

6 Belsize Road,
Swiss Cottage
London
NW6 4RD

DESIGN AND ACCESS STATEMENT

SITE

- 6 Belsize Road is a terraced property in Swiss Cottage. The property is located to the West of Swiss Cottage tube station and North of South Hampstead overground.
- The property currently consists of a single dwelling house set over three floors. The property hasn't undergone any of its own extensions, but **a considerable number of neighbouring properties (including the immediate neighbours) have undergone rear extensions.**
- The property lies within the London Borough of Camden but it is **not in a conservation area** and is **not listed.**
- The site is **not** in an area considered to be a flood risk, it is in Flood Zone 1 and is therefore a low risk area.

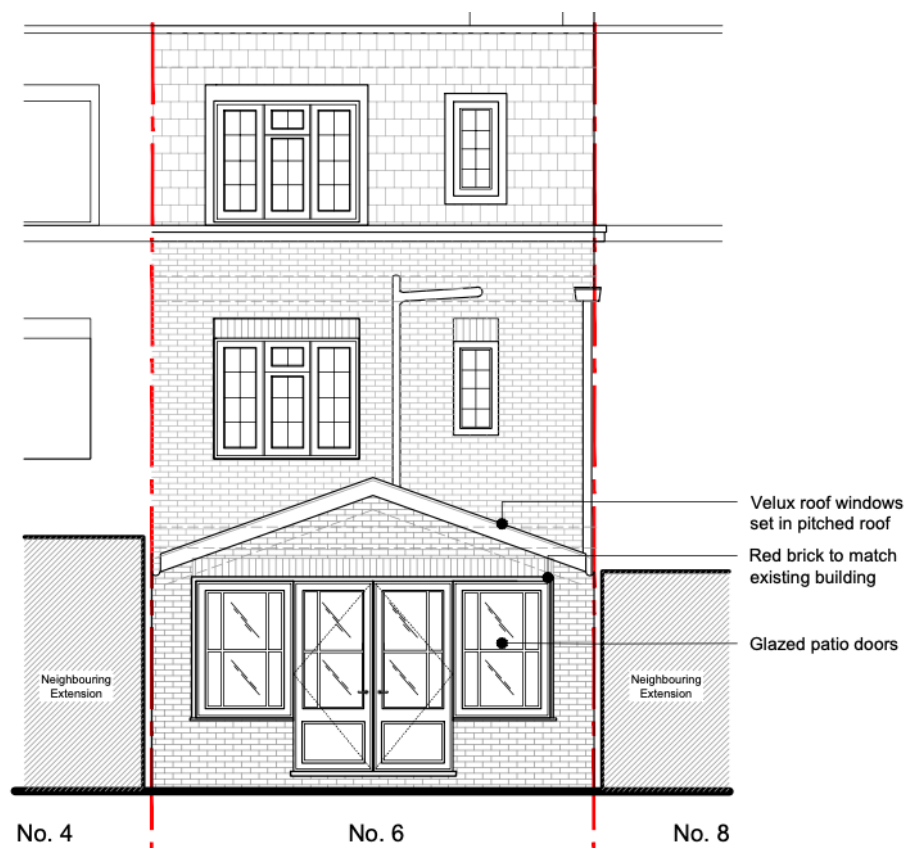
CONTEXT, PRECEDENTS AND PLANNING HISTORY

- Although there is a relatively strong sense of architectural vernacular along the front elevation of the road, there is no uniformity to the rear ground floor level; some properties retain their original rear elevations, while others have built full-width replacements of varying depths and designs.
- Many of the neighbouring properties have undergone rear extensions, the most relevant of which are listed and shown below:
 1. **2010/0620/P- 4 Belsize Road** Erection of rear extension, 3 meters in length
 2. **Permitted Development- 8 Belsize Road** Erection of rear extension, 3 meters in length
 3. **2018/4327/P- 14 Belsize Road**- Erection single storey rear extension, 4.5m in length
 4. **2011/5301/P- 16 Belsize Road** Erection single storey rear extension, 3.5m in length



PROPOSAL

- The proposal includes a rear extension at Ground to form an open plan kitchen/ living/ dining space. The current layout is features two of smaller rooms, but the existing spaces are narrow and devoid of natural light.
- The size and bulk of the proposal has been considered acceptable previously in terms of its massing, given planning precedents. The proposed external dimensions are no greater than that approved at 14 or 16
- The large element of glazing to the rear adds architectural interest inkeeping with the existing property, and will flood the property with natural light, with further skylights allowing natural light into the depth of the plan.
- The material used will be red London Stock to match the existing building, as outlined in the SPD General Principals 4.10
- The length of the proposal only projects 0.5m further than the neighbouring extensions, meaning that no rights to light rulings are infringed
- The proposed design takes advice from Camden's SPD, following all guidelines



CONCLUSION

- The application seeks approval for a single storey rear extension, matching the bulk and massing of several neighbouring properties
- The proposal has considered the requirements of the London Borough of Camden Planning Policies, and has considered the examples set by other precedent extensions already granted approval and built within the Borough.
- We are hopeful that the proposal is deemed acceptable given that it does not stray far from neighbouring approved applications, and offers a design of architectural merit.
- Materials for the extension will either match or be sympathetic to those of the existing property and its surroundings

EXISTING CONTEXT PHOTO MONTAGE



Figure 2: 6 Belsize Road, Front elevation



Figure 3: 6 Belsize Road, Rear elevation



Figure 4: 4 Belsize Road extension



Figure 5: 8 Belsize Road extension



Figure 6: Rear garden

FLOOD RISK

- Having assessed the London Borough of Camden Section 19 Flood Investigation Report in detail, looking specifically at 6 Belsize Road. Our property is fortunate enough to be located at the North East end of Belsize Road, where the road inclines steeply up to Swiss Cottage station.
- Figure 7 below shows page 77 of the report, which illustrates the flood highlight spot, and shows that our property is located outside of this zone. The government website states that the property is located within flood zone 1, a low risk area.
- The proposed extension will extend over the existing patio (hardstanding) area, therefore we be replacing existing hardstanding.
- We intend to keep the garden as grass with a small area of patio to the rear. This will be formed of permeable paving. We will ensure that a soakaway is included to further help with drainage

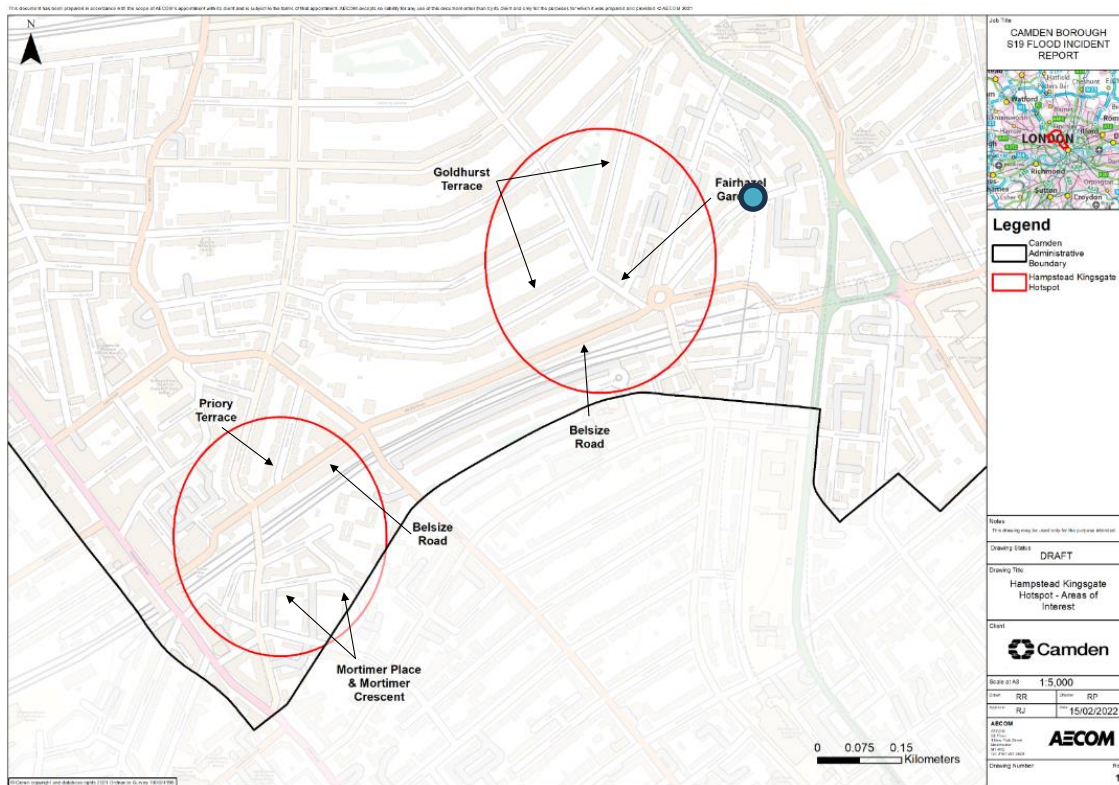


Figure 4-18: Hampstead Kingsgate Hotspots

Figure 7: Local flood hotspots, 6 Belsize Road shown as a blue spot