

DESIGN AND ACCESS STATEMENT

LBMVarchitects

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REF 0077
DATE 11/03/2020
CLIENT OÜ Kala House
Registry code (Estonian): 14391808
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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



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 external 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. Proposed 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



