

flat three

6A Englands Lane Belsize Park London NW3

Planning Considerations_
Design and Access Statement
Including Statement of
Significance



location

Flat 3
6A Englands Lane
Belsize Park
London NW3

context



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Context (Extract From Belsize Conservation Area Statement)

The northern side of Englands Lane and its western end is generally characterised by three to four storey terraces with shops at ground level and residential above. The degree of enclosure along the northern side of England's Lane is continued between Antrim Road and Haverstock Hill by a four storey former nurses home.

The terraces at nos. 4-26, 28-48 and 41-55 Englands Lane are built in London stock brick and have contrasting painted stone and stucco detailing. The front elevations of Nos. 28-48 are rendered.

The shopfronts retain a variety of original details including scrolls, pilasters, fascias, doors, and frames. The upper floors have classically-detailed window surrounds and the sizes of the windows diminish on each successive upper floor. There are generally corbels at parapet level and Elizabeth Terrace (Nos. 28-48) retains original balconies at first floor level. No. 28 (originally and currently a chemist) has a well-preserved original shopfront. These terraces are set at the back of the pavement and provide a significant degree of enclosure and urban character to the western end of the street. However, many shopfronts are of poor design and quality and there is much scope for improvement.

Heritage Statement (Negative Features)

Loss of some of the corbel detail at eaves level at Nos. 4, 6, 16, 18, 42-48, and 30-36.

Development Objectives

Flat 3 is located at the very top of No 6A Englands Lane. The existing residential accommodation is arranged over two floors and enjoys private and direct use of the roof terrace - refer to Context Photos. The roof terrace directly adjoins its neighbours who also enjoy sole use of their respective terraces. Parapet walls and large chimney stacks/terminations separate each domain.

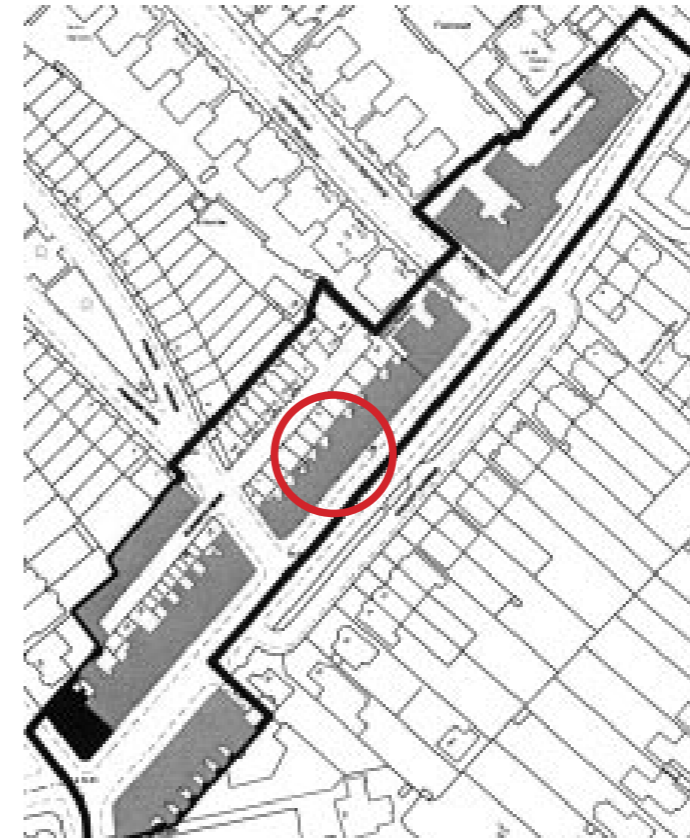
This application seeks Planning Permission (incl Conservation Area Consent) to a) Combine the 2 no dormers found on the Front elevation) b) provide 1 No rooflight to improve natural light within the property c) improve the current residential stock in order to support contemporary urban living and d) to allow a young family security of tenure and independence of lifestyle.

Where inappropriate materials have been previously used these are to be replaced with more suitable materials and methods ie reinstatement of natural slate roofing. Sanitary arrangements will be rationalised to make the ergonomics of the property sustainable and in line with the demands of contemporary living. Accessibility will be improved significantly to maximise independence.

Proposed Development

Numerous refurbishment items as indicated on the project drawings

3_110_Plans, Sections, Elevations, Site and Location Plans_AsExistingandProposed



SUB AREA SIX: Englands Lane

Statement of Significance (see legend on drawing no 3_001 for materials)

1 Front Windows

Extend existing single glazed windows to both dormers down to top of parapet gutter (150mm upstand min) Reslate/make good slopes with natural slate/Code 4 lead flashings to match existing. Dispose of all slates and material in poor condition (damaged nail holes, delamination etc) Inspect existing roof fabric and carry out localised repair where necessary
General Note:

Remove existing leadwork associated with roof weathering
Where accessible insulate all roof voids with min 100mm mineral wool insulation to prevent interstitial condensation within the structure. Integrate proprietary ventilation units internally wherever possible (all to manufacturers recommendations).
Supply and fit modern high performance breathable felt where appropriate - allowing the roof void to breathe but providing useful additional barrier to moisture penetration
Replace battens where appropriate with tanalised sw battens nom 25 x 40mm Replace roof slate with slates that will weather to a colour typical of the type of slate historically used in the locality.
Replace leadwork using traditional techniques to replicate original arrangements. This should include all upstands and verges.
Supply and fit 1 No painted timber double glazed outward opening window (Colour: White) to full height and width - to match adjacent dormers on No 4. Make good to existing parapet gutter and ensure leak free.

Reason/Justification

Reinstatement of period material, improved weather resistance and ventilation to Kitchen, vapour permeability and higher insulation standards. The roof structure can be inspected and renovated as necessary (as recommended by the Structural Survey) No loss of floor area will occur.

2 Rooflight

Form 1 no opening as per drawings - all to Structural Engineers specification - leaving adequate space to side to allow access and good drainage run off to front and back of existing roof terrace
Form 150mm upstand to comply with current British

Standard. Supply and fit 1 no 2000 x 1000mm ppc aluminium electrically operated rooflight

Reason/Justification

Improved weather resistance and ventilation to flat, vapour permeability and higher insulation standards. The rooflight can be inspected and maintained easily. Increased natural light internally.

The impact of any extension on the appearance, character and setting of the building, including changes to the roofscape.

This application is not for extension works. However it is worth mentioning that the character, appearance and setting are wholly unchanged. The rooflight cannot be seen from Englands Lane nor the mews to the rear.

A Statement that Building Regulations have been taken into account in formulating the proposals and comply with their requirements

These works will attract a requirement to submit a Building Regulations application. The works can only help the reduction of moisture laden structure and heat loss through the existing windows. Structural works is limited to 1 no affected areas. All other work is remodelling of the interiors.

Design: Refer to supporting dwg no 1097_3_110

Use: Whilst there is no change of use within this proposal the main benefit is that it will allow the present and future occupants an improved quality of life and to meet the standards of contemporary urban living.

Amount: The proposed massing of the single dormer window is not compromised nor is the character and appearance of Englands Lane. The overall height of the rooflight is subservient to the main bulk of the host dwelling, all existing boundaries and does not adversely affect the England's Lane streetscene. The rooflight is kept down to a minimum and sits on the existing terrace (albeit on a 150mm high bund to accord with British Standards)

Layout: Amount N/A for this application but will be remodelled to maximise useable space internally

Scale: The depth and width of the proposed front windows fit within the curtilage of existing volumes. All proposed coverings are designed to minimal falls thus respecting the existing character of the area. We are confident that this sensitive approach will result in the dwelling sitting comfortably in its surroundings.

Landscaping: The proposals will essentially retain the status quo.

Appearance: By taking a sensitive approach this proposal aims to provide the right contextual fit. Both interventions sit in the background of the existing context whilst facilitating a contemporary function.

ACCESS No change

Consultation Policy Context: N/A

Inclusive Access: N/A

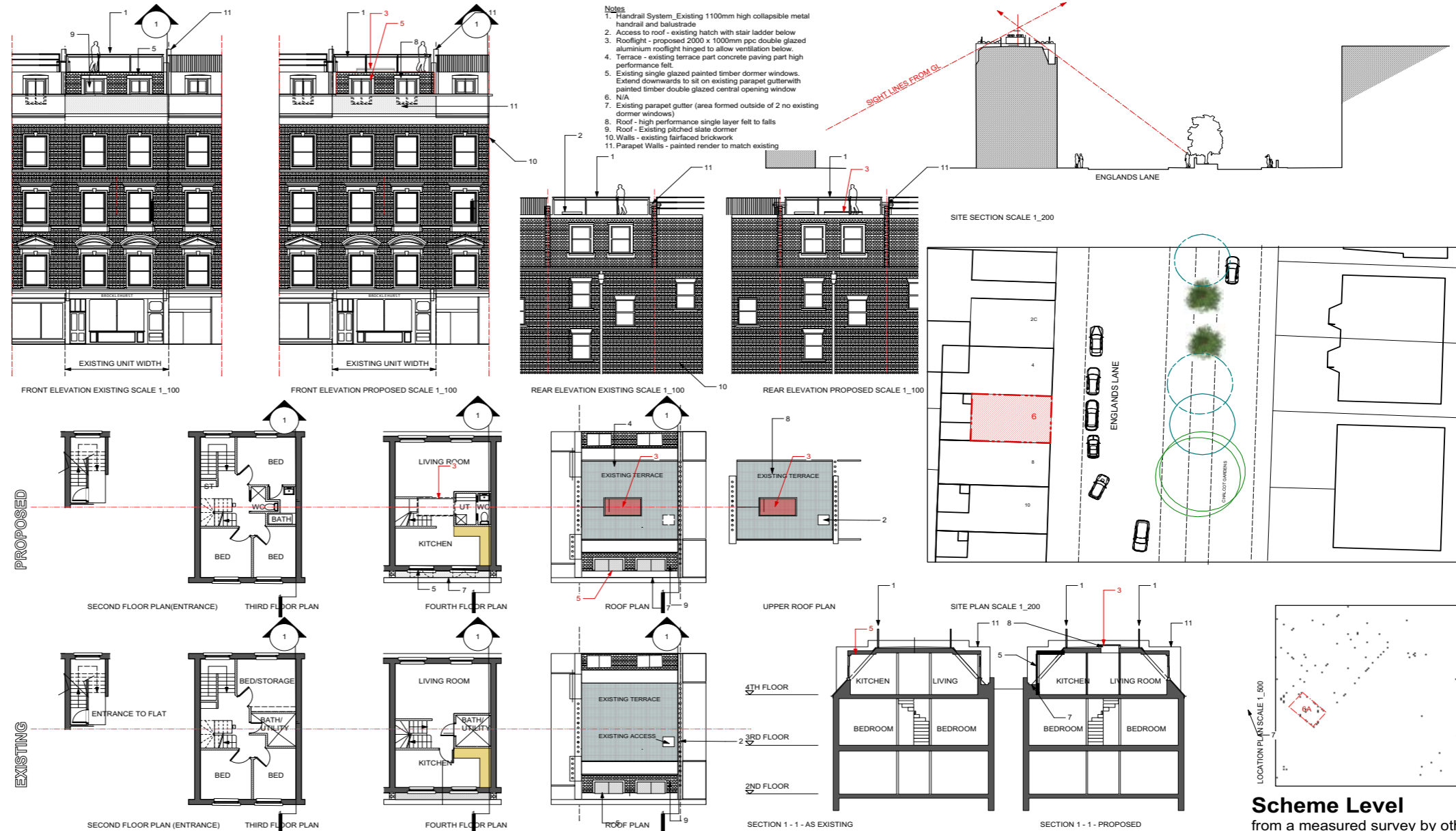
Vehicular and Transport Links: N/A

Extend windows to match adjoining flat (Front Elevation)



SUMMARY

We believe these minor interventions will prove a desirable improvement on the current condition of 6A Englands Lane and therefore acceptable to the Local Authority.



1. This drawing has been based upon a measured survey drawing by others. As a result, the precision of the dimensions indicated is dependent upon the information supplied.

2. While this drawing can be used as a base drawing for construction purposes, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

3. This drawing can be used as part of a planning application, although your planning officer may ask for more specific information about some aspects of the design. Ask your architect for more information on planning applications.

4. Where applicable, a suitable Structural Engineer and/or a Party Wall Surveyor should be consulted. Although as far as possible these instances have been indicated, this is not necessarily exhaustive and the whole scope of proposed works should be reviewed.

5. Unless other arrangements have been specifically made, your building contractor should serve a Building Notice, as and where applicable, to your local authority to satisfy the requirements of the Building Regulations. Your building contractor should also liaise with the Building Control Officer regarding routine inspections of the work.

This is a 'Scheme Level Drawing' and is intended to illustrate the general arrangement of the project proposals. As it stands this drawing does not include all of the detail necessary for a full plans building regulations application.

While this drawing can be used as a base drawing for construction purposes, your building contractor may require more information. It is therefore important to discuss, with your architect & builder together, where more detail would be appropriate.

Further detailed design / details may be needed for this section.

You may need a Structural Engineer for this section.

This symbol indicates that it may be beneficial to have more detailed design drawings prepared to illustrate elements of the proposal in more detail so that your building contractor can more fully understand the intention of the design.

You may need to consult a Party Wall Surveyor for this section.

This symbol indicates that you may need to take action in order to comply with the Party Wall Act and it may be wise to consult a suitable Party Wall surveyor. Your architect can help point you in the right direction.

All dimensions are in millimetres
All dimensions to be checked on site
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Project name:
Flat 3, 6A Belsize Lane London NW3

Drawing name:
Plans, Sections, Elevations, Site and Location Plans

Date: Jul 2016	Job no: 1097	Drawing no: 3_110
Scale: 1_100	Revision: PRELIMINARY	Drawn by: MM

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