

Design and Access Statement

**100 Belsize Road
London NW6 4TG**

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Fig.1 front view of 100 Belsize Road

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Introduction

100 Belsize Road is a three-storey semi-detached house in use as a single-family dwelling, situated in the South Hampstead conservation area, North London. The house stands in a row of buildings constructed in the same period, sharing a formal arrangement and aesthetic details. The house shares a structural party wall with one its neighbours. On the other side, an alley way provides access to a garden at the rear with a single-storey wing projecting over to form a passage way.

This proposal seeks to extend the house to the rear through the addition of a single-storey structure to provide additional living space for the occupants.

The proposal takes into account the guidance set out by Camden council and is compliant with all planning stipulations.

Site Context

100 Belsize Road is part of an unbroken row of houses, built in a matching format typical of a Victorian villa style. Elevations are formed primarily in London stock bricks, with the lower-ground floor, windows and doors picked out in white render. The houses are separated from the street by front gardens, which accommodate light-wells that drop to meet the lower-ground plan. The front door is accessed by a white rendered staircase, a feature repeated across the length of the row. 100 Belsize Road is not listed, though is located in the South Hampstead conservation area. The property retains many of its original features, though decades of small adaptations and some neglect have allowed elements to fall into disrepair.

Neighbouring properties match the massing, proportions and composition of Number 88 along the length of the row. However, on either side of the row and on the other side of the street the buildings are not uniform, presenting a variety of formal approaches attendant to their varying dates of construction. Some of Number 100s' neighbours have erected rear extensions of similar proportions to the proposal.



Fig.2 front view of 100 Belsize Road



fig.3 view showing back of 100 Belsize Road

Design Proposal

The proposal will extend the property into the rear garden, extending the full width of the main building but not the entire width of the plot. A walkway will allow passage through to the rear

garden in line with the existing. The extension will enlarge the kitchen and the living space at lower-ground level and form a room that has direct access to the rear garden. As can be seen in the drawings, the existing spiral staircase to the rear will be retained and relocated along its axis to provide access to the garden from the terrace. The currently unused loft will be insulated and made accessible for use as a study, whilst minor internal alterations will allow for a more cohesive arrangement of spaces.

Our aim is to retain the existing historic fabric of the original and restore features where necessary, with the additional extension being minimally invasive to keep visible and embrace the original extent of the building. Overall the proposal aims to create a more coherent design, improve the internal circulation and maximise the internal space to improve the usability and liveability of the house.

Materials

Throughout the extension, a limited palette of high quality materials will be used, selected for their robustness and ability to compliment the character and appearance of the existing building and surrounding structures.

The extension will be rendered in white to complement the existing buildings features and ensure continuity at lower ground level. The windows and Bi-folding doors in the extension will be formed from slim-line aluminium frames in black, in keeping with the metal work throughout the building. The terrace will be decked in timber, with balustrading formed from black cast iron railings to match the existing.

Sustainability

It is our intension to use the renovation and extension of the building as an opportunity to minimise the energy requirements of the flat. We aim to employ the following sustainable elements:

- Super insulation of the new extension wherever possible.
- Use glazing with high thermal performance whilst maximising daylight within the extension
- Use low energy lighting solutions

Access

Access to the property is unchanged from the street and remains via an external staircase.

Internally, the circulation through the house is enhanced through adjustments to the plan and creation of new, wider openings out to the garden. Thresholds are level wherever possible and staircases have been designed to have a gentle rise suitable for less able users.

The connection with the garden is improved and therefore increasing accessibility.

Conclusion

The design proposal is modest and optimises the house for contemporary dwelling providing more space and an increased quality of living. The house is improved in terms of sustainability, durability, design, accessibility and space.