

# Belcher Hall Associates

## Interior Design

Camden Council  
Planning Services  
Camden Town Hall  
Argyle Street  
London  
WC1H 8EQ

21.11.2011

Ref: 2 Wychcombe Studios, Englands Lane, London NW3 4XY

### Design and Access Statement

This proposal relates to an existing residential Victorian single family house situated in a private estate off Englands Lane. The house was extensively remodeled and refurbished under the guidance of Rick Mather architects in 1986.

The planning application is to extend an existing en suite bathroom to the master bedroom by 2500 mm to make it more balanced with the size of the room it serves and to enable the incorporation of a steam shower enclosure.

The extension will require the removal of a Robinia tree, planted by our client, and a planting bed and low level retaining brickwork wall. This tree is very close to the property and neighbouring properties and would in any case be a potential hazard in the years to come as it grows larger. In addition there are a number of other mature trees in the immediate area to this end the removal of the Robinia should not impact greatly on the natural habitat.

The extension is to be treated sympathetically to both the house's original and remodeled design principals. Primarily constructed in matching brick work with the existing flat roof of the bathroom extended in line. A contemporary addition will be the incorporation of a glass corner at high level consisting of a white opal laminated double glazed unit in a minimal powder coated aluminium frame. This will capture the path of the sun but will also afford privacy to both the user of the bathroom and the neighbours.

Access to the extension will be through the existing bathroom.

There will be no negative impact upon the parking facilities of the private estate.