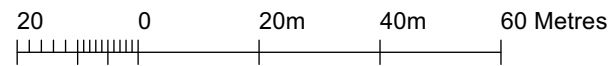
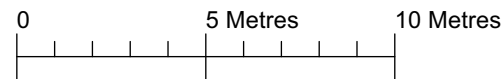


SITE ADDRESS:
 Flat 24,
 Salcombe Lodge,
 1 Lissenden Gardens,
 London,
 NW5 1LZ.

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 whose 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.

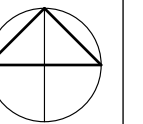
A letter from the owner's doctor is also submitted with this application. It reiterates the above points and also stresses that not having access is both a risk to the owner's physical and mental health and wellbeing.

Patio door appearance:

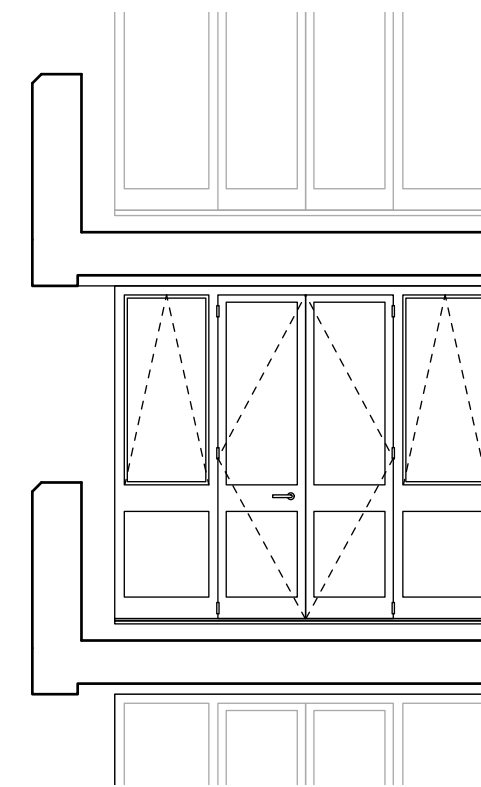
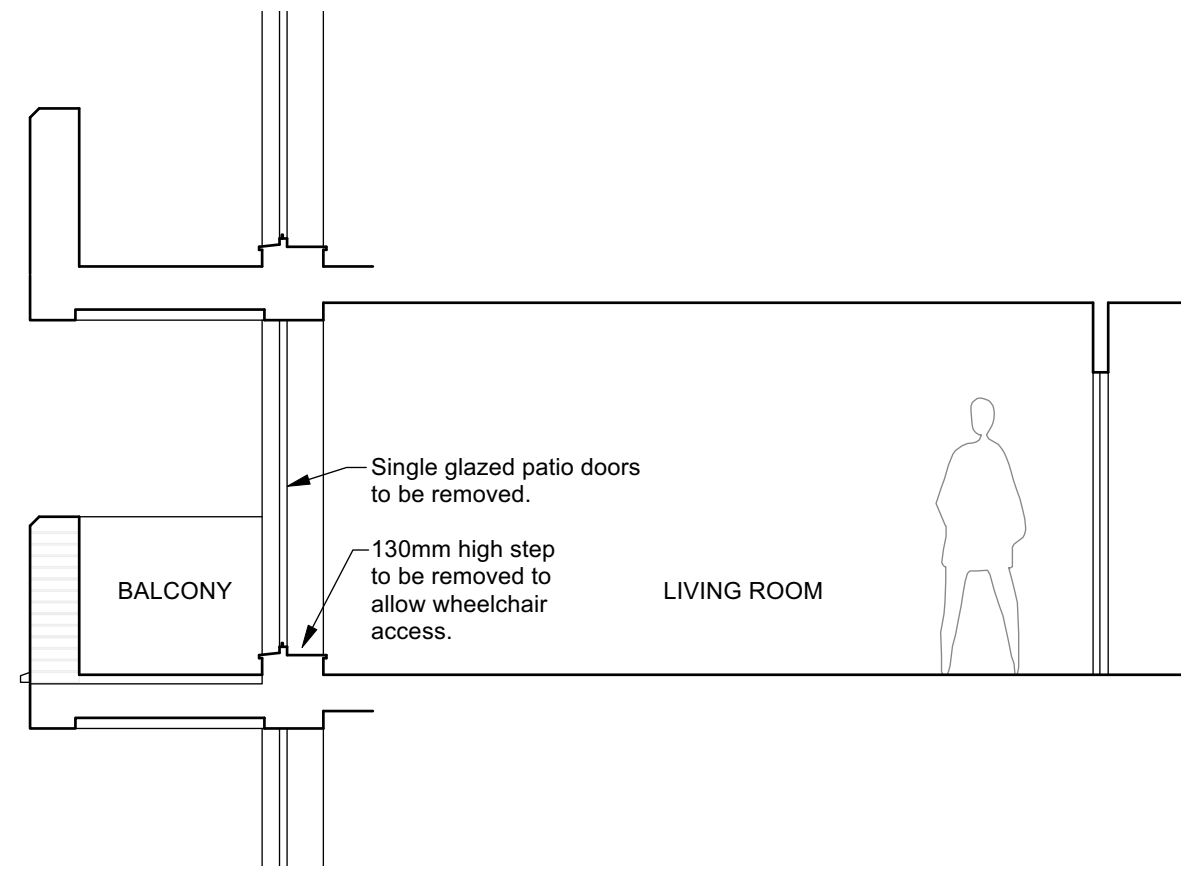
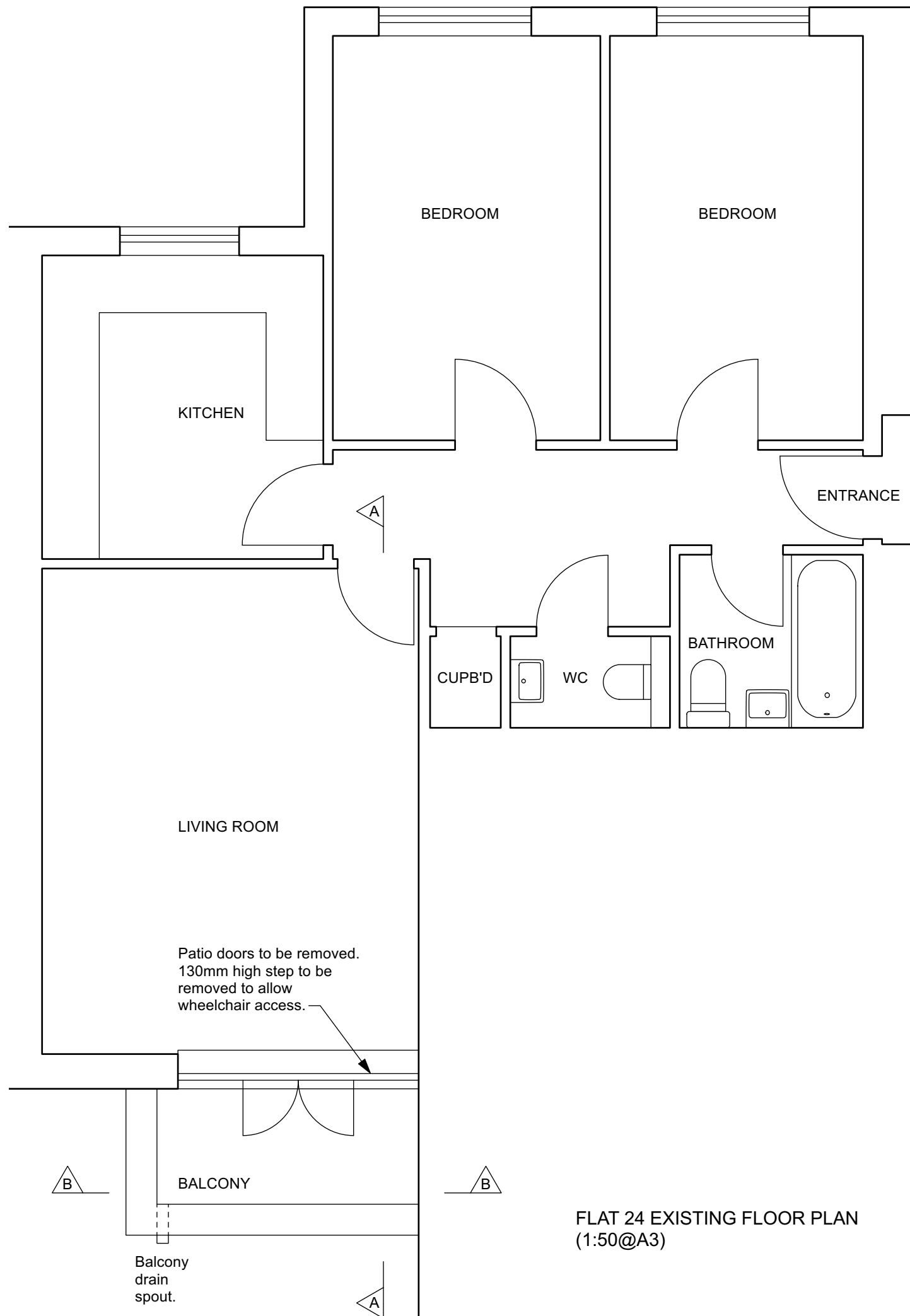
- Existing doors are metal painted white.
- New doors will also be painted metal.

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.

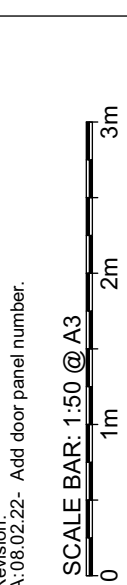
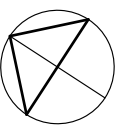
sceales guhn design 6 North Grove London N6 4SL m: 07900 491 428 m: 07986 219 444	Drawn/checked: dg / ___ Scale: as indicated @A3
	Date: 3rd Feb 22 Client: Anderson
Project: Flat 24, Salcombe Lodge Drg. Title: Site Location & Block Plan / Statement	PLANNING DRAWING No. SALC24 -P- 100 Rev. B

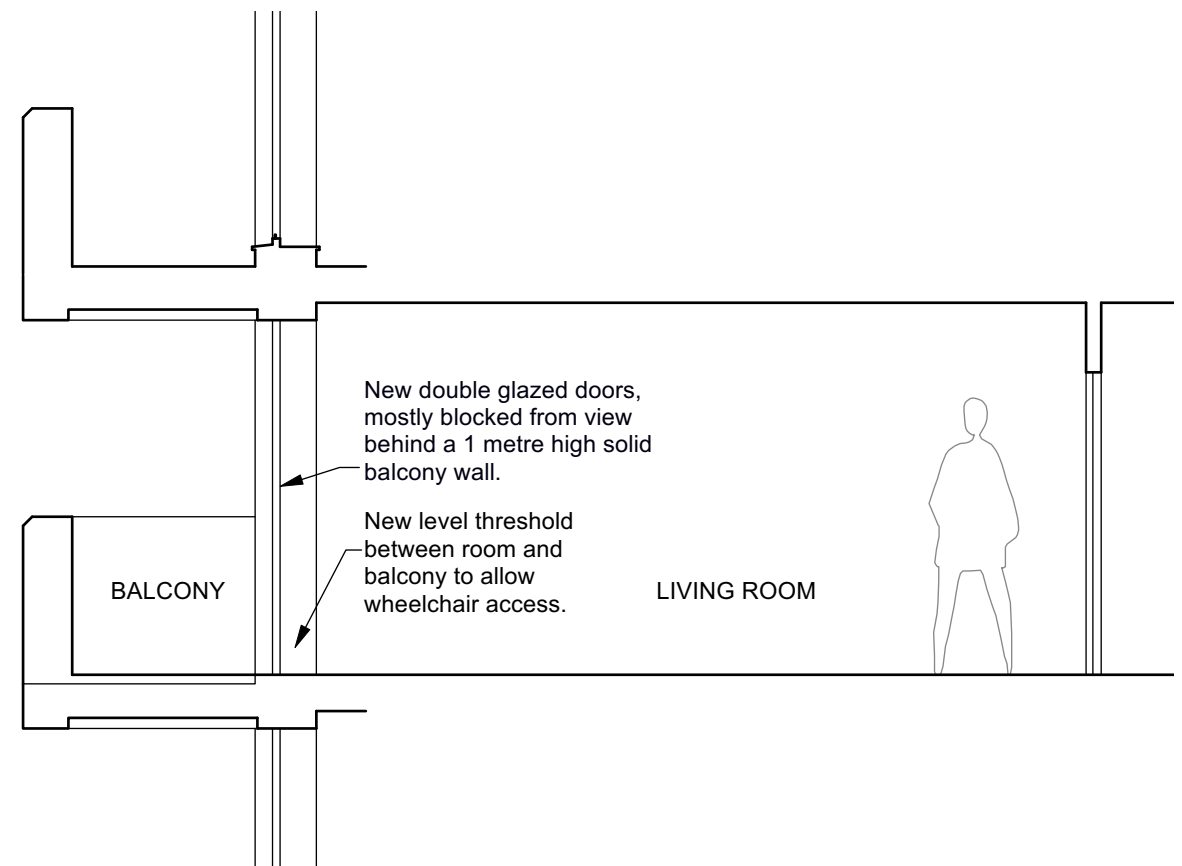
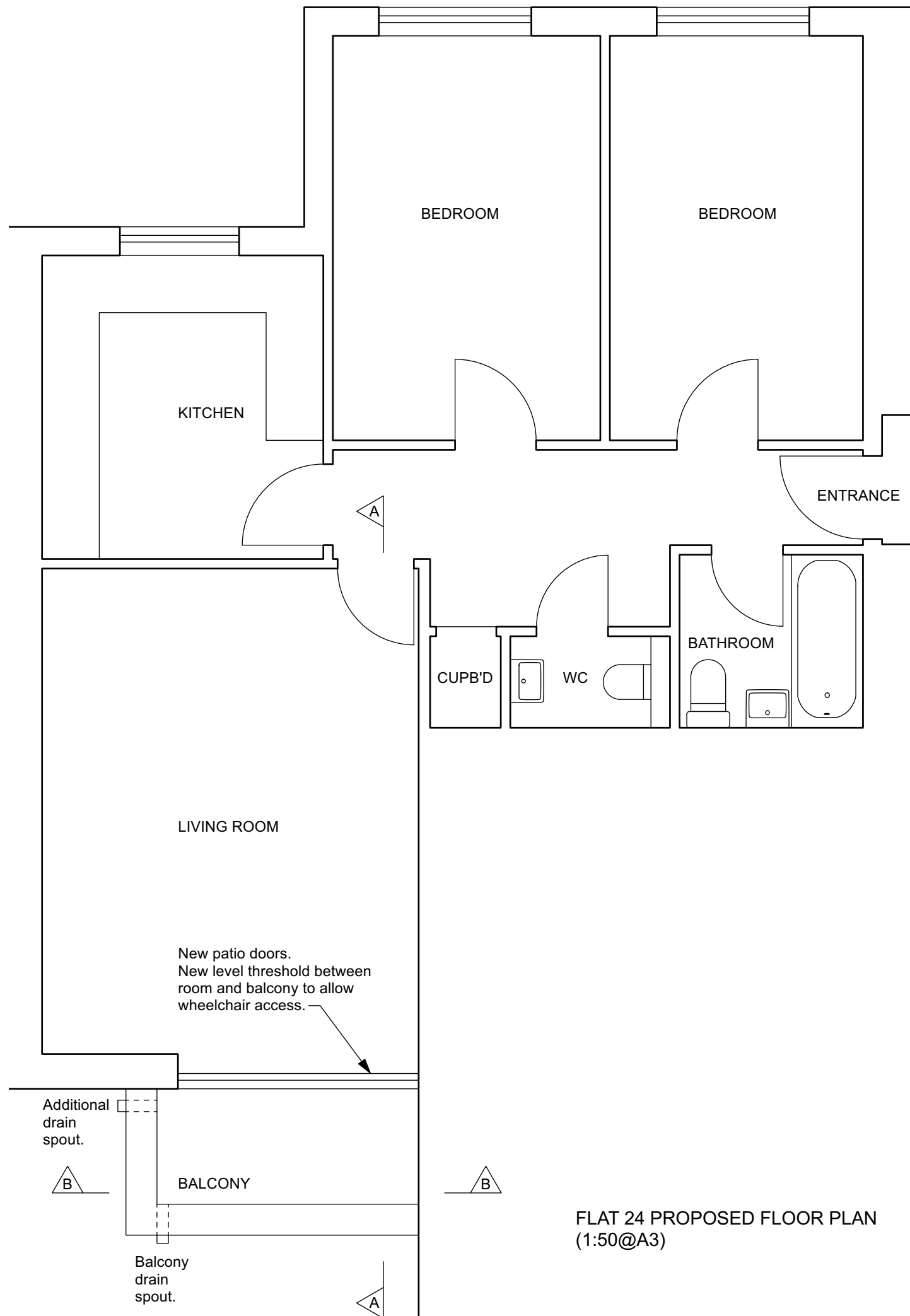


Revision:
 A:08.02.22- Add ref. to Doctor's letter.
 B:27.05.22- Omit one of door configuration option note.

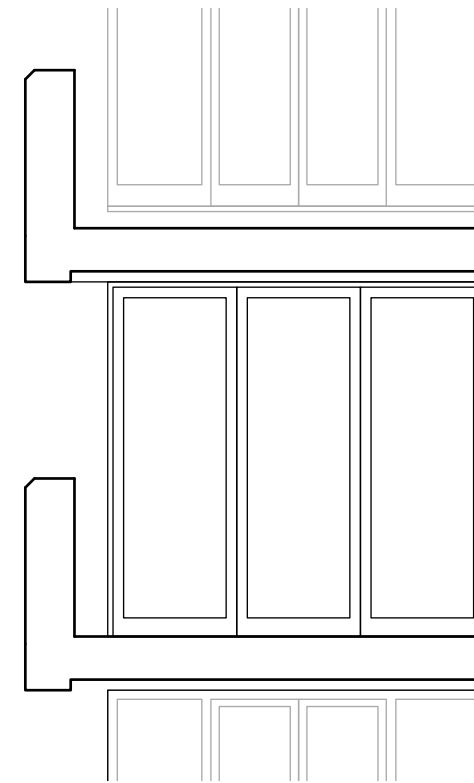


Revision: A:08.02.22- Add door panel number.	sceales gunn design	6 North Grove London N6 4SL m: 07900 491 428 m: 07986 219 444	Date: 3rd Feb 22	Drawn/checked: dg / _
			Client: Anderson	Scale: 1:50 @A3
Project: Flat 24, Salcombe Lodge			PLANNING DRAWING	
Drg. Title: Existing Floor Plan, Elevation, Section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





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

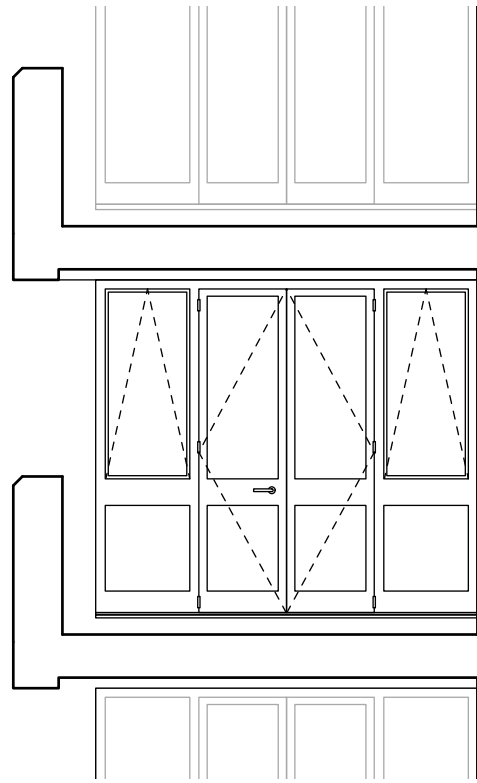
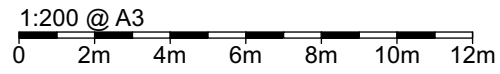


PROPOSED- SECTION B-B
THREE PANEL OPTION
(1:50@A3)

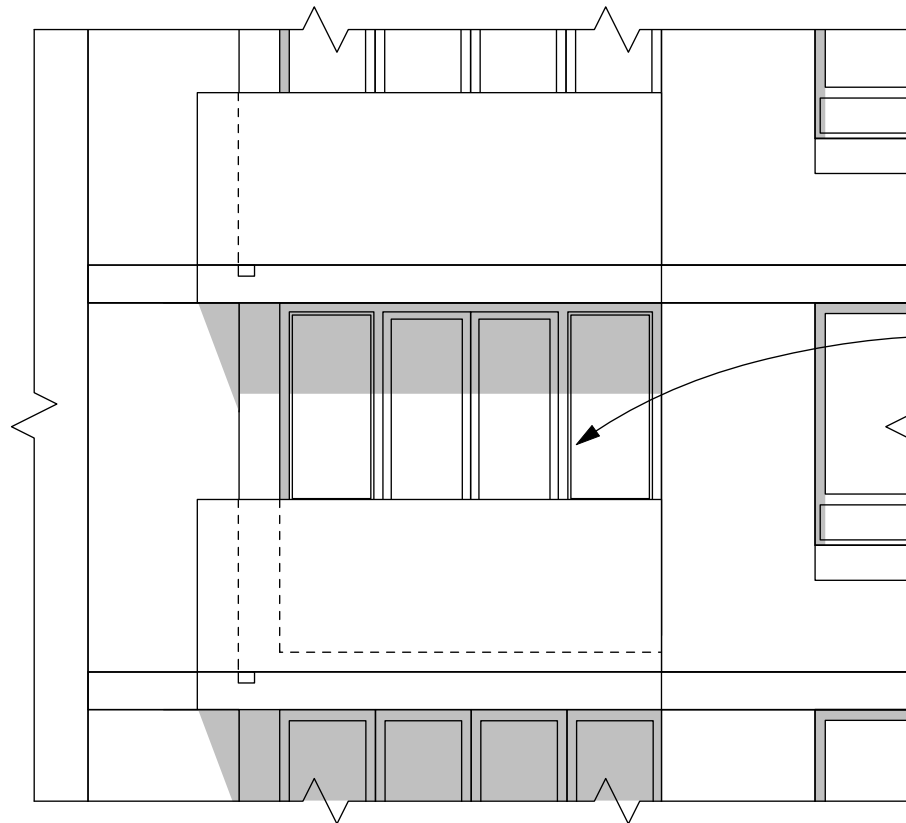
Revision: A:08.02.22- Add door panel number. B:27.05.22- Omit one of door configuration options. SCALE BAR: 1:50 @ A3 0 1m 2m 3m		sceales guhn design	6 North Grove London N6 4SL m: 07900 491 428 m: 07986 219 444	Date: 3rd Feb 22 Client: Anderson	Drawn/checked: dg / _ Scale: 1:50
		Project: Flat 24, Salcombe Lodge	Drg. Title: Proposed Floor Plan, Elevation, Section	PLANNING DRAWING	No. SALC24 -P- 102



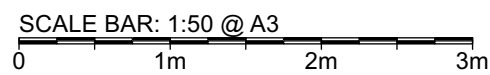
EXISTING- BUILDING ELEVATION



EXISTING- SECTION B-B



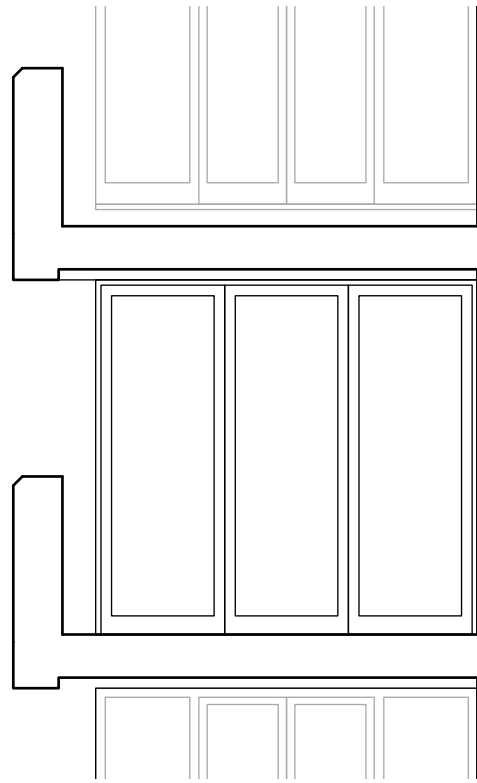
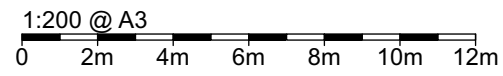
EXISTING- FLAT 24 ELEVATION



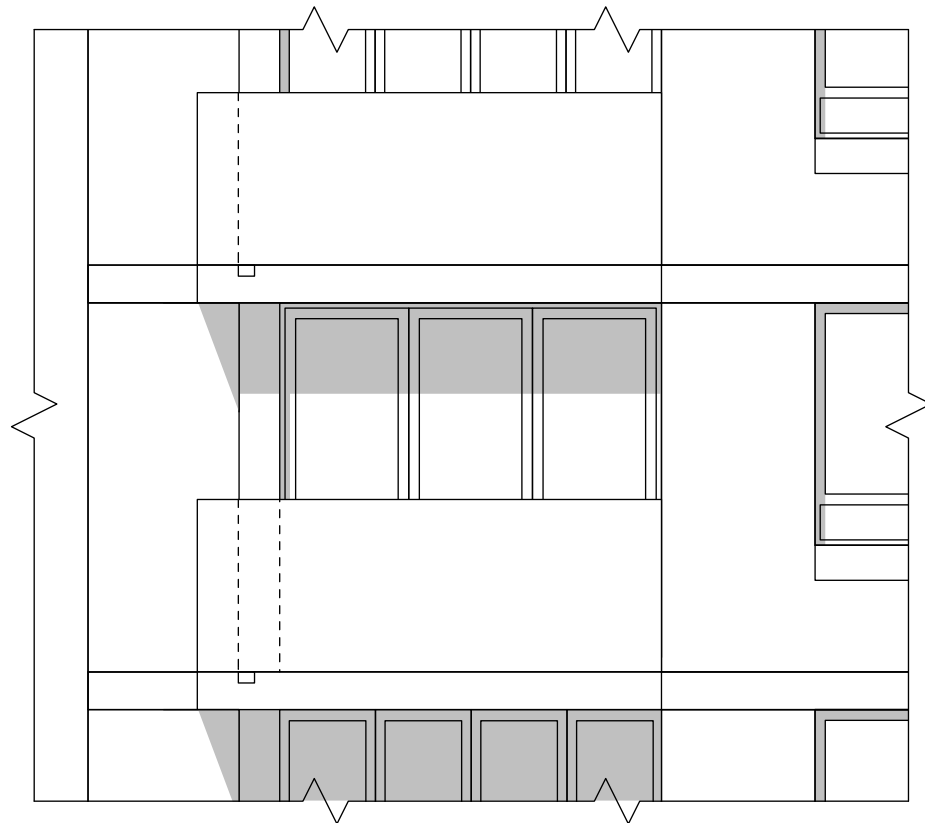
Revision: A:08.02.22- Add door panel number.	sceales gunn design 6 North Grove London N6 4SL m: 07900 491 428	Date: 3rd Feb 22	Drawn/checked: dg /
		Client: Anderson	Scale: as indicated @A3
Project: Flat 24, Salcombe Lodge		PLANNING DRAWING	
Drg. Title: Existing Building Elevation		No. SALC24 -P- 300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



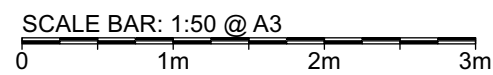
BUILDING ELEVATION WITH PROPOSED PATIO DOORS TO FLAT 24



PROPOSED- SECTION B-B



PROPOSED- FLAT 24 ELEVATION



sceales gunn design 6 North Grove London N6 4SL t: 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. B
Revision: A:08.02.22- Add door panel number. B:27.05.22- Omit one of door configuration options.		