

Job Ref: 851
April 2021
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1.0 Introduction

This design and access statement has been prepared by Paul Archer Design on behalf of our clients Kate & Fraser Anderson. The report aims to describe the site and its context as well as the proposals which consists of the replacements of the existing glazing at ground floor level to accommodate new timber doors and, alterations to the front entrance hall and lightwell.

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Site:
6 Lancaster Stables, NW3 4PH

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2.0 Existing House & Context

The property was built in 1890 and served as stable. In 2002, the architect Michael Nathenson converted the building and its neighbouring property (no.8) into a residential house.

The site is located in Belsize Conservation sub area three: the Eton Avenue Area. The street buildings are marked as buildings which make a positive contribution to the area.

Most of the house on Lancaster stables have been converted into residential properties and their front entrances have been altered to provide a more secure ground floor access.



Several ground floor front elevations at Lancaster Stables

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3.0 Design Proposal

The proposal is to replace the existing aluminium glazed sliding doors for timber doors.

The proposal will provide more security to the property and better thermal and acoustic performance. Whilst bringing natural light to both, entrance hall and front double height space.

We believe that our proposal is appropriate and proportionate to the site and context as it keeps the existing openings, preserving the scale and integrity of the existing building. Furthermore, it will seek to meet all other planning standards.

The proposal will combine the use traditional materials with carefully selected modern elements. All glass elements will be of high quality.

We consider that our proposal would not have a significant impact on the amenities of the adjacent properties which have already altered in different ways their ground floor openings. The works will have a positive effect on the visual appearance and enjoyment of this property.

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4.0 Practice Profile

Paul Archer Design are an architectural firm formed in 1999, specialising in bespoke architectural and interior design. Our focus is on high quality residential projects with a commitment to well considered contemporary design. The quality of our work in this sector is recognized in the widespread publication of completed projects as well as the number of design awards received.

Approximately 90% of our projects are refurbishments, alterations and extensions to historic, often listed buildings. Therefore, we have established a good reputation in adapting and enhancing the historic fabric and integrating elegant contemporary design within similar settings in central London. We are often retained throughout the build process ensuring that details are executed in the specified materials and as per the agreed drawings.

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