

Design & Access Statement
For a new balustrade to flat roof
Top Second Floor Flat
41 Lancaster Grove
London
NW3 4HB

June 2022



INTRODUCTION

Planning approval is sought for a proposed balustrade to enclose the rear flat roof area accessible via a spiral staircase from the Top Floor flat at 41, Lancaster Grove, NW3 4HB.

The property is located within the Belsize Park Conservation area, and the building is not listed.

41 Lancaster Grove has been subject of previous alterations, as uncovered on a search of its planning history. Notable ones include a 1995 grant to erect an exterior stair to access the upper ground floor flat, together with the installation of a door and fanlight window in the side elevation at upper ground floor level and a 1978 application referring to the Top Floor Flat, where approval was granted to alter the roof and erect a new dormer to enhance the space in the flat.

THE PROPOSAL

This proposal follows a previously obtained Certificate of Lawfulness ref. 2015/6444/P from 5 January 2016 where an existing 'rooftop enclosure with timber framed door and window panels housing a spiral access staircase' connecting the Top Floor flat with the flat roof was registered and approved with Camden Council.

As stated on the cover letter accompanying the 2015 Certificate of Lawfulness application, *upon receiving a certificate of lawfulness, a planning application would be the next requirement for use and installation of a balcony at roof level.*

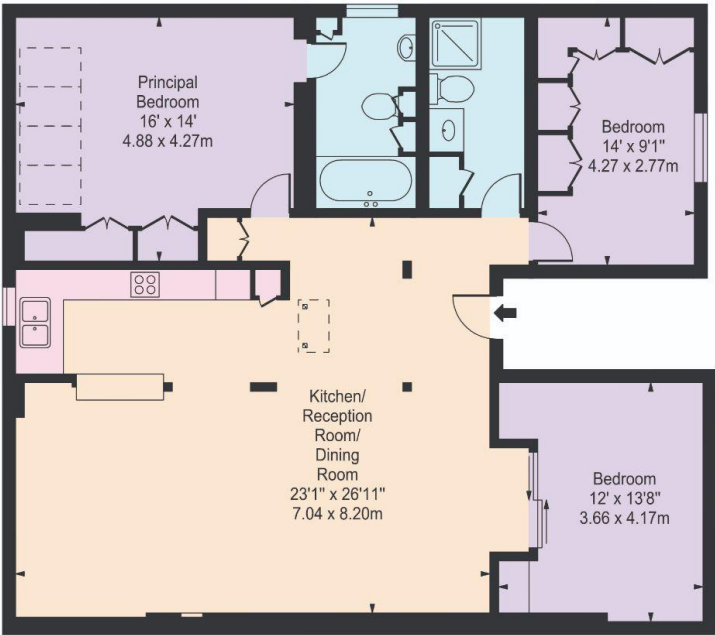
The proposal seeks to complete the works related to this access staircase by providing a safe, enclosed and accessible terrace at roof level for the residents to benefit from the potential external amenity space. Access to the proposed terrace will be from an upgraded spiral staircase in a similar layout and occupying the same location as the existing temporary staircase.

The balustrade enclosure will be set back from the front elevation, enclosing only the rear northern section of the flat roof to prevent overlooking and being visible from Lancaster Grove. The balustrade is proposed as a metal, slim vertical balusters.

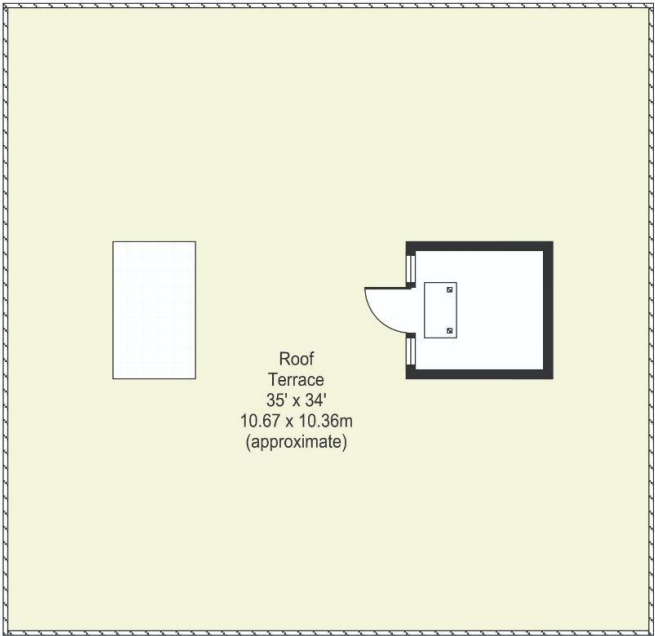
Drawings are included that illustrate the extension of the area to be enclosed by the balustrade in plan, elevation and section.

APPENDICES

1. Estate agent's plans for Top Floor Flat and Flat Roof above.



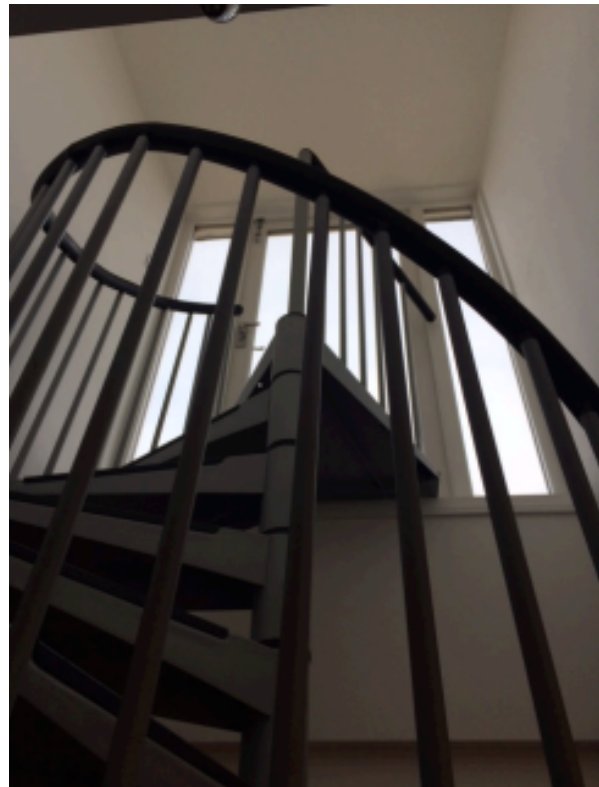
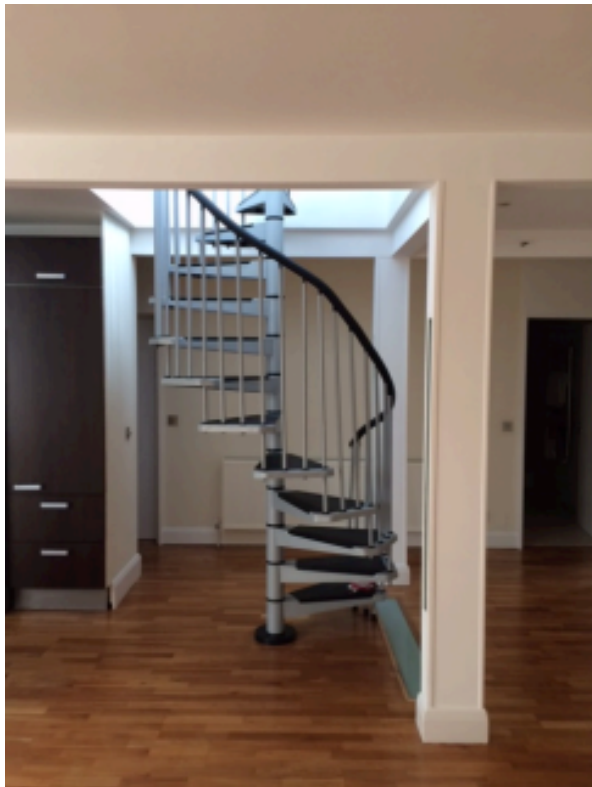
Second Floor



PHOTOGRAPHS



Existing staircase enclosure and roof access



Existing temporary spiral staircase, access to roof level

