

BPG/X/DA/03
January 2024

83 BELSIZE PARK GARDENS NW3 4NJ

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

Prepared by Studio M R

INTRODUCTION

- 1.1 This design and access statement has been prepared in support of a Householder planning & demolition application in a conservation area for the above-referenced site. It should be read in conjunction with the drawings, documents and photographs submitted with the application.
- 1.2 The application is submitted for consent of a new vehicle gate, which would align with, and be set inside, the proposed garden wall amendments submitted as part of application 2023/3407/P for neighbouring 81 Belsize Park Gardens.



Existing boundary condition between number no. 81 and 83 to be rebuilt by neighbouring property owners in accordance with application 2023/3407/P

2.0 SITE AND SURROUNDING AREA

- 2.1 The proposed vehicle gate is associated with 83 Belsize Park Gardens located within the Belsize Conservation Area.
- 2.2 The property is not listed.

- 2.3 The existing property is a 3-storey single-family semi-detached house, built c.1897.
- 2.4 Relating applications: ref. 2022/5623/P for replacing the single-glazed windows and doors with double-glazing was approved on 04/04/2023, and application ref. 2023/1664/P for a single storey extension and associated alterations, ASHP and associated landscaping works and replacement of windows and glazed doors was approved on 20/07/2023.
- 2.5 The neighbouring property at 81 Belsize Park Gardens is currently used as a leisure club (Use Class E), with a proposed use as an education facility (Use Class F1). The proposed introduction of the vehicle gate introduces a modest level of security between the private residential dwelling of no. 83 and publically accessed no. 81.
- 2.6 The existing garden wall forming the northern corner boundary condition with no. 81 Belsize Park Garden currently allows a small triangular piece of land to be used by no. 81, which will be returned back for the use of no. 83. This wall is to be rebuilt by the neighbouring owners of no. 81 under application number 2023/3407/P.

3.0 PROPOSED DEVELOPMENT WORK

- 3.1 The application is for the installation of an automatic sliding vehicle gate for the driveway.
- 3.2 A new brick pier, to match existing, will be constructed on the front boundary.

4.0 AMOUNT and SCALE

- 4.1 The proposed vehicle gate will match the height of the existing timber fence on the front boundary (approximately 1.2m) and will be approximately 5.5m in length to enclose the existing opening.

5.0 LAYOUT

- 5.1 The vehicle gate will be a pair of gates which will slide in opposite directions to operate.

6.0 APPEAREANCE

- 6.1 The upper part of the gate will be formed of painted metal railings, with painted timber panelling below which will screen against street litter.

7.0 ACCESS

- 7.1 Access will remain unchanged.

End.