

32 ENGLAND'S LANE BELSIZE PARK, NW3 4UE

Design & Access Statement

Advance Architecture



This application is about the alteration of the shopfront to include a new hatch window at the ground floor unit of 32 England's Lane, Belsize Park, NW3 4UE.

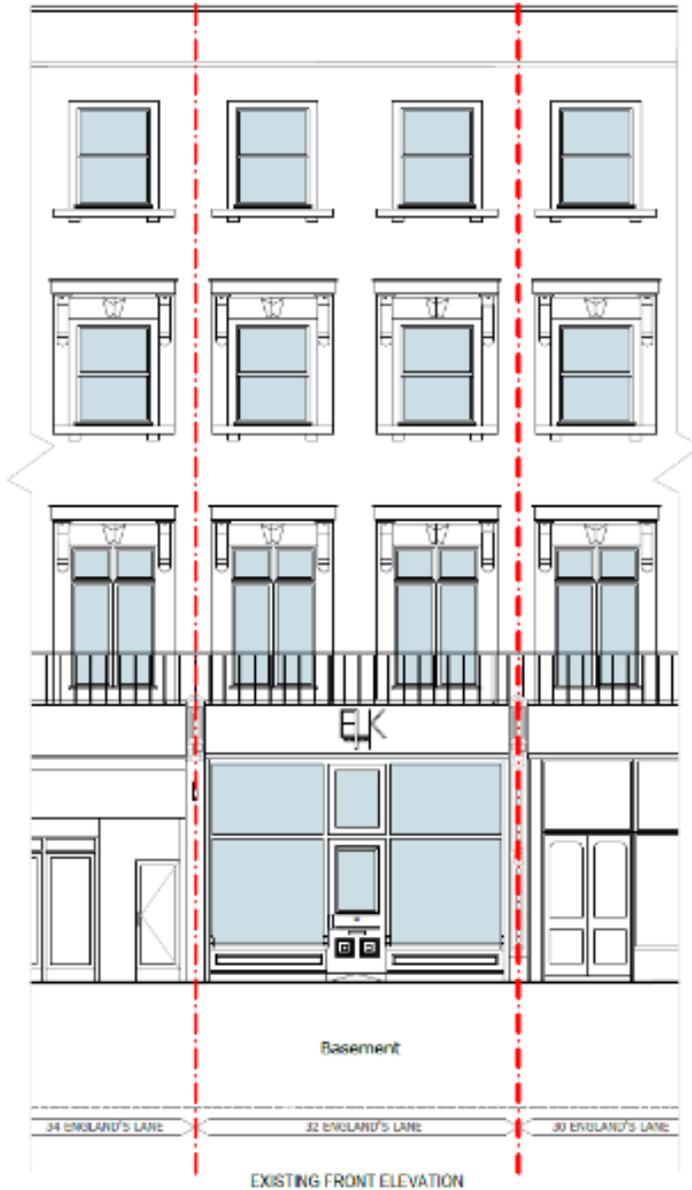
1. BACKGROUND AND BRIEF HISTORY

1.1 SITE CONTEXT



The property is located in Belsize Park of Camden council: The property does lie within the Belsize Conservation Area but has not been characterised as a listed building.

- The immediately surrounding area is predominantly mixed in use with commercial uses at the ground floor and residential units above.
- The building is a mixed used four storey premises with a hairdressers/cafe at the ground level and residential units above.
- The area is characterised by four to five storey terraced premises, especially at England's Lane.
- The building lies within the Belsize Conservation Area.



1.2 EXISTING BUILDING & USE

This statement should be examined in conjunction with the submitted drawings and documents provided for the planning application.

The application site is located at 32 England's Lane, Belsize Park, NW3 4UE. The four storey building has a hairdresser unit on the ground floor with residential units above.

1.3 RELEVANT PLANNING & APPEAL HISTORY

- No planning application has been submitted before.

2. DESIGN STATEMENT



2.1 PROPOSAL OVERVIEW

The proposal intends to do a minor change to the current shopfront to include a hatch window to the front elevation. The street has modern wooden shopfronts which coordinates nicely with the traditional character of the dwellings in the area. This way the historic features are kept and pushed forward with the modernised language. The same priority is given to the proposal as well, keeping the wooden frames and just altering the glass panel on the right window to include a hatch window. No other change is proposed.

2.2 DESIGN ASSESSMENT

The proposal respects the existing building and its context and where it is located. It complies with the local policies and causes no harm to the occupants or the customers of the premises and the surrounding neighbourhood. All unit and access arrangement will be maintained and fully comply with the Building Regulations.

3. CONCLUSION

This application intends for the alteration of the shopfront to include a new hatch window at the ground floor unit of 32 England's Lane, Belsize Park, NW3 4UE.

The proposal will use the friendliest materials for the external changes that will be used at the very best quality to ensure the local environment benefits of the changes only. The design will be made to fit the existing building.

Our client is willing to invest to create the eco-friendliest spaces implementing the best constructive solutions.

The development will be sustainable and durable, will be safe and inclusive and will improve the quality, clarity and sense of space inside the shell of the building.

In conclusion, it is believed that this proposal provides clear, safe and useful addition to the premise which complies with regulations and is aesthetically acceptable as a whole and therefore, the approval of this application should be granted.

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