

Design and Access Statement

Creation of balcony

First Floor Flat, 4 Lancaster Drive

Existing

The existing property is a two bedroom flat located at first floor level, of a five storey late Victorian, detached residential building located in Belsize Conservation Area. The property is constructed from London stock brickwork with a hipped pitched roof with front and rear dormers.

There are bays to the front and rear extending to first floor level. There is a tiled pitched roof to the rear bay. A projecting window to the first floor flat above the rear bay is a later addition to the original building.

The existing property has no access to outside amenity space.



Proposal

Creation of terrace to roof of bay to the rear elevation at first floor level.

It is proposed that a roof terrace is created on the top of the existing bay to the rear elevation of 4 Lancaster Drive. The bay will be accessed from the first floor flat.

The addition of this terrace will provide a small area of outside amenity space.

Four (nos 2, 6, 10 and 12) of the six properties in the immediate terrace have a balcony at this level. See photographs below.

The existing pitched tiled roof will be removed and a new flat roof constructed with a parapet and projecting brickwork. This detail is as found at 2 and 6 Lancaster Drive.

The existing projecting window at first floor level will be removed and will be replaced with new timber framed, double glazed, French doors and side lights. Doors and side lights will have glazing bars. The existing projecting window is not original and installing glazed doors and windows in the same plane as the rear façade will be more consistent with detailing in the rest of the terrace.

The terrace will have black painted vertical steel railings to protect from falling.



Access

The proposal will have no impact on the existing situation regarding access for all.