

Planning - Development Control  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND

Monday, 29 May 2017

**Ref. FLATS 6 & 20, SALCOMBE LODGE, 1 LISSENDEN GARDENS, NW5 1LZ  
DESIGN & ACCESS STATEMENT**

Dear Sir or Madam,

In addition to the application form and drawings submitted for the proposed works at Flats 6 & 20 Salcombe Lodge, please find below a Design & Access statement to accompany the application.

**Existing**

Flats 6 & 20 are second floor flats within the residential block Salcombe Lodge. The building lies within the Dartmouth Park Conservation Area. The rear elevation of the block overlooks the southern end of the Parliament Hill parkland.

Both flats face out onto the parkland, and have existing windows which give a view from the kitchen out over the park. Due to the design of the existing building the windows have high sills and lack the provision for direct access from the kitchen onto the balcony.

**Proposed**

Both flats wish to modify the existing window openings by lowering the sills, and installing a set of glazed double doors to provide direct access from the kitchen onto the balcony. This will improve the amenity of the properties.

The widths of the existing window openings would be maintained so as not to affect the balance and character of the overall elevation of the host property.

**Materials**

The new glazed door sets would be painted metal framed, in keeping with the existing metal framed windows.

**Access**

Access to and from the property will not be affected, nor will the parking arrangements be changed.

Yours sincerely,

Matthew Moorhouse ARB RIBA