

DESIGN AND ACCESS STATEMENT  
29 LANCASTER GROVE LONDON NW3

The subject of this application is a maisonette located on the second and third floors of a Victorian detached house on Lancaster Grove and falls within the Belsize Park conservation area in Camden.

The street is predominantly residential with most of the houses converted into flats.

The proposals are minor and relate only to the third floor. Since the conversion was done in 1984 no further work has been carried out. A number of the existing windows have since failed and this has prompted the proposed work.

The existing dormer window to the front elevation needs to be replaced and the proposal is to replace this with a double glazed casement window in the existing opening. This will also enable the window to be more easily cleaned. There is also a proposal to install a conservation style velux light either side of the dormer to bring more light into the room, which can currently be a bit dark in areas. This will enable the floor area to be extended into the eaves giving some additional needed living space for a growing family.

The existing roof light over the stairs on the side elevation has failed and needs to be replaced. It is proposed to replace this with a slightly larger double glazed rooflight, again to bring more light into the room.

To the rear the existing doors and windows on to the terrace have also failed and need to be replaced. It is proposed to replace these with two double glazed sliding doors in the existing opening.

Sheila Mc Carthy Architect  
June 2010

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02 JUL 2010

