

Design and Access Statement

22 Lancaster Grove, London, NW3 4PB

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GMA ARCHITECTURE
Architects and Designers

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Introduction

GMA Architecture have been appointed by the new owners and 'applicants' to manage the development of 22 Lancaster Grove. We have been asked to review and rationalise the current proposals consented by Camden Planning Authority on 29th March 2017.

Character

The site lies within the Belsize Village Conservation Area and is situated on the southern side of Lancaster Grove. The site is close to several public transport routes and a short walk from Belsize Village, in the heart of a peaceful residential area. The area is characterised by heavily planted rear gardens and trees lined street frontages.

There is a distinct, uniform appearance to a majority of the streets of Belsize Park, consisting of large imposing road side terraced and semi-detached Victorian villas set in close proximity to each other leading to a unity of appearance.

Lancaster Grove does continue this character to the north side of the road, although the southern side can be seen in stark contrast. An array of detached suburban villas can be found to the eastern end of the road, predominantly set back from the road in their own grounds. The styles range from arts and crafts, to mock Georgian as well as a modern 'box' property.

Proposal

This application relates to consented scheme: 2015/6106/P concerning; *"the demolition of the existing dwelling house and replacement with a seven-bed dwelling house with basement and attic."*

The attached proposal looks to make variations to the facades suitable to the requirements of the applicant whilst maintaining the overall mass of the current proposal. It is our intention to employ a material palette more in keeping with a majority of the surrounding properties. As can be seen in the material sample panel drawing attached to the application we plan to utilise a uniform red brick with lime mortar, handmade red/brown plain roof tiles, white painted traditional sash windows, lead faced dormer windows and subtle stone detailing.

Scale

The proposals do not change the scale/mass of the consented scheme. The intention is to maintain the consented ridge height, number of dormers, position of windows and chimneys associated with the property.

Appearance

The new property will have a character of its own, but the appearance will be more in keeping with the surrounding properties rather than to juxtapose as can be seen in a number of the existing properties on the southern side of Lancaster Grove.

Building Use

The application makes no amendments to the retention of the property as a single-family dwelling.

Access

The proposal would not alter current access arrangements but would introduce new automatic gates to the front of the garden.

The consented scheme has a double garage and a further three parking spaces within the garden grounds. This proposal would not alter.