

Design and Access Statement
31 Lancaster Grove, London NW3 4EX

12.08.09

Introduction

I have recently purchased the garden flat at 31A Lancaster Grove and I am planning to make it into a comfortable home for me and my family, hence the reason for applying for Planning Permission.

I have lived in Belsize Park for the past 12 years and my kids attend the local state school so we feel very settled in this neighbourhood.

At present the flat layout is not entirely suitable for a young family and we would like to marginally extend the existing kitchen and add a conservatory style playroom and artist studio at the back of the garden in order for me to have some space to practice my profession as painter.

The Design Process and Proposed Development

As stated above, the proposed scheme shown on the drawings forming part of this applications deal with the alterations and extension to layout of flat in order to form a larger open plan kitchen and an add on conservatory style playroom. The external rendering to walls finish is to match existing and new windows and garden doors frames are to match existing in style, finish and materials. A new skylight to the kitchen area will be installed to increase natural light to kitchen area.

All new glazing included new sash window to bedroom at front of the property will be double-glazed in order to achieve a higher "U" value insulation and also increase security.

The artist studio is a timber frame, wood clad low level single storey building with a green roof which will blend with the garden environment. All glazing to the artist studio is to be double glazed and frames to be timber to match cladding natural wood color.

Scale, Appearance and Landscaping

The side extension to the kitchen and conservatory style playroom is to match existing in height. Due care has been taken to ensure that the new additions blend in and complement the main structure in style and finishes.

The artist studio will be a new environmentally designed and built addition. The choice of materials and the reflectivity of the glass will reflect the natural surrounding greenery and foliage.

Use

The property is a residential property and the artist studio is an ancillary space to the garden flat at 31A Lancaster gate NW3 4EX.

Access

The building is located in Lancaster Gate, Belsize Park a residential street of terraced and semi-detached period properties. The links to the London underground are good, with Belsize Park and Swiss Cottage 5 and 10 mins walk away. It has good links to London bus routes and London parks, Regents Park and Primrose Hill.

All work undertaken will comply with the latest building control regulations.

1

Existing widow in 3rd bedroom
Pointing towards side
Entrance.

Small window not allowing
any natural light in room.



2

Side entrance – no windows
From neighboring house

Proposing to enlarge 3rd
Bedroom window to allow
more natural light.

(Double glazed wood sash
window matching existing)



Front elevation 31 Lancaster Grove



4

Garden view from kitchen (75 ft long)



5

End of garden- proposed artist studio location



6

Proposed artist studio style (with green roof, natural wood color materials and glass front to reflect natural surroundings, as well as shrubs and foliage integrated into the surroundings of the studio)

No trees need to be removed.



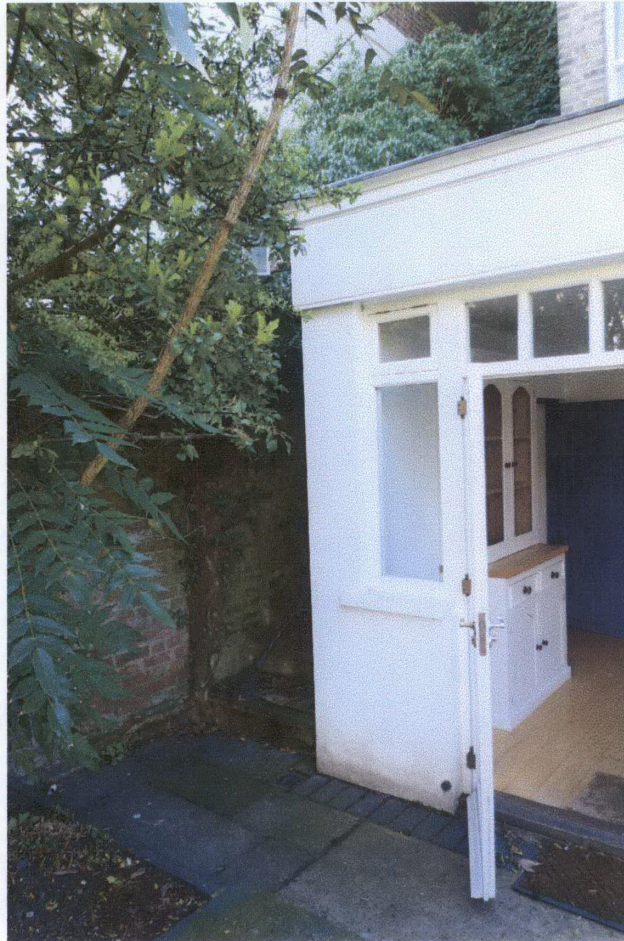
7

Side stairs

(Leading to nowhere)

To be demolished

And kitchen to be further
extended to the left to
allow space for dining
area.



8



9

View from current kitchen extension to side entrance and 2nd bedroom window.

Proposed conservatory extension (To be used as kid's playroom).

Materials- glass and steel. Same height as existing kitchen extension.



10

