



SQUARE FEET ARCHITECTS

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Planning Department
5 Pancras Square,
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26th February 2021

Re : D&A STATEMENT for REAR INFILL@ 36 ENGLANDS LANE, NW3

Proposal – The proposals is for the following –

1. Infill of rear lightwell area at basement and ground floors



36 Englands Lane Front Elevation

Design - The site is located along Englands Lane, on the north-western side, between Primrose Hill Road/ Belsize Park Gardens and Haverstock Hill, and is as part of a 'Primary Shopping Frontage'.

It is sited on the ground and basement floor of an attractive victorian terraced property, with painted stonework and decoratively styled railings to the first floor. At ground floor there is a glazed shopfront with a v-inset and a solid timber door for access to the rest of the building.

Permission is sought for an infill of the existing enclosed courtyard area to the rear of the property to allow for a second commercial unit at basement level and increased floor area for the existing unit at ground floor known as 'Grain' at 36 Englands Lane. The existing front elevation will remain unchanged. The infill works will provide ample daylighting to the rear of the proposed ground floor plan by way of a new glass roof, slimline and pyramidal in its appearance, and glass panels in the floor below this will allow some passage of daylight down to the basement floor.

The whole of the ground and basement would remain in Class E.

The development will optimise the use of the site as a whole by converting this underused area into internal floor area, increasing the quality of the commercial space available.



Example of a slimline pyramidal glazing system

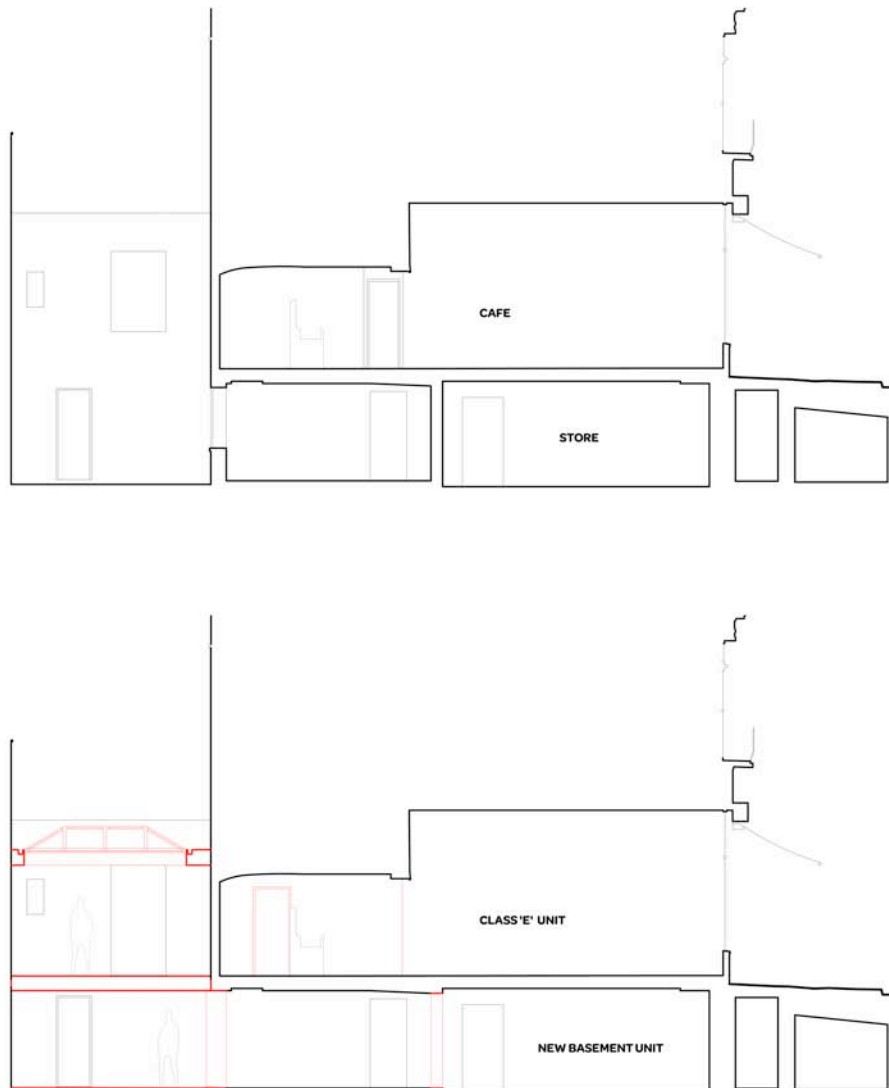
The existing arrangement with the access to the ground floor unit through the shopfront will remain unchanged, with independent access to the new basement unit going through the side door and on to the existing stair position via a new enclosed corridor.



Existing shopfront

Access – the ground floor unit is accessible to wheelchair users from the street with a short ramp from pavement to internal level, which will remain unchanged. There is provision of an accessible wc on the ground floor which will remain in an altered location.

The proposals will be fully compliant with Part M and all other parts of the Building Regulations.



Existing and Proposed Sections

