

Design & Access Statement

81 BELSIZE LANE NW3 5AU

The following statement sets out the case in support of our proposals to carry out works to the basement flat at No.81 Belsize Lane, which forms part of a Grade II listed terrace.

Currently the flat occupies what would originally have been the service quarters of a five storey mid-nineteenth century terraced house and which has since been subdivided into four separate dwellings. The sub-division works involved the removal of the stairs from within the rear closet wing connecting raised ground and basement floors, with the resultant gain in floor area being converted to a bathroom within the basement and a communal cupboard accessed via the raised ground floor hallway. The resultant space at basement level has a ceiling height of <1.9m and is therefore well below accepted standards. Our proposals are to remove and re-install a floor structure at a higher level in accordance with the associated plans ED-81bl-101, 301, 501, 502 & 503. It is our intention to retain all fabric of the original building structure.

There will be no change to access other than improved access due to an increased ceiling height within the bathroom.