

Project Ref: 289/LR
23 November 2007

PLANNING APPLICATION - DESIGN & ACCESS STATEMENT

PROJECT ADDRESS

Flat B (First Floor)
3 Lancaster Drive, Belsize Park, London NW3 4EY

AS EXISTING :

The submitted Planning Application submission deals with first floor located Flat B only.

Flat B is an oversized 1 Bedroom 2 person flat (69.12m²) located on the first floor of this large Victorian mid-terrace residential building at above address. The Flat was converted into a self contained flat in the early 1970's and complies with the standards, finishes and spatial layouts representative of that period.

- **STREET FAÇADE :**

The existing Building is mid terrace within a short but cohesive terrace of 4 large stucco finished late Victorian dwellings (i.e. 1 to 7 Lancaster Drive). The building is within a conservation area. The external paint and stucco finished has a high level of elaborate Victorian detail and mouldings about existing sliding sash windows on the street façade. The building has a Bay window located about the lower ground floor and raised ground floor levels. The building has a stepped raised entrance with a prominent columned entrance portico.

- **REAR FAÇADE :**

The existing rear façade is stucco and paint finished. The rear detail is less than the front façade. The existing rear has a large curved rear bay that houses the single common stair to the building serving raised ground floor upwards. There is a mixture of windows due to replacement works carried out at differing times during the buildings life for necessary modification, conversion and maintenance works.

- **EXISTING BUILDING :**

The building has five levels with five separate and self contained flats. The original building was once a single dwelling and has over time been converted into separate and self contained flats. The lower ground unit has its own ,albeit small, rear garden.

- **ACCESS**

The existing building has a single main entrance for all flats from the raised ground floor upwards. There are existing external stairs at the entrance portico which then gives access through a common and original front door to the common single stair serving the flats. The lower ground flat has its own separate access.

THE PROPOSAL :

The submitted Planning Application submission deals with first floor located Flat B only.

The proposal is for the current 69.12m² Flat B to be completely refurbished and modified so that the existing self contained and oversized one bedroom flat is altered to form two separate and self contained single person studio apartments of 32m² (studio A) and 34m² (studio B).

The existing conversion layout carried out under the original conversion works in the 1970's is now 'tired' and not able to meet the new level of performance requirements in and for modern conversions.

The existing spatial layout is wasteful and ineffective in regards to space - window configurations. The proposed studio units allow for a more efficient use of residential space and would provide additional good quality rental residential units within London Borough of Camden.

The parallel intention of the modification works is to convert the current 'tired' finish and layout into meeting the new performance requirements (e.g. heating and energy levels with reduced carbon footprint, sound insulation), and to bring the units up to current construction standards.

- **STREET FAÇADE :**

There are no works to the front façade and therefore no change to the existing frontage.

- **REAR FAÇADE :**

There are no works to the rear façade and therefore no change to the existing rear.

- **ACCESS**

There are no works to the existing access and therefore no change to the existing layout.

Attached:

- Drawings (as existing and as proposed)
 - CD Photographs
- Planning Application Forms
 - Conservation Area Forms
 - Planning Application Fees