

**Design Statement**

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**Flat at Lower and Upper Ground Floor  
4 Lancaster Drive  
London  
NW3 4HA**

**Planning application**

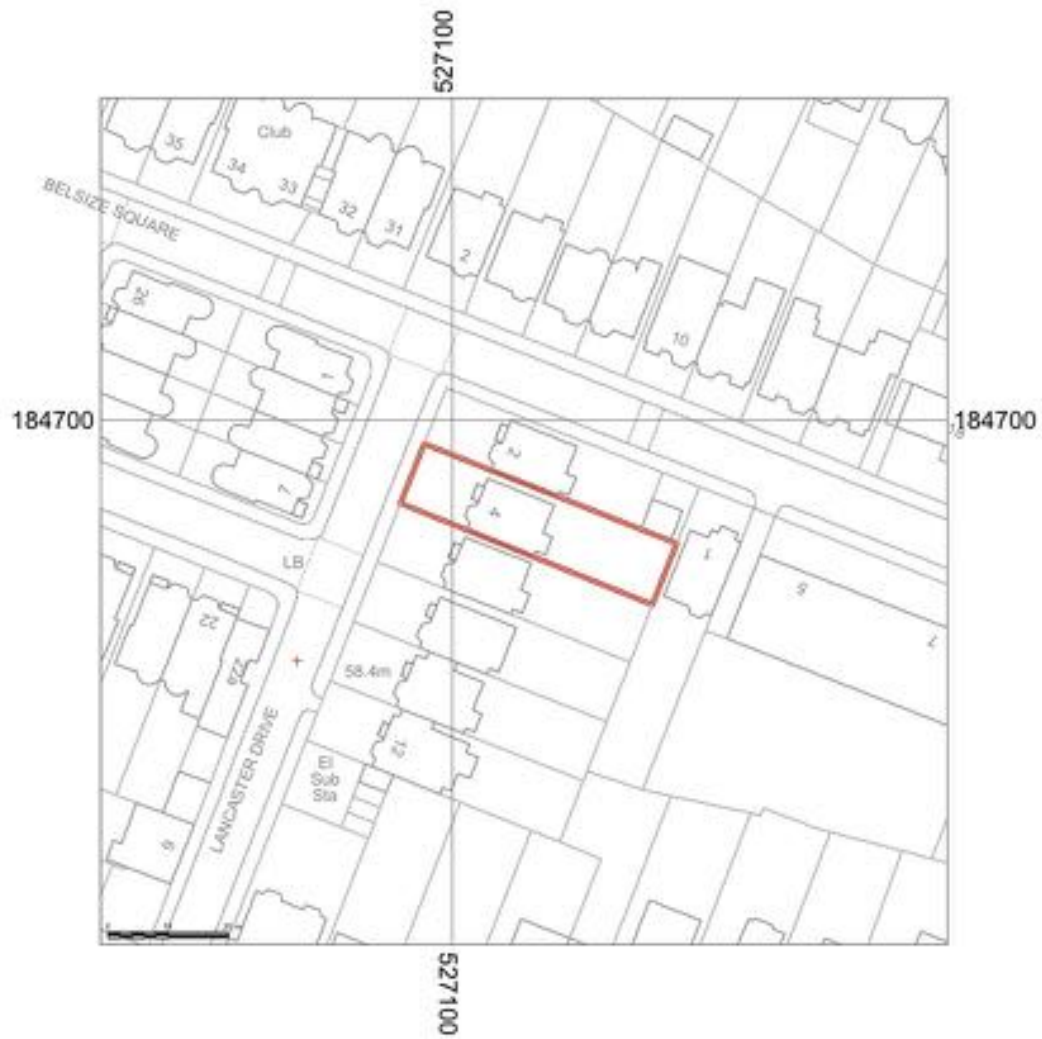
for:

**Enlarging of Rear Window at Upper Ground Floor  
New Timber Framed Double Glazed Windows to Front, Rear and Side  
Elevations**

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**Location Plan**



## **Existing Property**

Further to approval for combining the upper and lower ground floor flats into one flat under application 2021/3058/P the existing property is a four bedroom flat located at upper and lower ground floor levels of a five storey late Victorian, detached residential building located in Belsize Conservation Area.

To the front, rear and side elevations the existing windows are single glazed sliding sash and casement. The existing doors to the rear at lower ground floor level giving access to the rear garden are also single glazed.

There are bays to the front and rear extending to both levels.

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## Existing Photos



Front Elevation



Rear Elevation



Rear Bay



Rear Doors and Window to be Altered

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Side Passage



Side Passage Window

## **Design Statement**

### **Enlarging of Rear Window at Upper Ground Floor**

It is proposed that the existing window to the rear elevation at upper ground floor level is enlarged by lowering the cill to increase the height of the window. The window cill will be level with the window at 6 Lancaster Drive. The window cill will be reinstated to it's original level as that found at 6 Lancaster Drive. The cill to the window at 2 Lancaster Drive is also lower than the proposed level.

### **New Timber Framed Double Glazed Windows and Door to Front, Rear and Side Elevations-**

It is proposed to replace the existing windows to the front, rear and side elevations with double glazed windows. The double glazed windows will upgrade the existing windows to provide increased heat retention thus making the proper more energy efficient. The proposed windows will match the existing in configuration. The door to the rear elevation at lower ground floor level is also proposed to have double glazing. It is also proposed that a new window opening is created to the side elevation at upper ground floor level. The proposed window will be timber framed and double glazed.