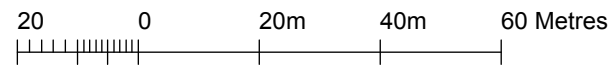
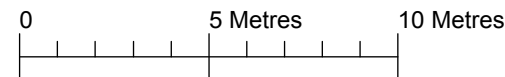


**SITE ADDRESS:**  
 Flat 24,  
 Salcombe Lodge,  
 1 Lissenden Gardens,  
 London,  
 NW5 1LZ.

**SITE LOCATION PLAN**  
 (Scale 1:1250 @ A3).



**BLOCK PLAN**  
 (Scale 1:200 @ A3).



**DESIGN & ACCESS STATEMENT**

**FLAT 24, SALCOMBE LODGE,  
 1 LISSENDEN GARDENS, LONDON, NW5 1LZ.**

**Existing**

Flat 24 is a third floor apartment within a residential block called Salcombe Lodge. The building is located within the Dartmouth Park Conservation Area.

The property is not statutory or locally listed.

The flat has a balcony which is accessed from the Living Room via single glazed metal frame patio doors.

There is a 130mm high threshold between Living Room and balcony which makes it impossible for the owner to gain balcony access as they are a wheelchair user.

**Proposed Works Overview**

The owner would like to replace the old single glazed patio doors with new doubled glazed doors, which would greatly improve the heating of the room.

More importantly, the owner would like to remove the 130mm step up to create a level threshold to allow wheelchair access.

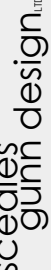
Creating a level threshold to the balcony is of great importance to the owner who is wheelchair bound and who's life is mostly limited to the flat. Balcony access would allow the owner to obtain fresh air and sunlight, as well as provide the opportunity to tend to their plants.

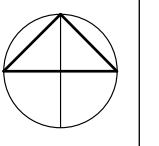
A letter from the owner's doctor is also submitted with this application. It reiterates the above points and also stresses that not having access is both a risk to the owner's physical and mental health and wellbeing.

**Patio door appearance:**

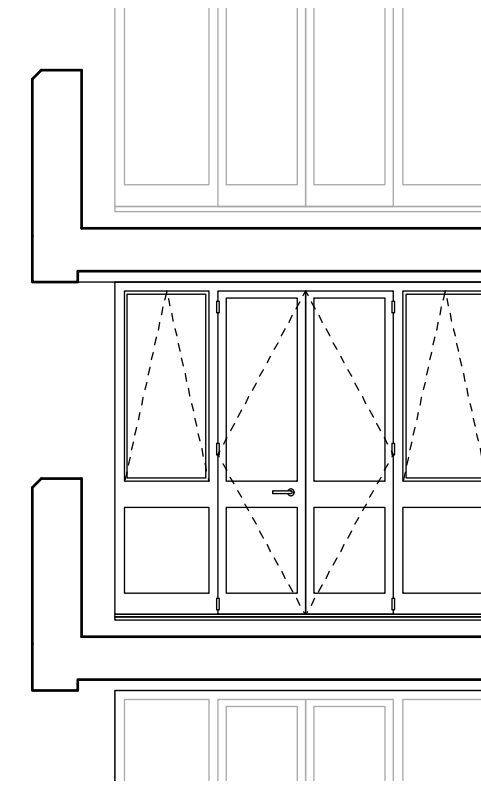
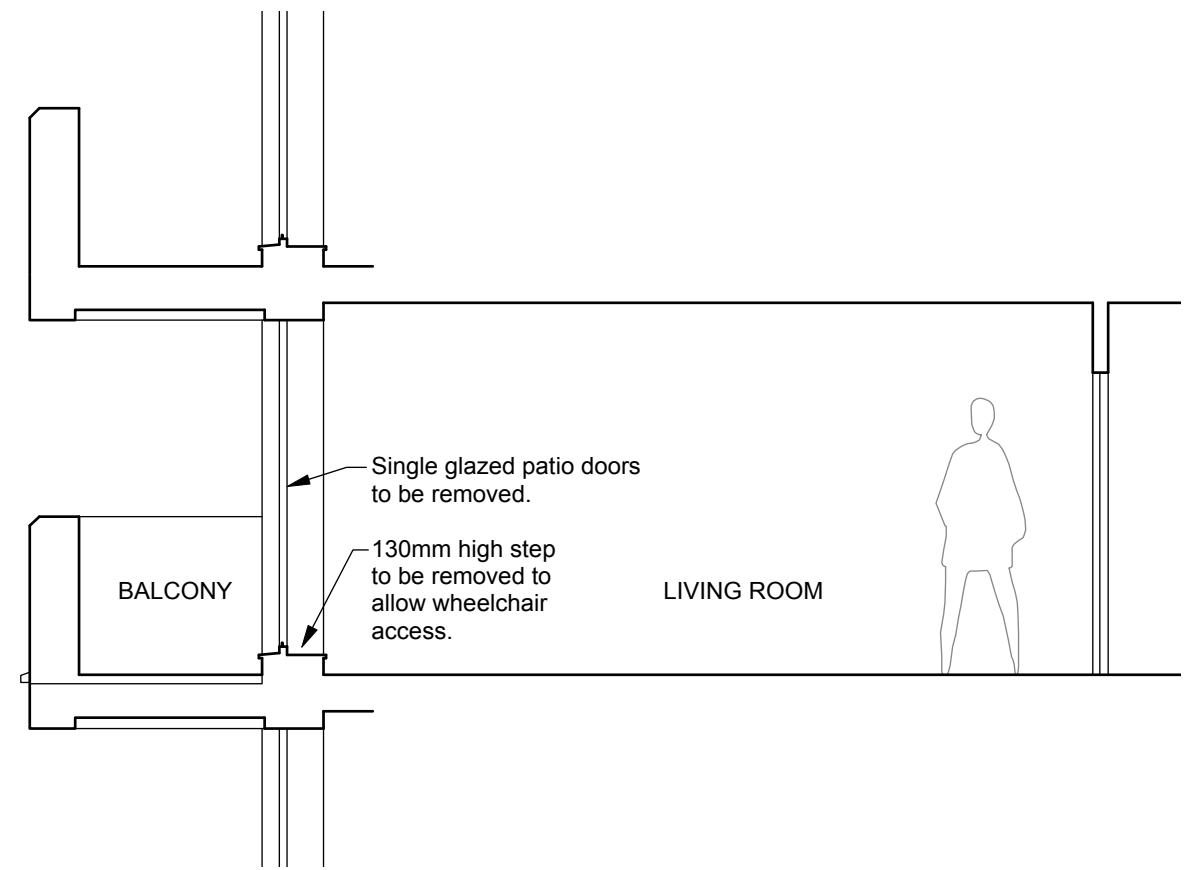
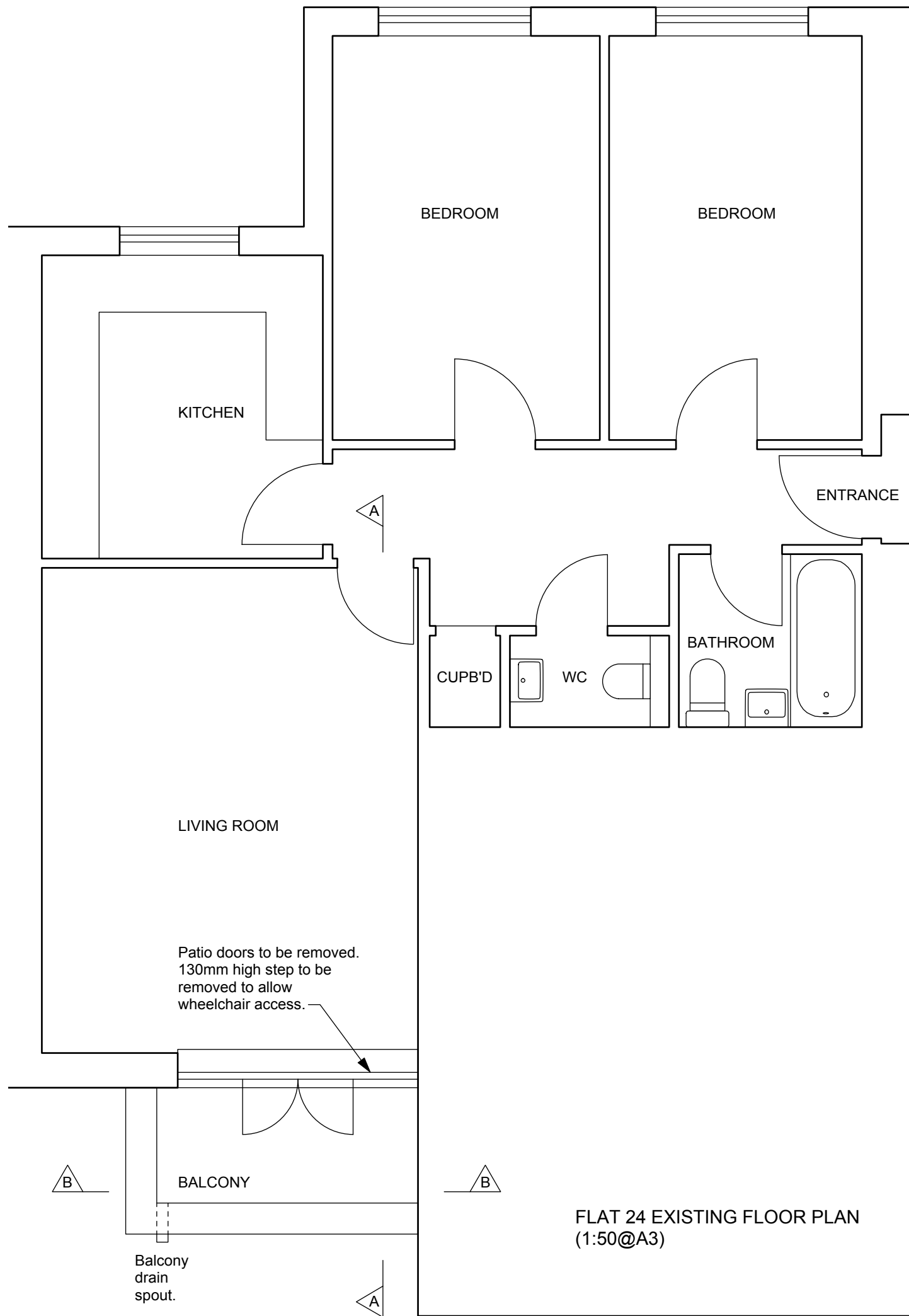
- The new door frames colour will be white.
- Doors will either be in four panels or three panels, depending on best arrangement for wheelchair use (see Drg. 102).

As shown on Drg. 301, the doors are mostly blocked from view as they are set back by 1.2 metres behind a 1 metre high solid balcony wall. Therefore the proposed works are not detrimental to the building or to the public.

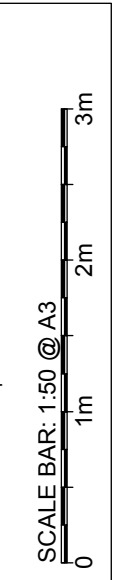
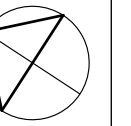
	6 North Grove London N6 4SL m: 07900 491 428 m: 07986 219 444	Date: 3rd Feb 22 Client: Anderson	Drawn/checked: dg / _ Scale: as indicated	@A3
	Project: Flat 24, Salcombe Lodge Drg. Title: Site Location & Block Plan / Statement		PLANNING DRAWING No. SALC24 -P- 100 Rev. A	

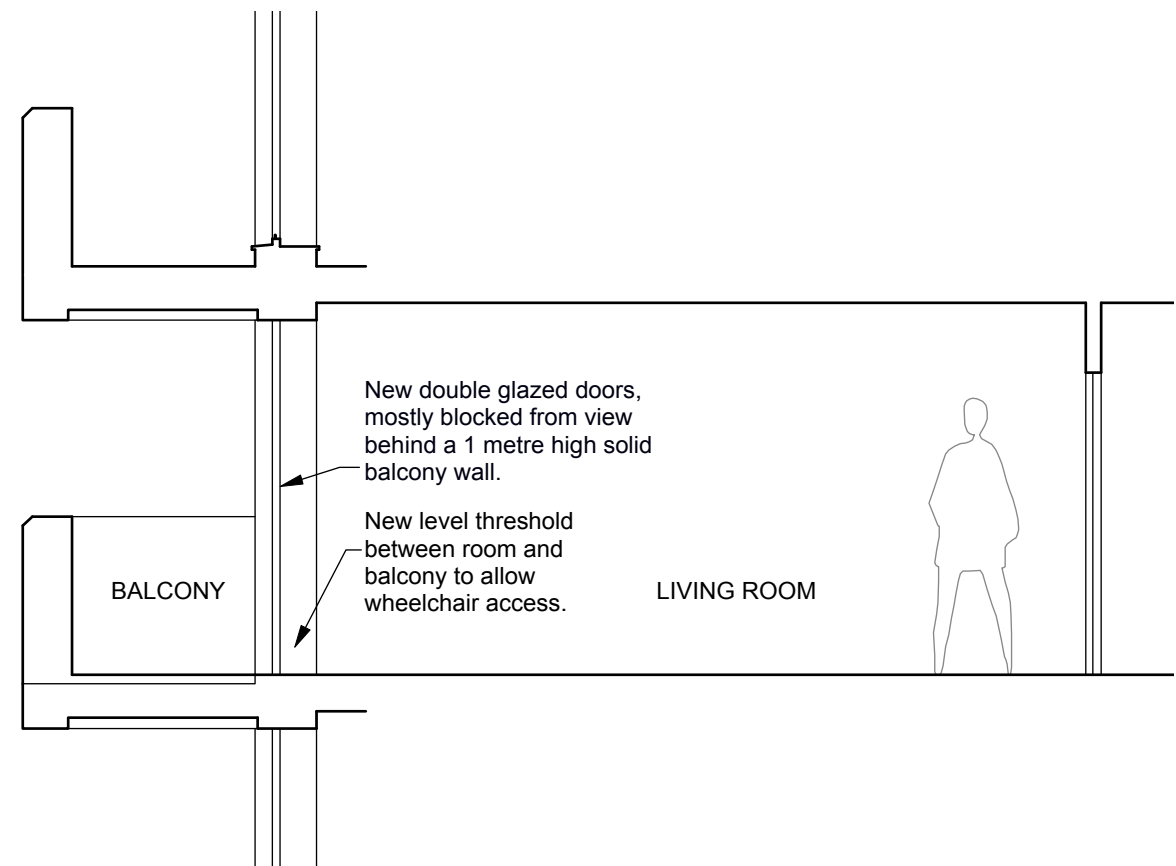
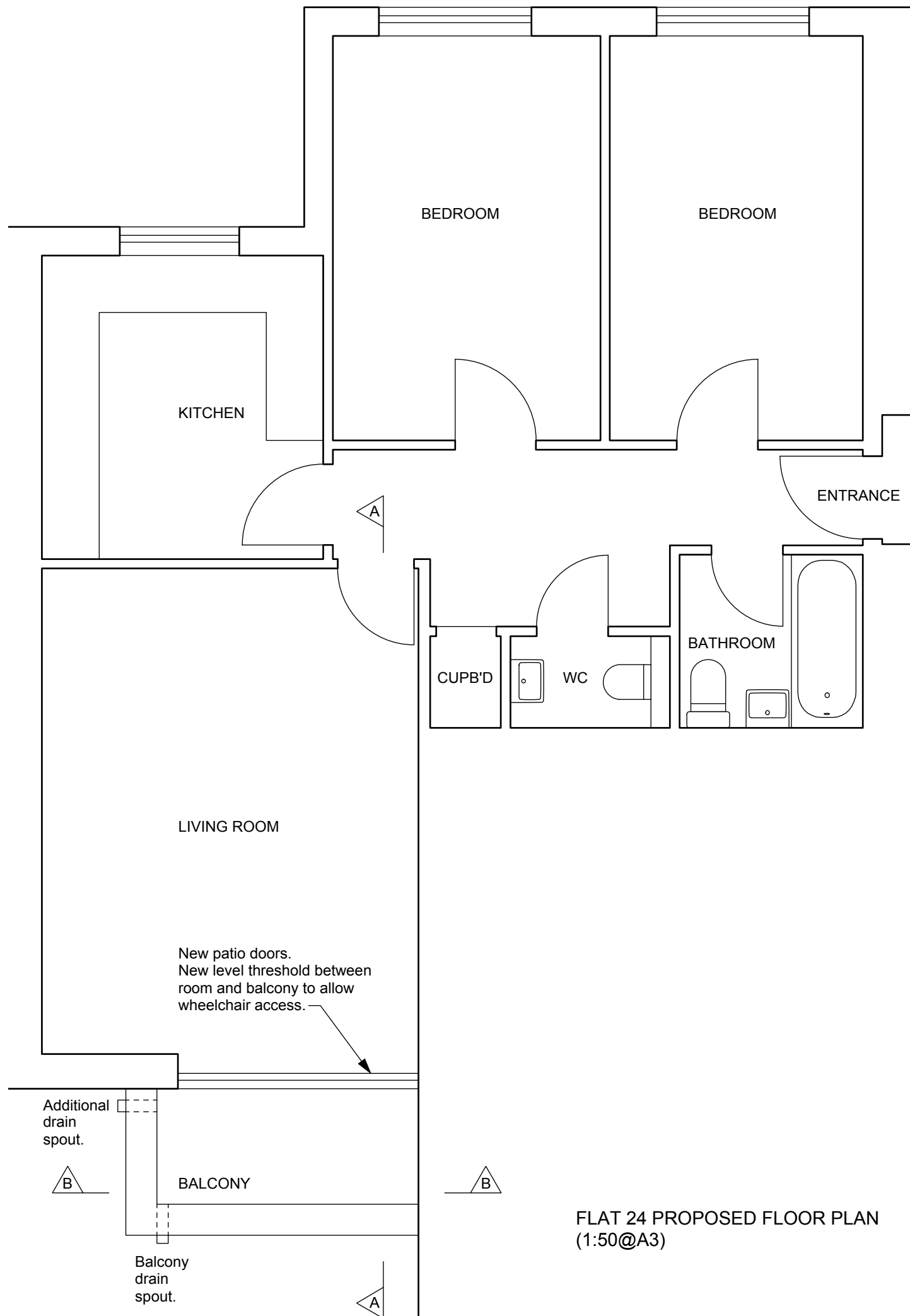


Revision:  
 A:08.02.22- Add ref. to Doctor's letter.

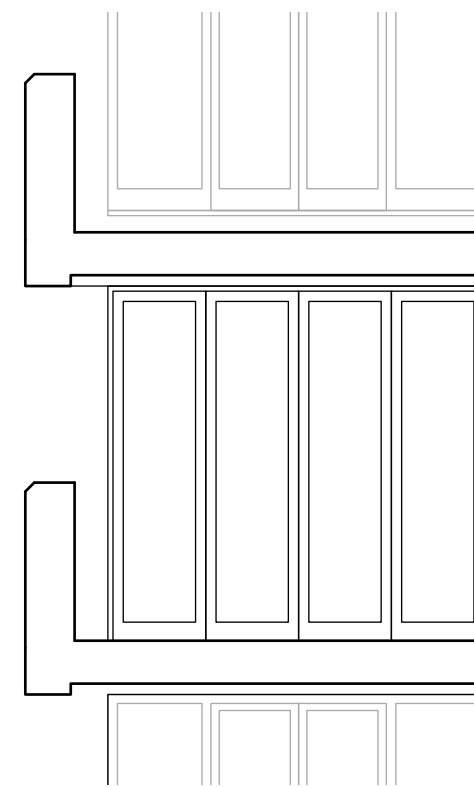


Revision: A:08.02.22- Add door panel number.	6 North Grove London N6 4SL m: 07900 491 428 m: 07986 219 444	Date: 3rd Feb 22 Client: Anderson	Drawn/checked: dg / _ Scale: 1:50 @A3
Project: Flat 24, Salcombe Lodge			PLANNING DRAWING
Drg. Title: Existing Floor Plan, Elevation, Section			No. SALC24 -P- 101 Rev. A

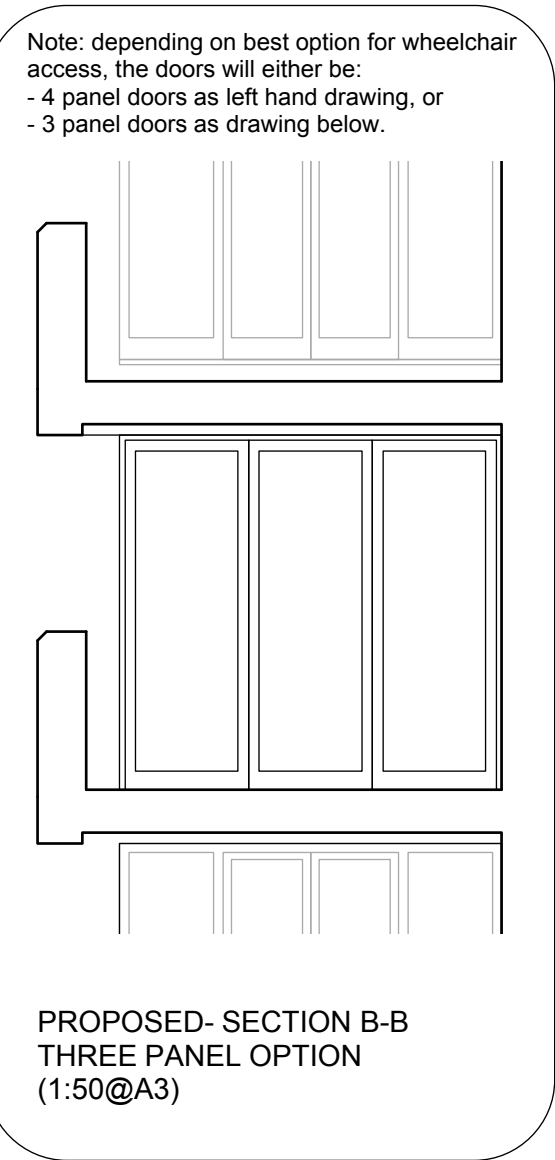




PROPOSED- SECTION A-A  
(1:50@A3)

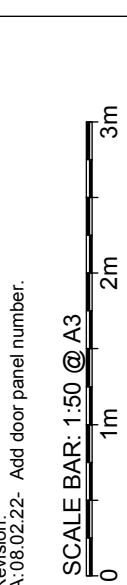
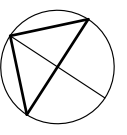


PROPOSED- SECTION B-B  
FOUR PANEL OPTION  
(1:50@A3)



PROPOSED- SECTION B-B  
THREE PANEL OPTION  
(1:50@A3)

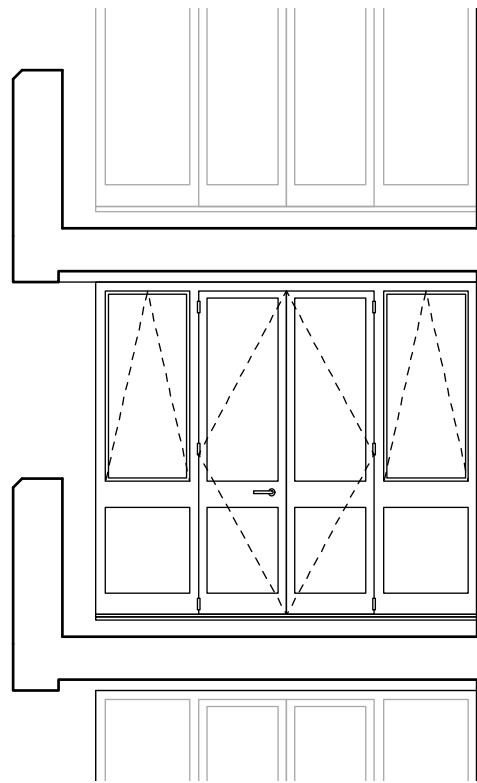
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	m: 07900 491 428 m: 07986 219 444	Client: Anderson	Scale: 1:50 @A3
Project: Flat 24, Salcombe Lodge		PLANNING DRAWING	
Drg. Title: Proposed Floor Plan, Elevation, Section		No. SALC24 -P- 102 Rev. A	



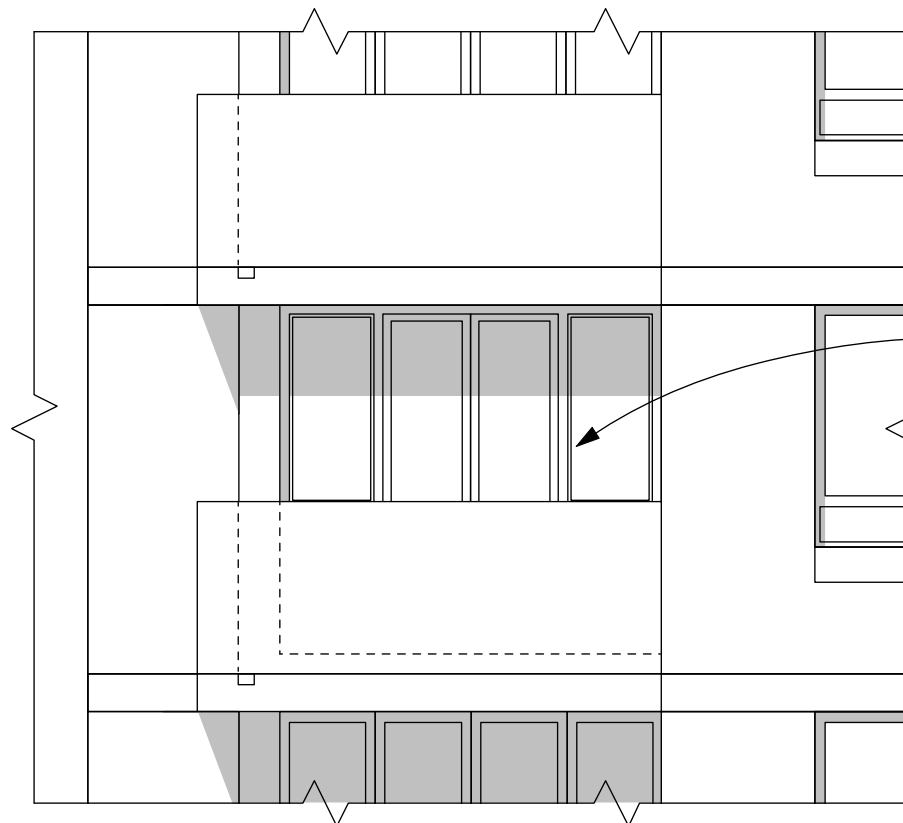


EXISTING- BUILDING ELEVATION

1:200 @ A3  
 0 2m 4m 6m 8m 10m 12m



EXISTING- SECTION B-B



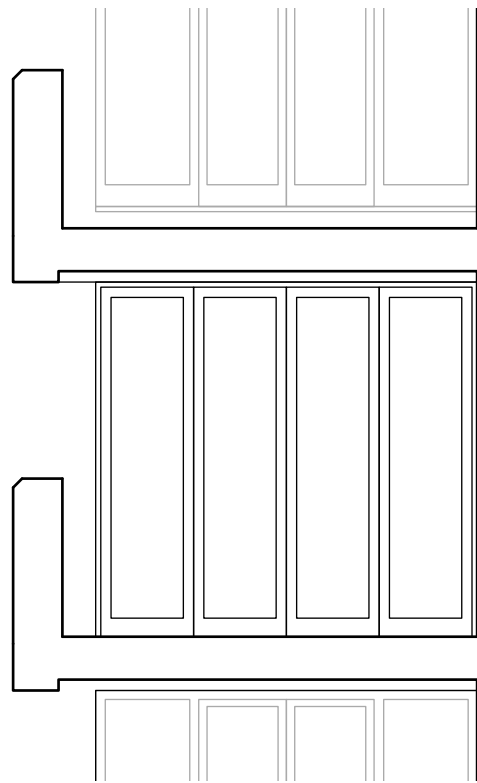
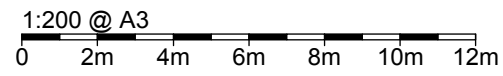
EXISTING- FLAT 24 ELEVATION

SCALE BAR: 1:50 @ A3  
 0 1m 2m 3m

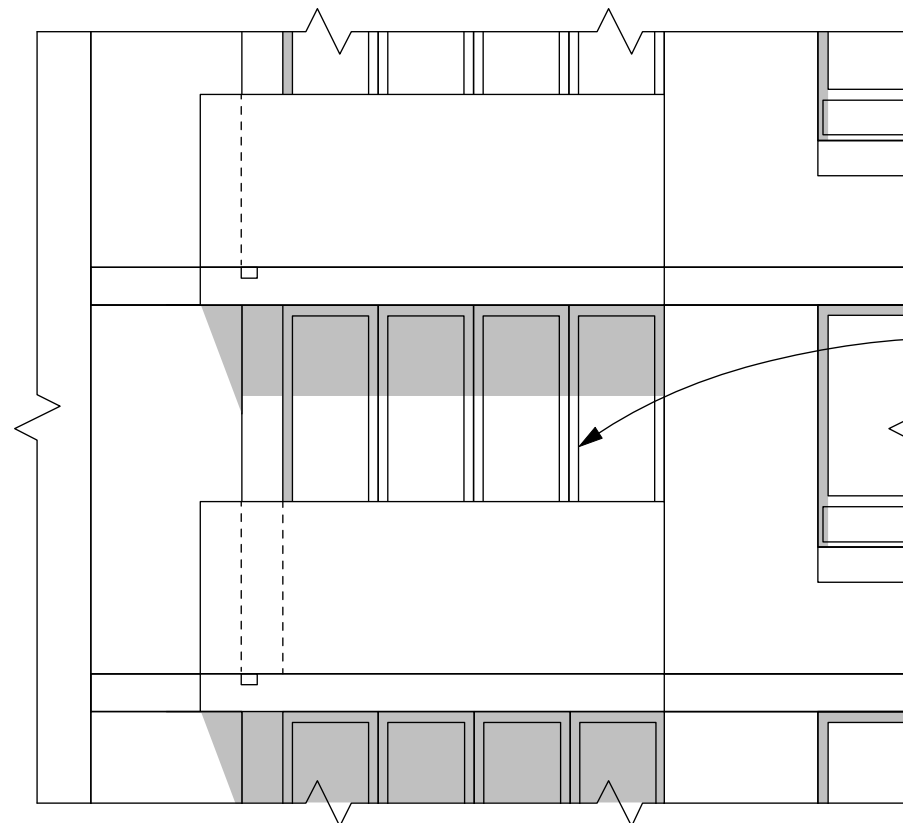
Revision: A:08.02.22- Add door panel number.	sceales gunn design	6 North Grove London N6 4SL m: 07900 491 428 m: 07986 219 444	Date: 3rd Feb 22	Drawn/checked: dg / _
			Client: Anderson	Scale: as indicated @A3
Project: Flat 24, Salcombe Lodge			PLANNING DRAWING	
Drg. Title: Existing Building Elevation			No. SALC24 -P- 300	Rev. A



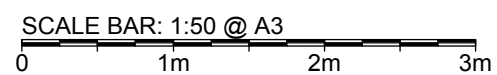
BUILDING ELEVATION WITH PROPOSED PATIO DOORS TO FLAT 24



PROPOSED- SECTION B-B



PROPOSED- FLAT 24 ELEVATION



Revision: A:08.02.22- Add door panel number.	sceales gunn design 6 North Grove London N6 4SL m: 07900 491 428 m: 07986 219 444	Date: 3rd Feb 22	Drawn/checked: dg / _
		Client: Anderson	Scale: as indicated @A3
Project: Flat 24, Salcombe Lodge		PLANNING DRAWING	
Drg. Title: Proposed Building Elevation		No. SALC24 -P- 301	Rev. A