

40 ENGLANDS LANE LONDON NW3

DESIGN & ACCESS STATEMENT

This Design & Access Statement accompanies the planning application by Ms Hayley Porter for the construction of a new fourth floor roof extension to the existing 2 bedroom flat. The extension comprises kitchen, dining and living area and front terrace.



View of front of 40 England's Lane.

The property is within the Belsize Conservation Area and adjoins a recently approved mansard roof extension to number 38 England's Lane. Similar mansard roof extensions at number 36 and 30 England's Lane were approved in 2004 and completed in 2005 and approved in April 2006 and completed in September 2007 respectively. Number 28 England's Lane was approved in July 2008 and completed in 2009 and 38 England's Lane was also granted permission in February 2013 and completed in 2015. This property was approved in July 2010, June 2014 and is due to expire.



Existing view from the roof of No. 38 looking towards the recently completed roof extension at No. 36 England's Lane.



View looking East

The existing front and rear parapets will remain unaltered. The rear roof slope will be set back 400mm from the inside face of the existing parapet wall with a box gutter. The front wall of the proposed extension will be set back 2000mm from the inside face of the front parapet and approximately in line with the roof extension of No. 36 England's Lane and the approved roof extension at 38 England's Lane. The completed roof extensions at No. 36 and 38 clearly demonstrates that the proposed roof line will not be visible from England's Lane.

The new windows to the rear elevation will be made in sustainable 'Accoya' hardwood sashes and casements. The new rear wall will be clad in second hand Welsh slates. The front elevation comprises white painted timber doors.

Generally all areas of the proposed new construction, i.e. walls, floors, roof, windows, heating & hot water will be designed and specified to exceed the current requirements of Approved Document E (airborne & impact sound) and Approved Document L (conservation of fuel & power) of the Building Regulations.

Access to the property will remain as existing up to third floor level where a new staircase will be introduced to access the new fourth floor.

Parking

There are no existing parking spaces, Parking bays are located at the front of the property on England's Lane and to the side in Primrose Gardens.

ROBERT SAVAGE & ASSOCIATES

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