

38 ENGLANDS LANE LONDON NW3

DESIGN & ACCESS STATEMENT

This Design & Access Statement accompanies the planning application by Mr Jeremy Edwards for the construction of a new fourth floor roof extension to the existing 2 bedroom flat. The extension comprises kitchen, dining and living area, w.c. and front terrace.

The property is within the Belsize Conservation Area and adjoins a recently approved mansard roof extension to number 36 England's Lane. A similar mansard roof extension at number 30 England's Lane was approved in April 2006 and completed in September 2007.



Existing view from the roof of No. 38 looking towards the recently completed roof extension at No. 36 England's Lane.

The existing front and rear parapets will remain unaltered. The rear mansard will be set back 300mm from the inside face of the existing parapet wall to accommodate a box gutter. The front wall of the proposed extension will be set back 2000mm from the inside

face of the front parapet and approximately in line with the roof extension of No. 36 England's Lane. The completed roof extension at No. 36 clearly demonstrates that the proposed roof line will not be visible from England's Lane.

The new windows to the rear elevation will be made in sustainable 'Accoya' hardwood sashes and casements. The new rear wall will be clad in second hand Welsh slates. The front elevation comprises sliding powder coated steel doors manufactured from recycled steel.

Generally all areas of the proposed new construction, i.e. walls, floors, roof, windows, heating & hot water will be designed and specified to exceed the current requirements of Approved Document E (airborne & impact sound) and Approved Document L (conservation of fuel & power) of the Building Regulations.

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

Parking

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

ROBERT SAVAGE & ASSOCIATES

October 2012