

**LAZENBY ASSOCIATES  
ARCHITECTS**

81 PAUL STREET  
LONDON EC2A 4NQ  
TEL: 0207 566 0028 FAX: 0207 566 0029

**26 ENGLANDS LANE , LONDON NW3 4TG (SCHEME A)**

**DESIGN AND ACCESS STATEMENT**

The scheme comprises the subdivision of the existing residential space in a four storey end of terrace Victorian property into four small self- contained units. This existing building consists of three storeys of residential accommodation over a ground floor shop. The shop, and its associated basement storage area , do not form part of my client's demise and are not included in this application. Access to the residential accommodation is through a small entrance lobby on the ground floor.

The approach to the design of these units has been to work with the layout and tapering form of the existing building. It is complementary to this existing layout , in particular the position of the central staircase and the structural walls surrounding it. This cannot be altered in any way because of its relationship with the shop below. This approach has meant that the principal street elevations could be retained exactly as existing, with no alterations to any of the windows.

The layout of the existing building , in particular the arrangement of the ground floor shop, clearly has an impact on the accessibility of the residential units. Obviously all units are located above ground floor and furthermore the amount of space available at the entrance level is very restricted. Given these constraints , together with the small number of units in the scheme , full wheelchair access is neither appropriate or achievable. However it is possible to achieve mobility standard in the scheme , providing access for ambulant disabled residents. There is a level approach to the residential entrance and a level threshold will be provided. It is intended that the existing original Victorian staircase will be retained. This has generously proportioned treads and is 900mm wide , which would allow for the installation of a stair lift.

Martin Lazenby  
31<sup>st</sup> August 2006