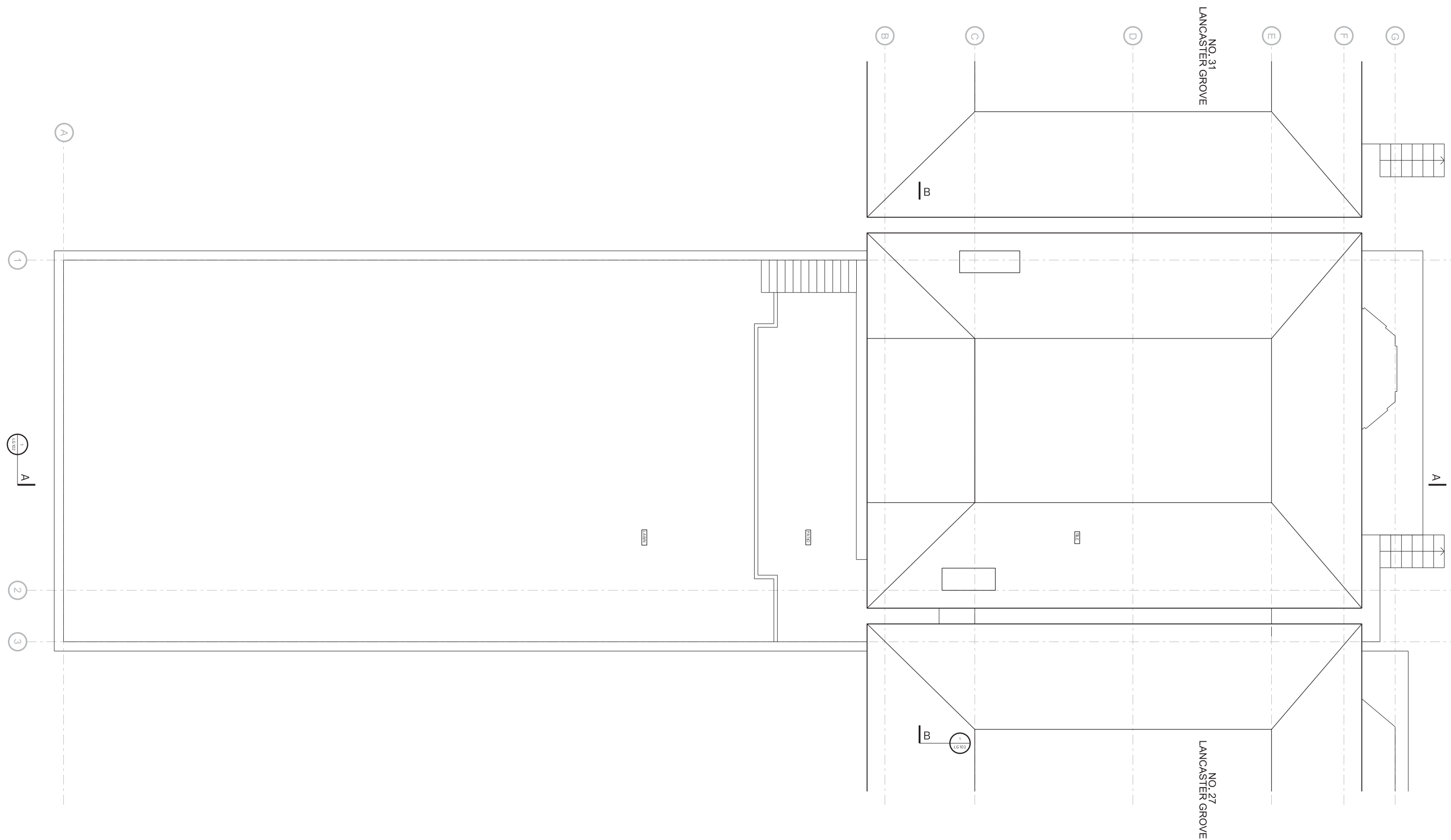


Drawings:- EXISTING NORTH ELEVATION

Scale:- 1:50@A1 / 1:100@A3

Date:- 12/08/10

Drawing No:- LG104

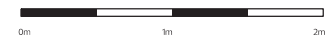


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29 LANCASTER GROVE PLANNING



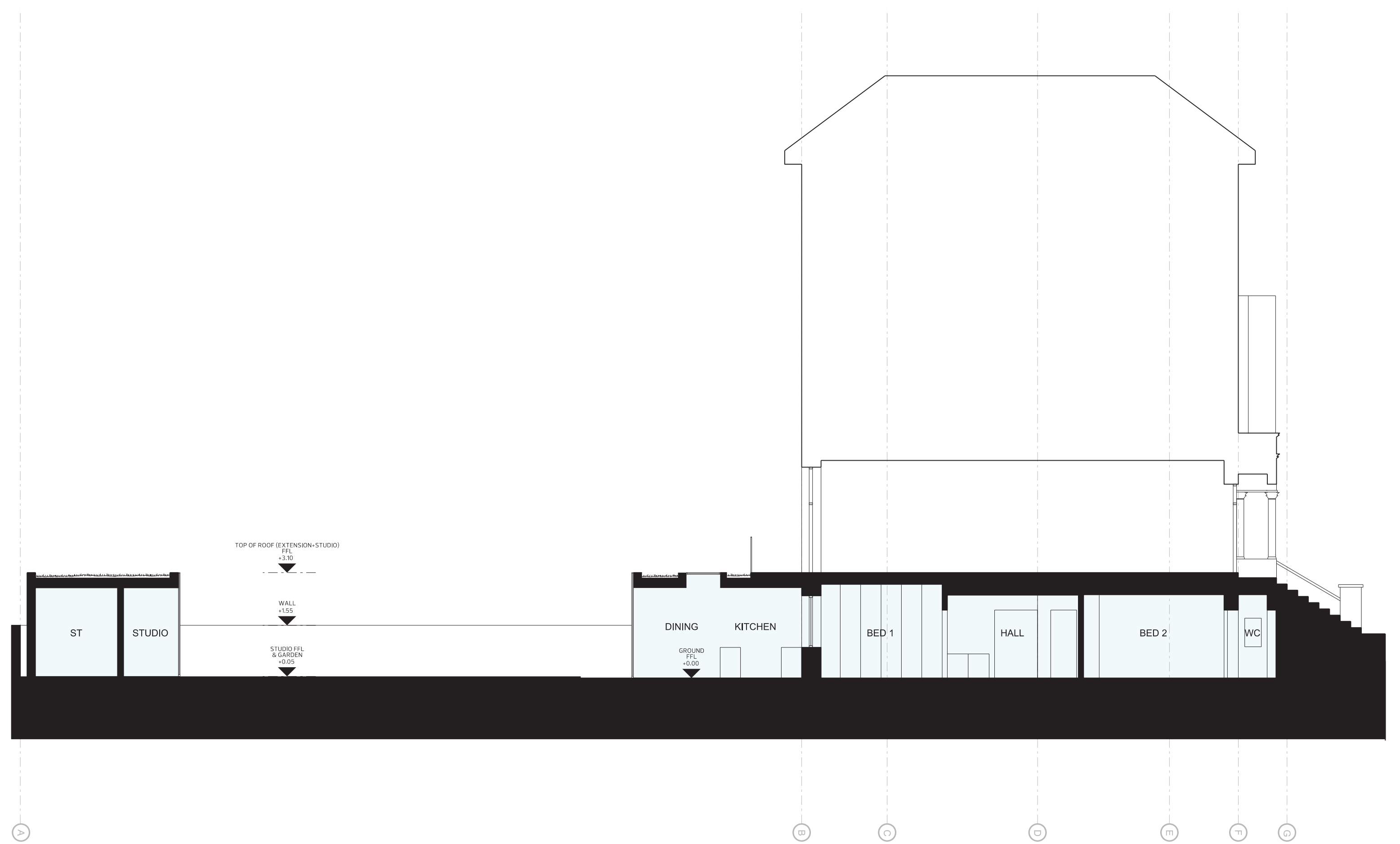
Drawings:-	EXISTING ROOF PLAN
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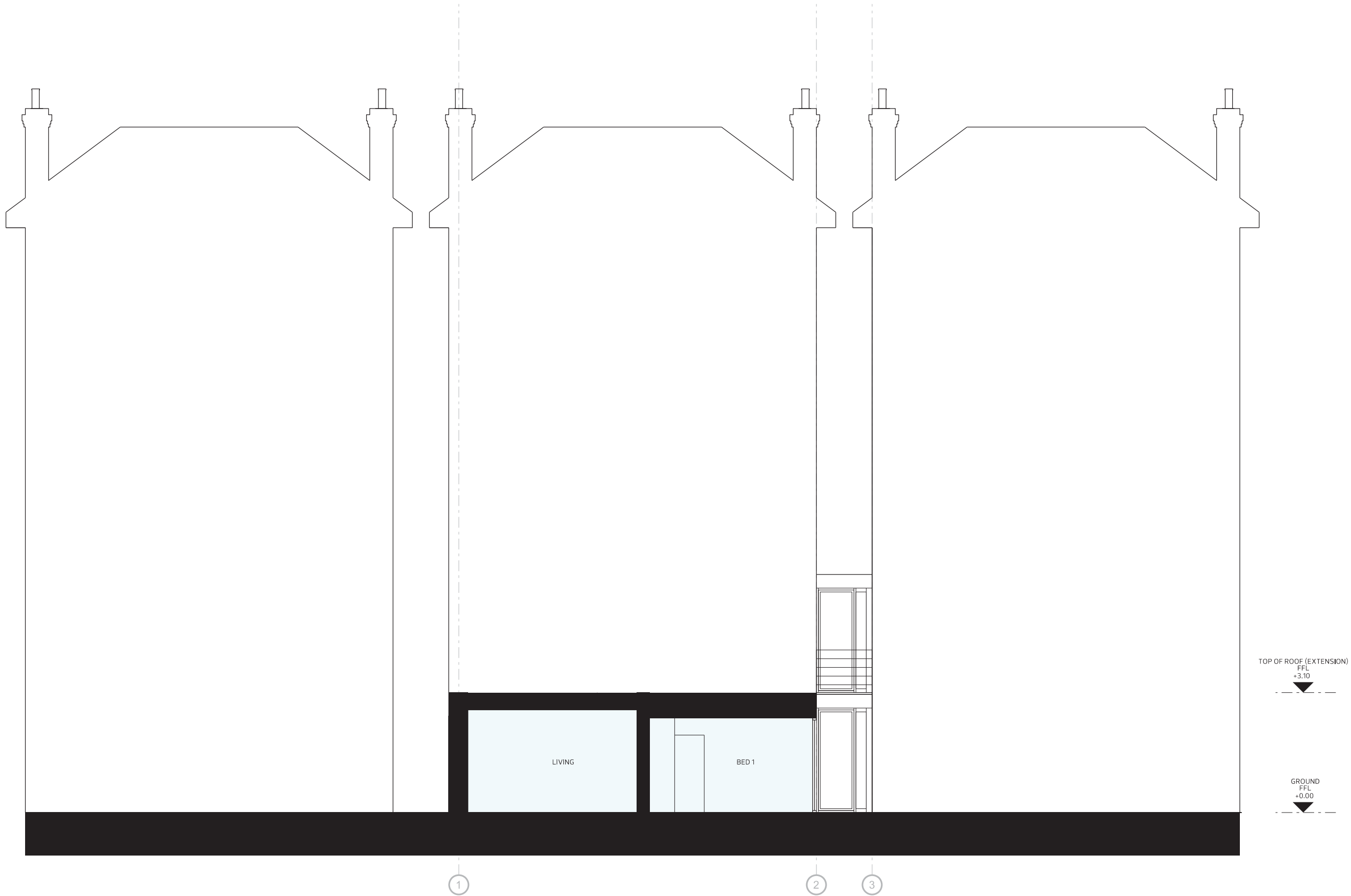
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Date:-	12/08/10
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Drawing No.:-	LG 105
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PROPOSAL



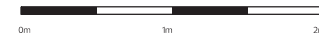


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29 LANCASTER GROVE PLANNING



Drawings:-

PROPOSED SECTION B-B

Scale:- 1:50@A1 / 1:100@A3

Date:- 12/08/10

Drawing No.:- **LG 202**



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29 LANCASTER GROVE
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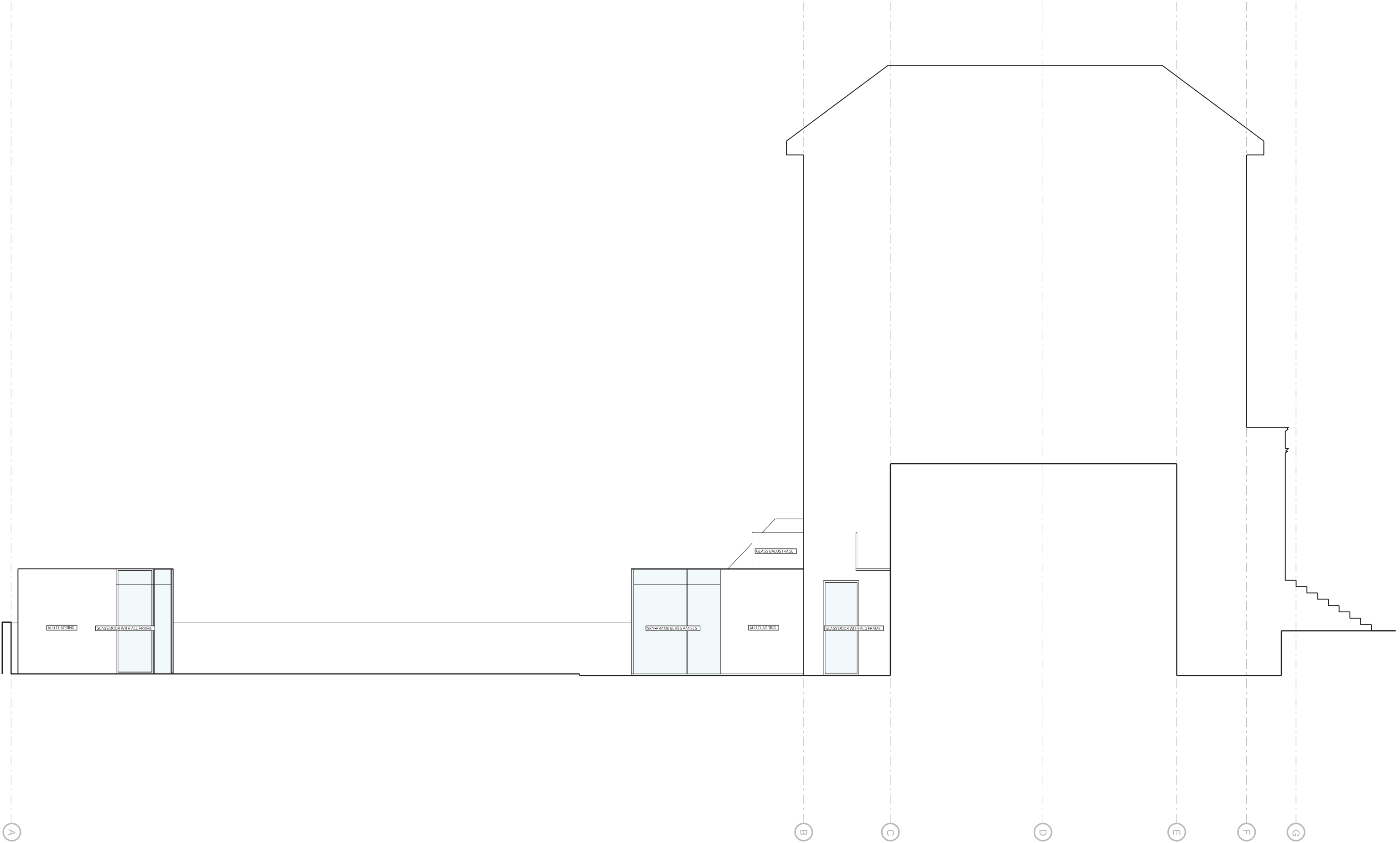


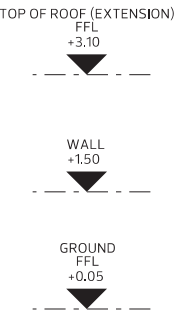
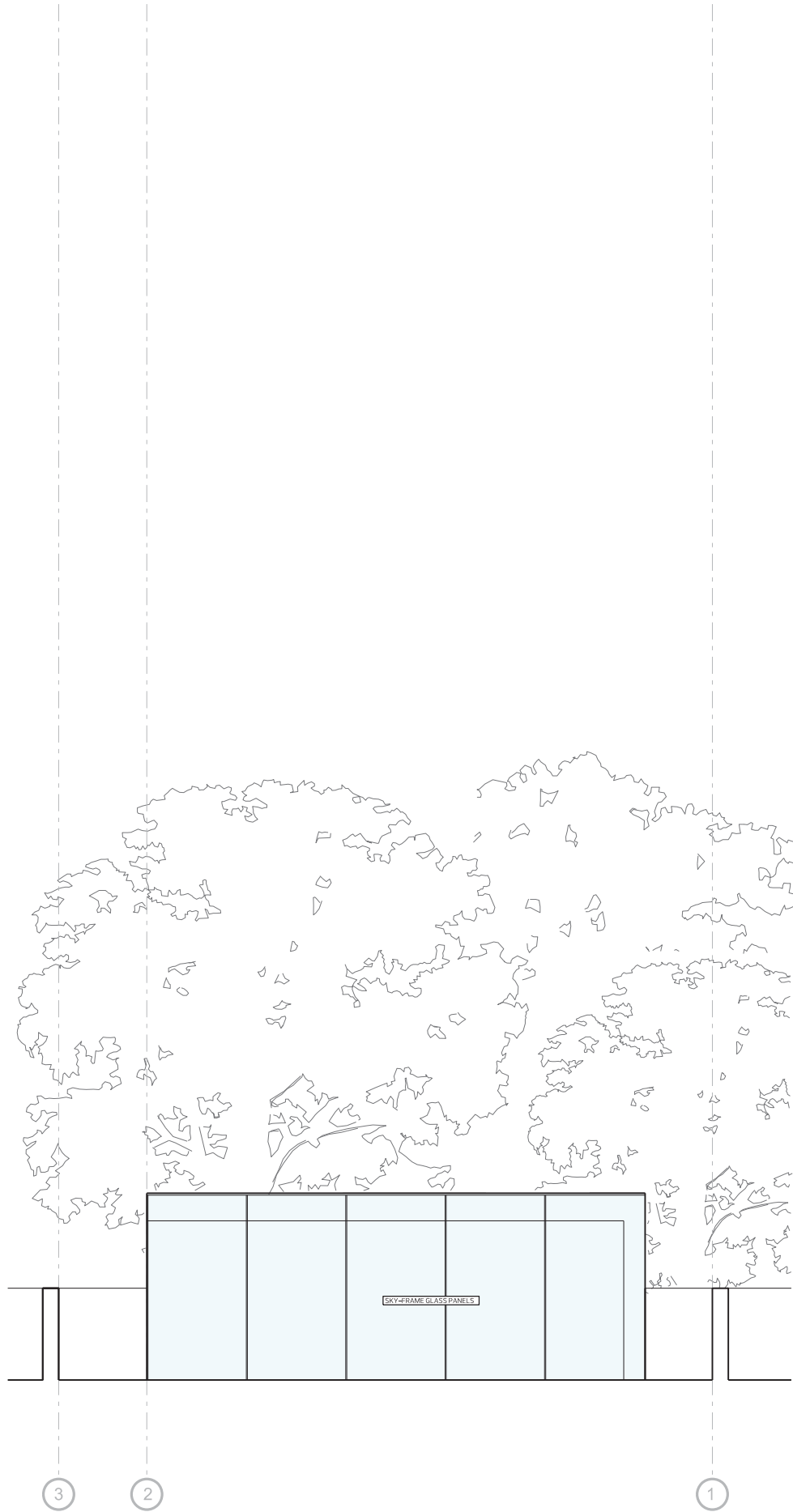
Drawings:- PROPOSED NORTH ELEVATION

Scale:- 1:50@A1 / 1:100@A3

Date:- 12/08/10

Drawing No:- LG 203



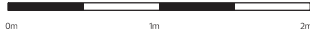


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29 LANCASTER GROVE
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Drawings:- PROPOSED SOUTH ELEVATION

Scale:- 1:50@A1 / 1:100@A3

Date:- 12/08/10

Drawing No.:- LG 205

