

20 Englands Lane  
Bellsize Park  
London  
NW3 4TG

## P1603 | DESIGN & ACCESS STATEMENT

### Reference:

Planning application PP- 05570279  
London Borough of Camden

P1 – 01-10-2016



## DESIGN & ACCESS STATEMENT

This document is to be read in conjunction with the drawings that accompanies this application.

### 1.0 Site Description:

The retail premises of Ecora Ltd are located in a 4-storey mid-terrace building which is situated on the northern side of England's Lane. The site is located within the Belsize Park conservation area, however does not have any listing. The ground floor is currently classed as A1 (Retail), whereas the basement is currently used as ancillary space to the ground floor, primarily for the purpose of storage of retail goods.

### 2.0 Relevant History:

20 England's Lane |

30/10/1990: PP granted on appeal (reference PL/8905735) for additional shop floor space to the rear ground floor.

02/07/1992: PP granted (reference PL9200305/R1) for the formation of additional floor space to rear at ground floor.

22-24 England's Lane |

30/10/1989: PP granted 18/12/2001: PP granted (reference PWX0103916) for the replacement of existing and ground floor rear extensions at No's 22 and 24 Englands Lane to cover the existing rear courtyard.

14 England's Lane |

27/06/1990: PP granted (reference PL8905273) for extensions to enclose the rear courtyard at the basement and ground floor levels for shop use.

14/07/2011: PP granted (Reference 2011/2252/P) for the installation of 2 x rooflights to rear roof slope of ground floor office unit

12 England's Lane |

27/03/2007: PP granted (reference 2006/3988/P) Erection of a two-storey rear extension at basement and ground floor level to provide additional floor space for the existing retail unit, plus erection of a roof extension and change of use of existing maisonette to provide two one-bedroom flats and one three-bedroom maisonette.

The decision notices and drawings to all of the above can be viewed online.

### 3.0 Relevant policies:

It is located in Belsize Conservation Area. In the conservation area statement for this area,

No's 4-26 England's Lane is described as a positive contributor, amongst others along this street.

The relevant policies that would apply to this proposal are from the Camden Core Strategy (2010), Camden Development Policies (2010), Camden Planning Guidance and The London Plan (2011).

The Camden Planning Guidance contains many policies listed below.

#### Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

#### Development Policies

DP22 – Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Because the proposed site is located in a conservation area the relevant conservation guidance must also be adhered to, in this case is the Belsize Conservation Area Statement.

Within the statement, particular attention should be given to the section on rear extensions/conservatories sections BE22 and BE23; and materials and maintenance; sections BE15, 16, 17 and 18.

## **4.0 Proposal:**

The application comprises the erection of a 2-storey rear extension to enable additional floor space for the Class A1 retail unit.

## **4.1 Design**

An extension of a similar extent has been approved in the past for No20 Englands Lane on two separate occasions, as noted above under relevant history. The purpose of the proposed extension is to enlarge the existing retail unit by means of removing the existing internal staircase currently serving the basement, freeing up internal floor space. A new stair is to be located within the proposed rear extension.

The footprint of the proposed extension is 8sqm and the extent aligns with the existing extension at the rear of the property, as is shown on the drawings.

No part of the proposed extension physically impacts any of the adjoining properties, or the residential units above the property, as it is proposed to be below windows and the extent does not reach as far as the property on Elizabeth Mews.

#### **4.2 Precedent**

Similar extensions have been approved and built onto many of the similar properties along England's Lane; therefore there is plenty of established local precedent. These include the properties listed under relevant history above. It is therefore assumed that the principle of a rear extension of the extent proposed will be acceptable.

#### **4.3 Materiality**

The proposed materiality of the extension is to be an all glass roof and rear elevation with painted metal (Aluminium or Steel) mullions and transoms.

Although of all glass construction it should be noted that the amount of light emitted will be no worse than at present. The current rear wall would remain mostly in tact with the existing window openings used to create the new access points to the new stair to the basement. Therefore the amount of light emitted through these openings will be similar to before as no new openings will be created. Lighting in the extension will be limited to low level lighting illuminating the stair steps.

Light sources will be directed away from any window neighbouring openings. Any other light sources for the rear extension will be light spill through the repurposed window openings.

#### **4.3 Accessibility**

The levels of accessibility will be the same as currently provided.

#### **5.0 List of Drawings**

- P1603F0001P1 – Existing Site plan & location plan.
- P1603F0100P1 – Existing Plans.
- P1603F0200P1 – Existing Elevation Section.
- P1603F0300P1 – Site Photographs
- P1603D0001P1 – Proposed Site plan & location plans.
- P1603D0100P1 – Proposed Plans.
- P1603D0200P1 – Proposed Sections & Elevations