

7c Lancaster Drive Design and Access Statement:

The flat is situated in a row of terraces within the Belsize Conservation Area.

Lancaster Drive according to Camden's conservation audit for the area was built around mid 19th Century in an Italianate Villa style and is part of the first of six sub-groups referred to by Camden Council in their audit as 'Belsize Park',

Due to the large size of the sashes the weights are therefore quite heavy, especially for elderly people trying to open to get ventilation into the property.

The proposed alterations are therefore to one of the front sash windows, whereby it is proposed to remove the masonry below the window cill and add a traditional timber framed French double door.

The height set out by sashes will be retained (please refer to drawings for further clarification), as will the existing window width, head height and all decorative features to the upper jambs and head.

The use is in the main for maintenance access to the flat roof which under current HSE guidelines is unsafe for access without erecting a scaffold, which is costly and requires council permission each time.

The plan layout of the top of the bay window where access is being granted will remain as existing.

From the street view this alteration will be barely noticeable as the parapet for the bay window to the ground floor flat largely screens the view of the existing window cill, so once this is lowered the visual impact should be minimal. On top of this all existing features to the top of the windows are to be restored and redecorated.

With regards to local precedent the house directly opposite has two street facing terraces and has a terrace on the same floor, likewise using timber framed French doors to gain access. On top of this there should therefore be no detrimental effect to loss of amenity as Camden Council have already approved this terrace previously.

Access isn't been effected and the proposal can be seen from the street as it's relating to a front elevation window only.

