

26.04.2023

065-REP-001-DAS

Design and Access Statement

1 Introduction

This planning application covers minor changes to the side and rear ground floor elevation of 15 Belsize Lane.

2 Application Particulars

2.1 Site Address:

15 Belsize Lane, Belsize Park, NW3 5AD

2.2 Property Description:

The property lies on the Northern side of Belsize Lane, and is thought to have been constructed in the Edwardian period of redbrick with a clay roof. The property lies within the Fitzjohn's Netherhall Conservation Area. Due to the curvature of Belsize Lane the houses occupy staggered positions along the streetscape.

2.3 Agent Details:

Studio Glyn Architects, Unit 1, Iron Bridge House, 3 Bridge Approach, NW1 8BD
Contact: Josephine Glyn

2.4 For and on behalf of:

Saul and Anna Doctor, 15 Belsize Lane, NW3 5AD

2.5 Conservation Area:

Fitzjohn's Netherhall Conservation Area

2.6 Planning History

No Previous Planning Applications. Internally the house is unmodernised.

3 Description of Proposals

- Replacement of the existing single leaf casement door from the rear reception room to the garden with a new double leaf painted timber framed french glazed door.
- Replacement of existing kitchen timber casement window with a full height sliding PPC metal patio door.
- Installation of 4 no new painted double glazed timber frame casement windows along the east elevation.
- Installation of 2 no conservation rooflights along the East elevation.

4 Design Statement

Ground Floor Rear Elevation Doors

The proposed rear elevation ground floor works will have no detrimental impact to the streetscape and therefore on the conservation area. The distance between the rear elevation of no. 15 Belsize Lane and that of 10 Perceval Road is 25m so there would be no loss of amenity or detrimental impact to the rear of the site.

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Side Elevation Windows

The new window locations along the East Elevation face the site boundary fence to no. 17 which has trellis above it. They would not be visible above the height of the trellis.

The new window location in the front reception room at ground floor directly faces a blank wall of no. 17 [Due to the fall of the site- between the two properties it lies above the flat roof of the side infill extension]. It will therefore not effect no. 17.

Conservation Rooflights to Side Elevation

The conservation rooflights, due to the staggered position relative to no. 17, would have no detrimental impact on no. 17. The position is adjacent to no. 17's garden. The direct site line to these windows to the next nearest neighbour is to 26 Ornan road some 36m away. The fall in topography towards Ornan Road, will further reduce any impact.

4.2 Access Statement

Access remains as existing.

4.3 Flood Risk Assessment

The property is outside Flood Zones 2 and 3 and is at 2nd and 3rd floor levels. The development does not lead to any increase in rainwater entering the main sewer. It is considered that a full Flood Risk Assessment is therefore not applicable to this application. Design and Access Statement_A_9031 A

4.4 Daylight and Sunlight Statement

The height of the rear closet wing is to remain as per existing, thereby mitigating any daylight/sunlight impact on neighbouring properties.

4.5 Summary

No works to the front elevation.

Minimal Works to the rear elevation.

Proposed Window Works along Side Elevation will have minimal impact on no. 17 and will not be visible from the street.

None of the works will adversely affect the streetscape.