# **DESIGN AND ACCESS STATEMENT**

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DATE	11/03/2020	info@lbmvarchitects.c
CLIENT	OÜ Kala House	www.lbmvarchitects.c
	Registry code (Estonian): 14391808	
	Registry address: Tööstuse 47d-69, 10416 Tallinn, Estonia	
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	Estonia	
PROJECT AT	12A Lancaster Grove NW3 4NX	

### **Proposed Development in Brief**

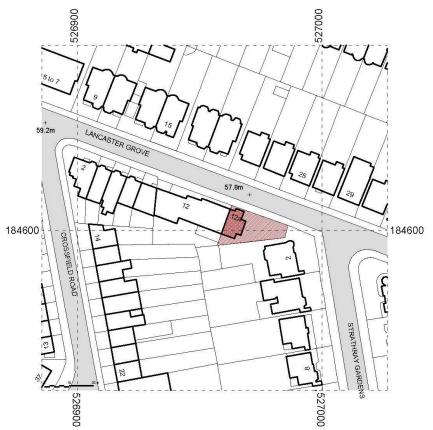
Planning permission is sought for:

- Proposed Top floor extension
- Proposed Side extensions at ground and first floor level
- Proposed Basement level extension

### **Application Site**

12A Lancaster Grove NW3 4NX is a semidetached house recently built The building is in conservation area but it is not listed.

Location Map



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## **Existing Side elevation**

The existing house contains 4 bedrooms and it is 180 sqm



## Proposed Side elevation - computer generated image



### **Proposed Extensions**

The proposed design contains 4 bedrooms with a new play room at lower ground level and the gross internal area is **243sqm** 

- **01. Proposed Basement extension :** The removal of the exiting external stair and replacement with a minor extension of the basement level that will contain a little toilet. The etxranl cladding will be of cedar wood planks
- **02. Proposed Side extension 01** : The proposed side extension will be made entirely of structural glazing and will contain the new staircase to the basement level
- **03.** Proposed Side extension **02:** The proposed side extension at ground and first floor level will match in design and material the existing wall
- **04. Propsed roof Extension :** The proposed roof extension will be in line with the design of the building and will guarantee extra space at top floor level



### Statement

The enclosed proposal doesn't change the current front access to the property.

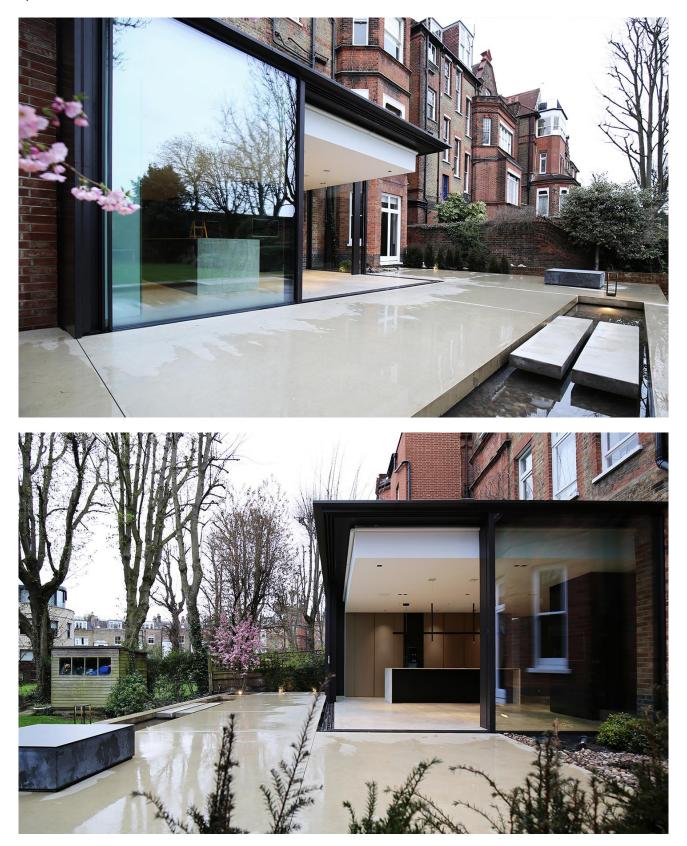
#### Materials

The proposed material of the **proposed new windows** is dark grey aluminium to match the existing windows.

The new storage is proposed in cedar wood

### LBMVarchitects Previous Projects

Lyndhurst Gardens NW3 5NR



Lawn road NW3 2XB



Elms road SW4 9EP

