



Chartered Architects Interior and Urban Designers

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Dear Sir,

17 Lancaster Grove, London, NW3 4EU

Design and Access Statement

The proposal aims to deal with five areas:

1. Balustrading to the front facing existing bay window French doors – the existing arrangement where the doors open to a drop is dangerous and must be addressed. The laminated glass balustrade with minimal visible fittings is proposed for safety purposes.
2. Garden access for Flat C- The new access to the garden is proposed via the existing French doors to the rear bay window. Direct connection to the garden will greatly improve the amenity for the owners of Flat C and in so doing will engage the house much more with the garden by means of a new staircase with open grill type treads and landing with minimal impact to Flat B below (also owned by the applicant). Privacy along the boundary with no.19 is maintained whilst the natural timber screen is formed into panels to mitigate any concerns regarding visual weight.
3. Rationalise the existing garden shed of Flat C – The existing arrangement of the brick shed that is difficult to access and the ad hoc plastic roofing will be improved
4. Window for shower room of Flat B – A small window is proposed to the west gable at the basement level which will enhance the apartment.
5. Covered cycle parking for five bicycles – Covered secure cycle parking will be of great benefit to no.17 offering convenience in use and peace of mind.

The applicant is the owner of Flats B & C and occupies Flat C. There will be no alteration to the number of flats in the building.

Yours faithfully,

Gordon Duffy, Principal