

11-20 MANOR MANSIONS, BELSIZE GROVE, LONDON NW3 4NB
DESIGN AND ACCESS STATEMENT
TOWN AND COUNTRY PLANNING ACT 1990

1.0 THE PROPOSED WORKS

- 1.1 The work involves the removal in part of the small front elevation wall to form an opening to access a new timber re-cycling paladin store to the front of Manor Mansion on the Belsize Grove elevation.
- 1.2 The property is a large mansion block on Belsize Grove and falls within the Belsize Park conservation area in Camden. The street is predominantly residential with most of the houses converted into flats.
- 1.3 The intention is to take down the exiting wall in part, re-build new piers and make good the ground surface to provide level access into a new timber paladin store. Current access for the local authority to collect the re-cycling is from a stepped access within the garden area.



Photo 1 – Wall to be taken down



Photo 2 – Current paladin store to right of lower ground floor stairs

2.0 LAYOUT

- 2.1 The layout of the property will not substantial change, with the exception of the relocation of the paladin store which will help with the removal of rubbish during the local authority refuse collection.

3.0 SCALE

- 3.1 There is no adjustment to the scale of the property in any from.

4.0 ACCESS

- 4.1 There will be no access adjustments made to the property.

5.0 ESCAPE

- 5.1 Means of escape from the unit will be via the front doors as shown on the plans.



Photo 3 – Belsize Grove elevation

6.0 SUMMARY

- 6.1 This proposal involves the simple alteration to the front of the property with adjustments to the front wall for a re-cycle paladin store.