

49b England Lane
London
NW3 4YD

Sabbadin
Corti.

Design and Access Statement
49b England's Lane



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1.0

Introduction

This Design and Access Statement has been prepared by SABBADIN CORTI Limited on behalf of the owners of 49b England's Lane. The design looks to create a functional roof terrace at the rear on the flat roof of the existing three-storey rear projection and optimize the existing flat with new windows.

2.0

Site and Context

Site Location
Site Context
Planning Policies

2.0 Site and Context

England's Lane Location

The site is 49 B Englang's Lane, located in the heart of Belsize Park and withink walking distance to both Belsize Park, Chalk Farm and Swiss Cottage Stations.



Location

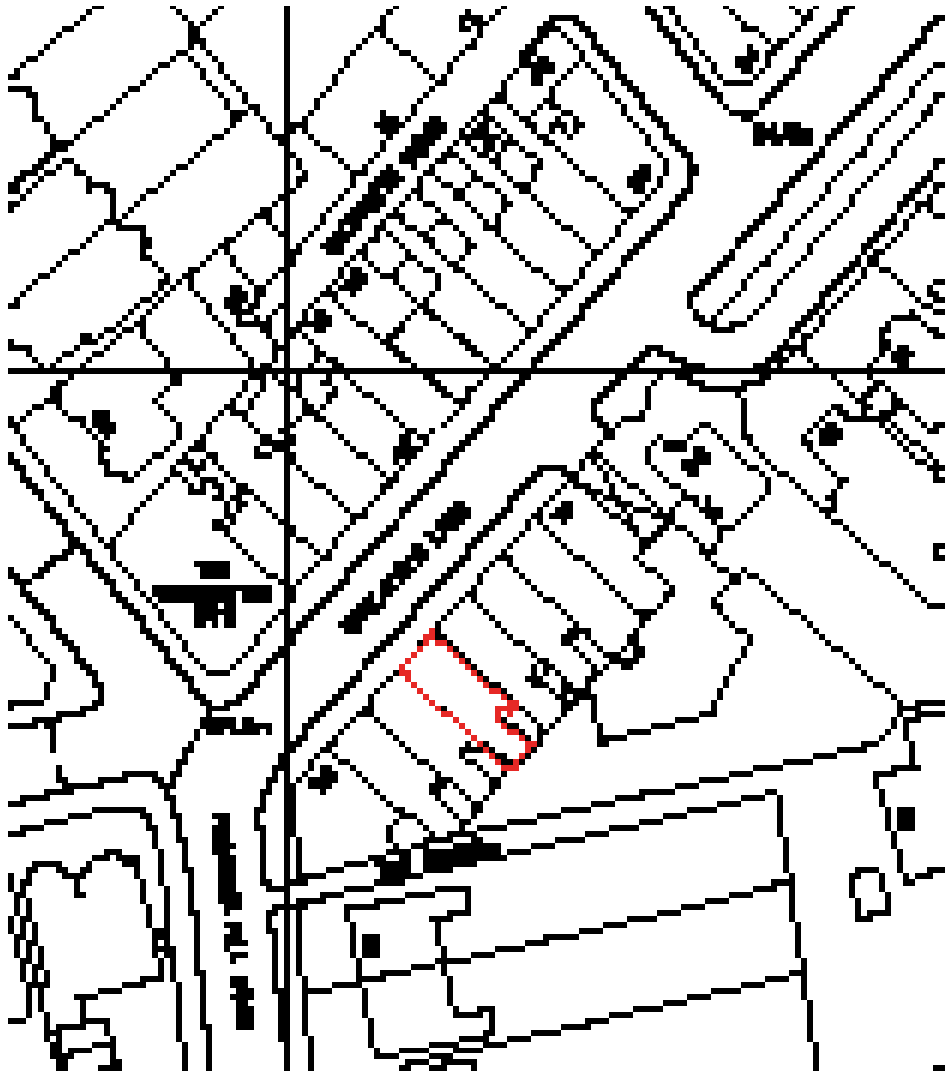
2.0 Site and Context

Site Context - Belsize Conservation Area

The existing property at 49 England's Lane is within the Belsize Conservation Area. The character of Belsize is largely derived from mid-19th century Italianate villas. Within the Conservation Area there are, however, a number of distinct areas of varying character and appearance. The property is located in the sub area 6 - England's Lane.



.no. 6 Belsize Conservation Area



Site Plan

2.0 Site and Context

Planning Policies

PLANNING HISTORY:

2013/7040/P - Full Planning Permission - Creation of a rear roof terrace and associated alterations to rear elevation including installation of railings and replacement of existing window with a door, all to flat. - Granted 28-01-2014

PLANNING POLICY:

- Camden Local Plan (2017)
- National Planning Policy Framework (2019)
- London Plan (2021)
- Camden Planning Guidance



. Aerial view

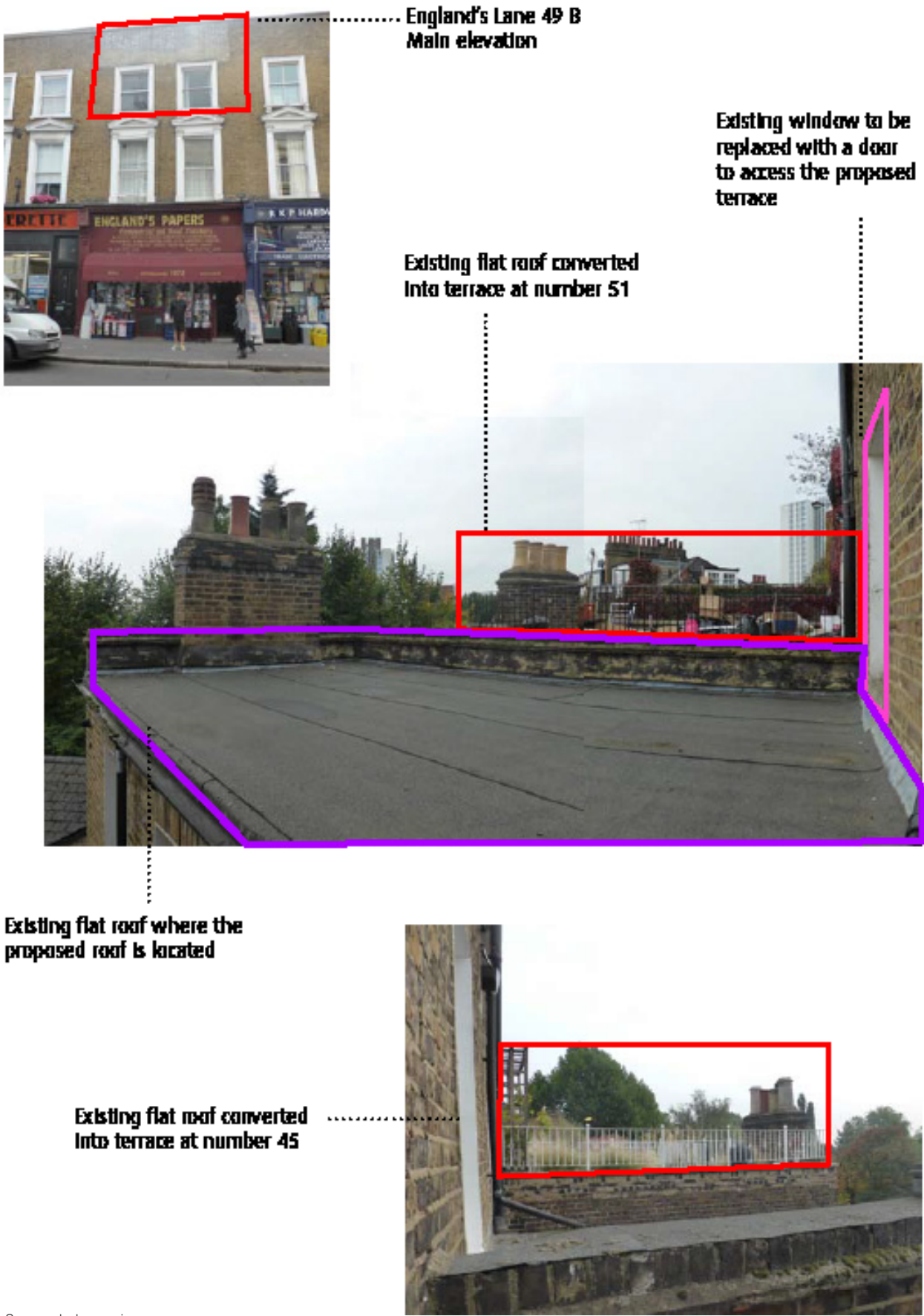
3.0

Design Proposal

Existing Conditions
Proposed Works

4.0 Design Proposal

Existing conditions



4.0 Design Proposal

Proposed Works

We are applying to form a roof terrace onto the existing three-storey rear projection, installing a metal railing around the flat roof where the proposed roof is located and a decking floor.

The proposal include the replacement of an existing window within the rear elevation with a door to provide access as a modification to the existing top floor flat . We would also need to replace the ventilation exhaust on the rear facade as a consequence of the new position of the internal boiler and of the kitchen exhaust fan.

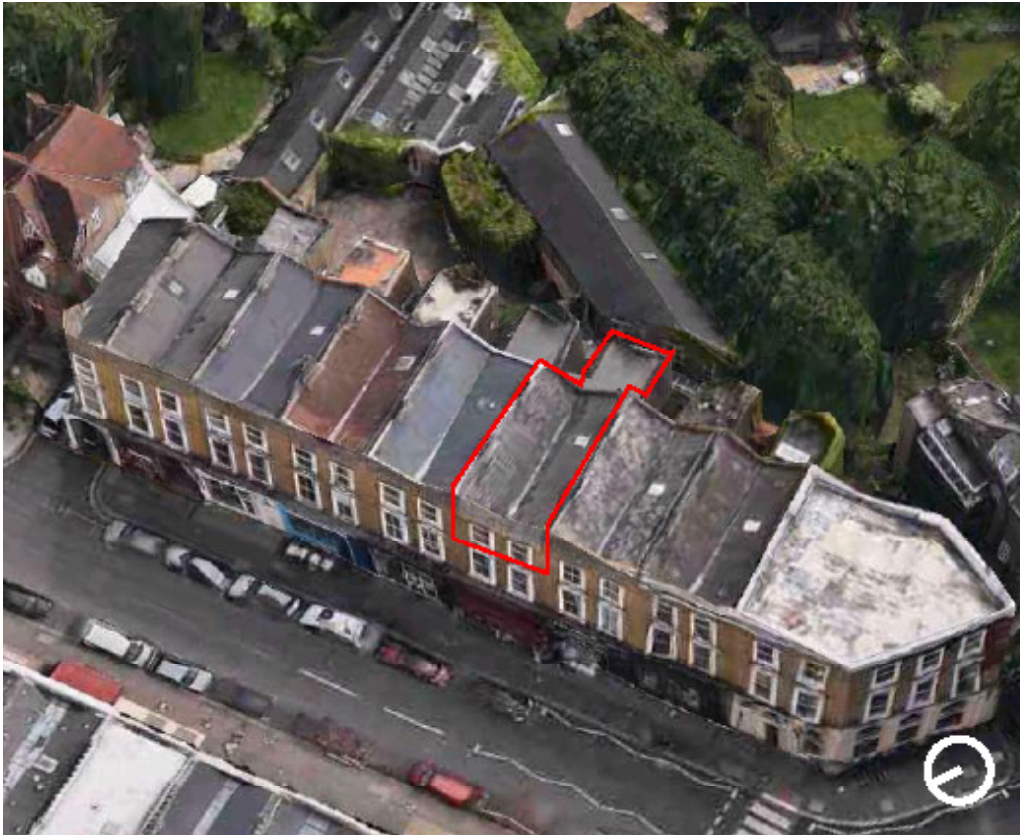
The proposal has no impact on the view from England’s Lane.

A similar conversion to terrace at number 45 b was approved in 2004 with the application 2004/3374/P and another similar at number 51 was approved in 2003 with the application 2003/3235/P.

On the Conservation Area Statement - Belsize from Camden Council there is an article related to our proposal on the Guidelines Part:

BE29 The formation of roof gardens can be an opportunity for external open space. Care should be taken in the location of gardens so that they do not have a detrimental impact on the street scene, surrounding buildings or the architectural quality of the building. Railings should be constructed from materials appropriate to the building and should not be prominent from the street. Consideration will be given to overlooking and the impact on long views in particular. Roof gardens should not be located on mansard roofs.

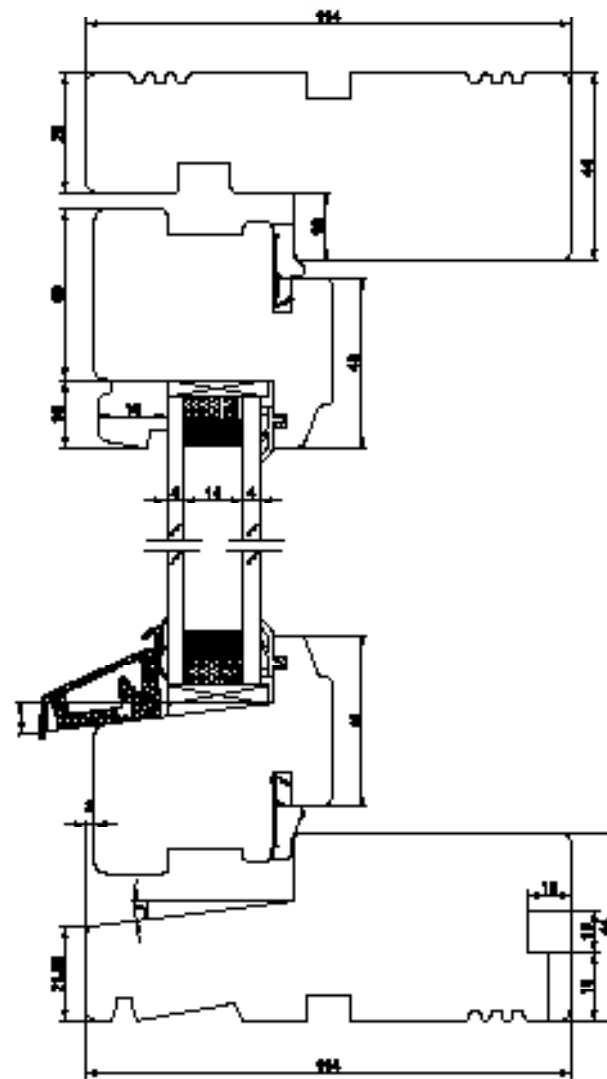
We believe this proposal conforms to the guidlines outlined in BE29 above.



.Flat B, 49 England’s Lane

Proposed Works

Generally all areas of the proposed will be designed and specified to exceed the current requirements of Approved Document K (protection from falling) and Approved Document L (conservation of fuel & power) of the Building Regulations. For the new door we are proposing to a painted, laminated timber double glazed door to match the appereance of the existing window. The style of the proposed door will be a french windows.



.Proposed French windows door

4.0 Design Proposal

Lifetime Homes Design Standard

Access

Access to property will remain as existing up to third floor level where a new staircase and landing will be introduced to access the new terrace.

Vehicular access

The area is well connected by bus and underground . We would not expect the vehicular movement to alter from their previous amount.

Inclusive access

Wherever possible we aim to achieve Lifetime Home Design Standards. Of the sixteen standards, three do not apply 01, 02, 05. Nine can be achieved, with the remaining four partially achieved or achieved through future adaptation.

The entrance to the flat 49 b is at first floor level, via an eclosed staricase from street level, therefore an external ramped acces will not be achieved. The etrance lobby from England's Lane to the flat 49 b fall outside of the property boundary (design standard 03 and 04). The entrance will not be covered (design standard 04).

We propose a large kitchen dining space, which will also be used as a living space (design standard 07).
We can't provide the living room at entrance level (design standard 08).
We can't provide an entrance level toilet, which is able to be adapted into a shower and doubles as a disabled facility (design standard 10).

Parking

There are no existing parking space . Parking bays are located at the front of the property on England's Lane and to the side in Primorose Gardens.

| Lifetime Home Design Standards | | | | | |
|--------------------------------|--|--|--|---|--|
| 01 Car parking width | Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width. | This does not apply | | | |
| 02 Access from car parking | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. | This does not apply | | | |
| 03 Approach gradients | The approach to all entrances should be level or gently sloping. | This cannot be achieved. | | | |
| 04 Entrance | Should be illuminated. Should have level access over the threshold. Main entrances should be covered. | This can be achieved This cannot be achieved This cannot be achieved | | | |
| 05 Communal stairs & lifts | Communal stairs should provide easy access Where homes are reached by a lift, it should be fully accessible. | This does not apply | | | |
| 06 Doorways & hallways | The width of the doorways and hallways should conform to the following specifications; | This can be achieved | | | |
| | | | 07 Wheelchair accessibility | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere. A turning circle of 1500mm diameter or a turning ellipse of 1700mm x 1400mm is required in dining areas and living rooms. Also apply to kitchen | This can be achieved |
| | | | 08 Living room | The living room should be at entrance level. | This cannot be achieved |
| | | | 09 Entrance level bedspace | In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space. | This can be achieved by future adaptation to studio space. |
| | | | 10 Entrance level WC & shower drainage | There should be a wheelchair accessible entrance level WC, with drainage provision enabling a shower to be fitted in the future. | This cannot be achieved |
| | | | 11 Bathroom & WC walls | Walls in the bathroom and WC should be capable of taking adaptations such as handrails. | This can be achieved |
| | | | 12 Stair lift/ through-floor lift | The design should incorporate: 12a) provision of a stair lift, 12b) a suitably identified space for a through-the-floor lift from the ground to the first floor; for example to a bedroom next to a bathroom. | This can be achieved |
| | | | 13 Tracking hoist route | The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom. | This can be achieved |
| | | | 14 Bathroom layout | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. | This can be achieved |
| | | | 15 Window specification | Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate. | This can be achieved |
| | | | 16 Controls, fixtures & Fittings | Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm from the floor). | This can be achieved |

4.0 Fire Safety

Policy D12 Fire Safety

A

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

Identify suitably positioned unobstructed outside space:

A) For fire appliance to be positioned on.
The fire appliance can be positioned on the main road (49b England’s Lane).

B) Appropriate for use as an evacuation assembly point.
The front street.

1. Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire,including appropriate fire alarm systems and passive and active fire safety measures.

Interlinked smoke detectors will be installed, a fire suppression system will be installed, 30min fire doors to protected lobbies, and the proposed will be built in accordance with Building Regs.

2. Are constructed in an appropriate way to minimize the risk of fire spread.

The development to the flat will be built in accordance with Building Regs standards i.e. fire doors.

3. Provide suitable and convenient means of escape, and associated evacuation strategy for all buildings users.
The development will be built in accordance with Building Regs standards with 30 min fire doors, interlinked smoke detectors and openable windows for escape.

4. Provide suitable access and equipment for firefighting which is appropriate for the size and use of development.
The acces can be granted from the main front elevation and the development will be built in accordance with Building Regs standards.