

Design Statement

rev00

4 Lancaster Drive

London

NW3 4HA

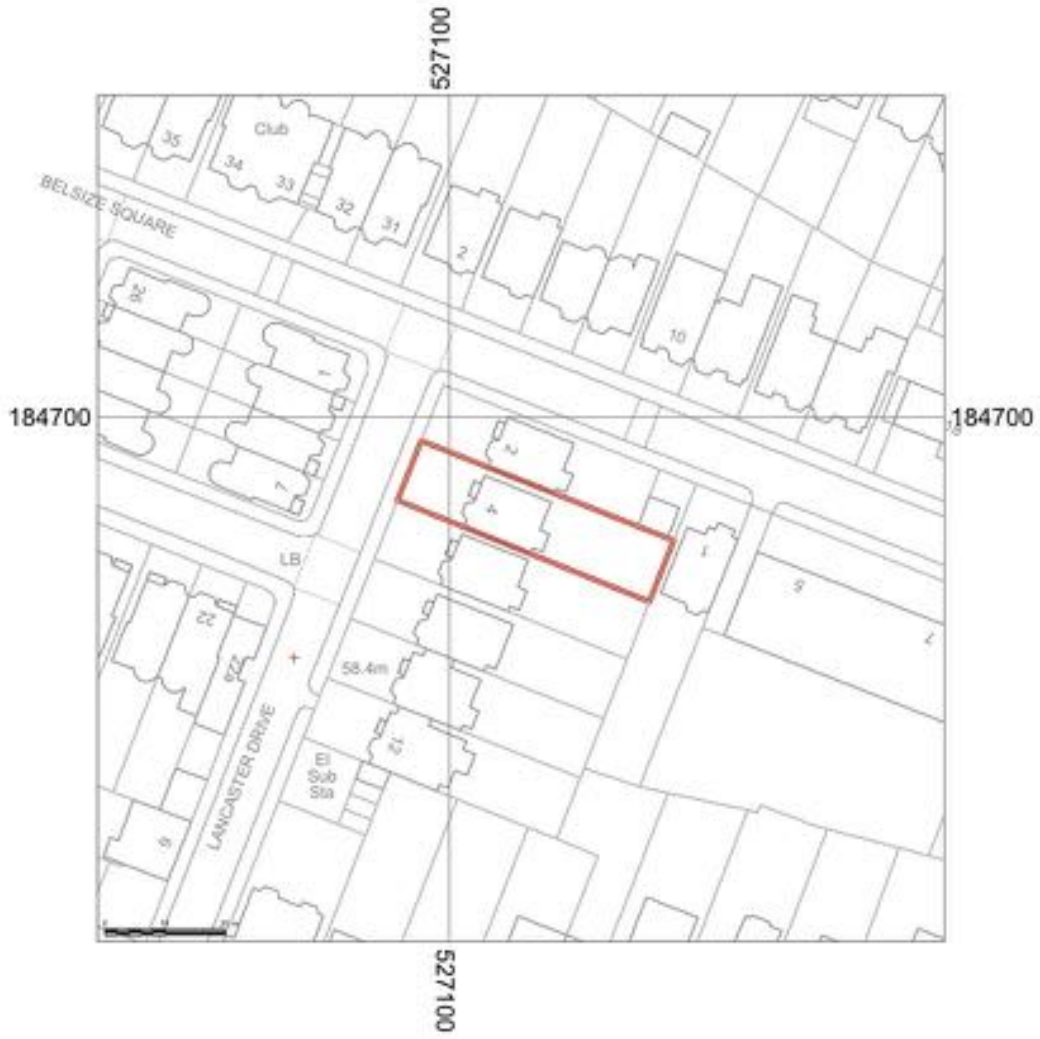
Planning application

Change of Use- Two Flats to One

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Location Plan



Existing Property

The existing properties are two separate flats on lower and upper ground floor of a five storey late Victorian, detached residential building located in Belsize Conservation Area.

The existing flat at upper ground floor has two bedrooms and one reception room. Entry to the flat is via the front door and shared hall at the front of the property.

The lower ground floor flat has three bedrooms and one reception room. Entry to the flat is by the door to the side passage, down steps from the front garden. The rear garden is dedicated to the lower ground floor flat.

The accommodation of the existing flats are configured as follows:

Upper Ground Floor Flat:

- 2 bedrooms
- 1 reception room
- kitchen
- bathroom
- ensuite
- hall

Lower Ground Floor Flat:

- 3 bedrooms
- 1 reception room
- kitchen
- bathroom
- ensuite
- hall

Existing Photos



Front Elevation



Lower Ground Floor Flat- Entrance Hall



Lower Ground Floor Flat- Rear Reception

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Upper Ground Floor Flat- Shared Entrance Hall



Upper Ground Floor Flat- Entrance Hall



Upper Ground Floor Flat- Rear Reception

Design Statement

Change of Use- Two Flats to One

It is proposed that the upper and lower ground floor flats at 4 Lancaster Drive currently configured as separate flats are combined into one flat. A new stair will be introduced to connect the floors.

The accommodation of the proposed flat will be configured as follows:

- 4 bedrooms
- 2 reception rooms
- kitchen/ dining rooms
- bathroom
- 2 ensembles
- cloaks/ utility room
- hall
- stair

The gross internal area of the combined flat will be 206m².

Access

Access for All

Within the constraints of an existing building the works to the flats have been designed to allow ease of accessibility and use. The design complies as follows with the 16 Lifetime Homes Standards:

01 Car Parking

Cars will be able to stop directly outside the front door.

02 Access from car parking

The existing route from the car parking to the front door is up or down a number of steps. This cannot be altered. A stair lift however could be added in the future if required.

03 Approach

The existing route from the car parking to the front door is up or down a number of steps. This cannot be altered.

04 External Entrances

The entrance is illuminated by overhead lights. The entrance is existing and has a small step.

05 Communal Stairs

The building has a shared entrance hall with the flats above the upper ground floor. There are however no shared stairs with the flat proposed and other flats in the building.

06 Doorways and Hallways

Any new internal doors will have an 800mm clear opening width.

07 Wheelchair accessibility

The new proposed living and dining space is more open plan than the current layout giving adequate circulation and turning space for wheelchairs.

08 Living Room

The living room is on the principle / entrance floor.

09 Bed space at ground floor

Bedrooms are situated at entrance level.

10 WC at ground floor

There is a bathroom at entrance level.

11 Bathroom and WC walls

There are masonry walls in the bathroom which would be capable of supporting adaptations such as handrails.

12 Lift

The inclusion of a future lift could be incorporated between the rear reception room at upper floor level and the dining space on lower ground floor.

13 Main Bedroom

The main bedroom has an ensuite.

14 Bathroom Layout

The main bathroom is generous in its layout and could be adapted in the future for accessibility.

15 Window Specification

No new windows are planned.

16 Fixtures and Fittings

New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor.

Transport

The development will not alter demands on car parking in the immediate or neighbouring streets.