

Address: 19 Glenilla Rd, Belsize Park, NW3 4AL

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## **Design and Access Statement**

### **Proposal -**

Alterations to fenestration on rear and flank walls of house; raised height of garage roof with skylight above and rear glazed doors to facilitate the conversion of garage to ancillary office/ art studio

### **Application -**

The application site is a single family semi-detached dwelling situated in the Belsize Conservation Area. The property is not listed. There is an article 4 designation on the site which relates to the frontage.

The proposal is for alterations to the windows, conversion of the garage to ancillary office/ art studio and raising the height of the garage roof with a skylight above for maximum natural daylight and ventilation. The raised roof will not be visible from the street and will not have a detrimental impact on the amenity of neighbours.

The proposed garage will be in use by the occupants of the house and will be ancillary to the main dwelling and incidental to the enjoyment of the main house. The new office and art studio will have large opening glazed doors to access the rear garden.

A couple of windows at the rear and a window on the flank wall of the house will be made wider. All new windows are to be double glazed to improve the thermal protection of the property and will be of colour white externally to match the character of the existing windows and façade of the house.

Vents will be included on the walls (Damp Proof Course system) to avoid the need for trickle vents to the windows. The applicant did contact the council regarding the requirement for trickle vents to comply with Building Regulations but no feedback was received from the planners. We are therefore excluding trickle vents, but DPC will be included on the façade.

A similar planning application was granted permission for the neighbouring property at No. 17 (ref: 2022/0368/P). The rear and side windows were approved under permitted development since the Article 4 only relates to the front elevation.

The proposed works are minor in scale, respect the special character of the Conservation Area and street scene. The proposal is sympathetic to the host property appearance and to the amenity of neighbours.