

DESIGN AND ACCESS STATEMENT

Flat No.4, 16 Belsize Park NW3 4ES



16 Belsize Park NW3 4ES - front elevation (LHS) and rear elevation (RHS)

CONTENTS

Introduction

Location & Context

Site Photographs

Proposed Development

Planning History

Access

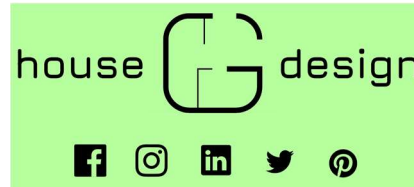
Use

Heritage

Conclusion

INTRODUCTION

The Design and Access Statement is to accompany the application for Full Planning Permission for enlarging the rear roof terrace.



LOCATION & CONTEXT

The site is located at 16 Belsize Park.

The property is not a listed building; however, it lies within the Belsize Park Conservation Area and is identified as making a positive contribution to the conservation area.

The host property is a semi-detached 19th century villa. The property has been converted into 4 flats, of which No.4 is situated on the 2nd floor and includes converted loft. The property has been historically extended by adding rear and side dormers, rear roof terrace and installation of 3no. pitched roof lights on the side and rear slopes.

Belsize Park is a residential street with villas of same character and design, some of them converted into flats.

Almost all houses on Belsize Park have roof terraces of varying sizes and shapes. A number of recent rear and front roof terrace additions with metal rail balustrades are can be seen from the Belsize Park, Belsize Park Gardens and Belsize Square.



Aerial view with the site outlined in red.

SITE PHOTOGRAPHS



Front elevation of 16 Belsize Park - Flat No.4 (2nd floor & loft)



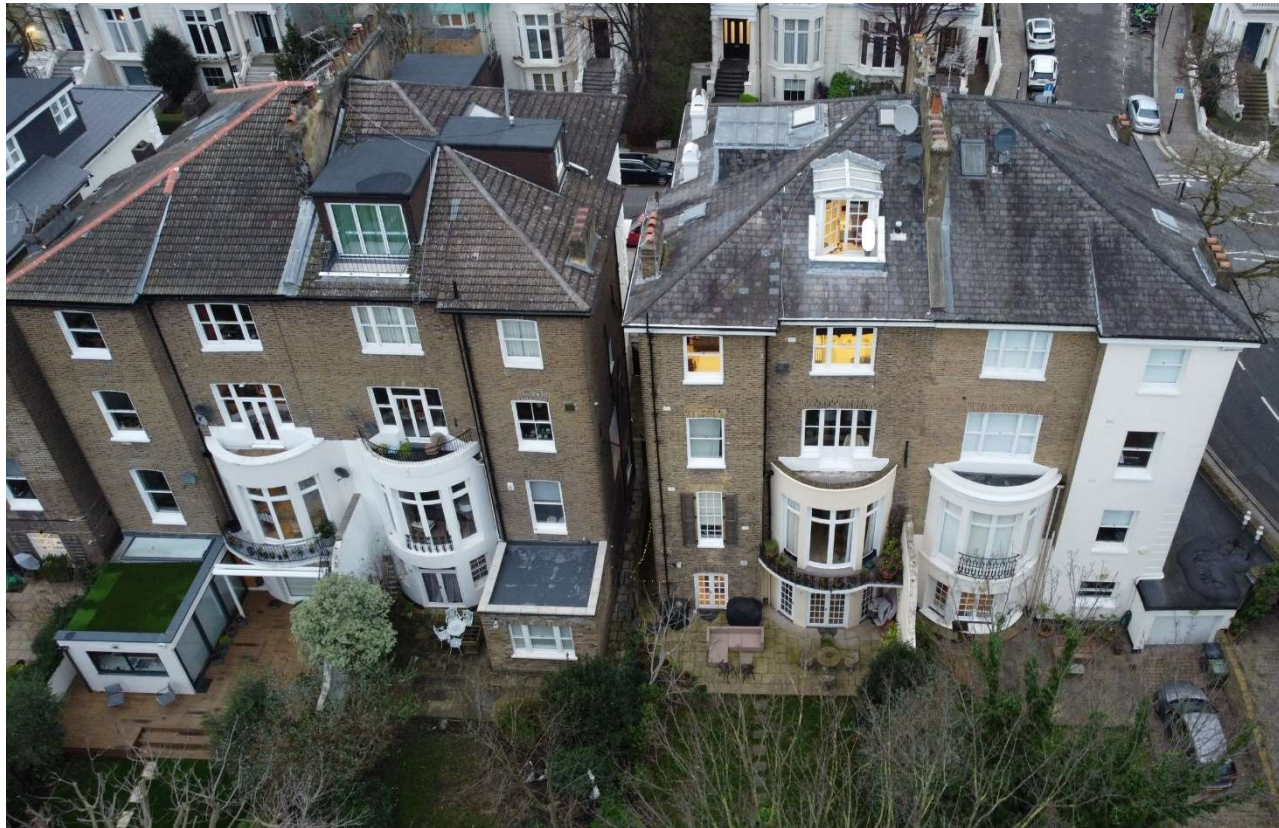
Rear elevation of 16 Belsize Park - Flat No.4 (2nd floor & loft)



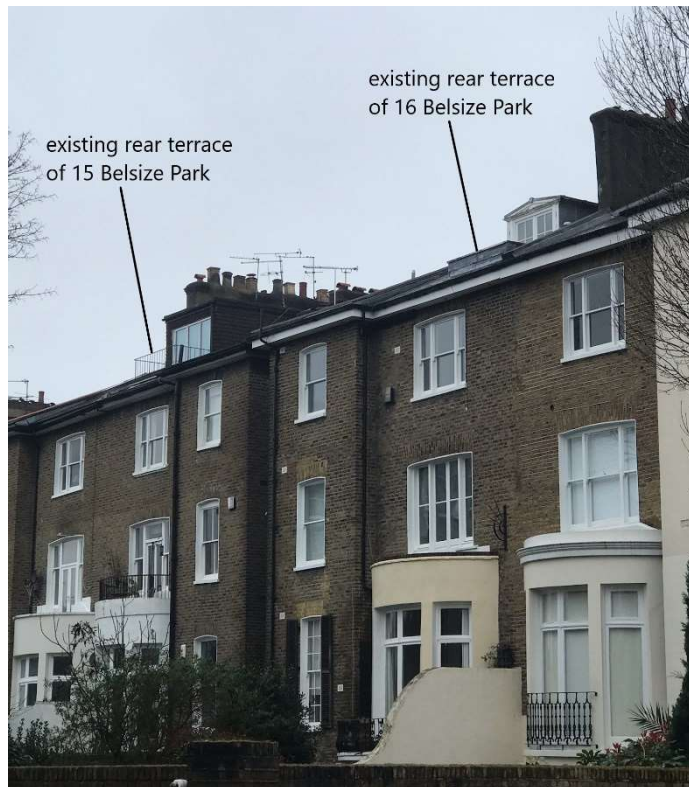
Roof, dormers and rear terrace view of Flat No.4 16 Belsize Park (2nd floor & loft)



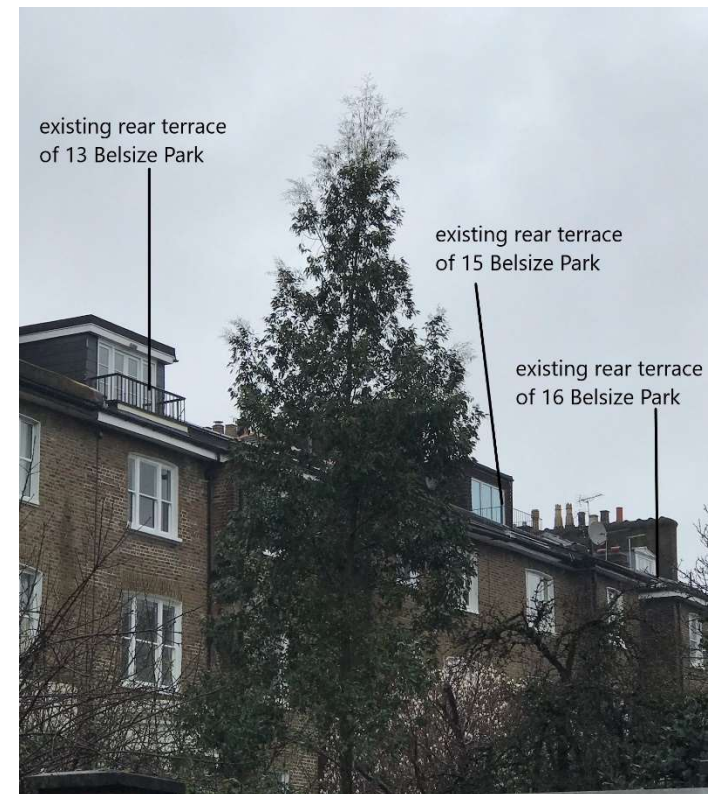
Roofs, dormers and rear terraces of Flat No. 4 16 Belsize Park (RHS) and 15 Belsize Park (LHS)



Rear elevations of Flat No. 4 16 Belsize Park (RHS) and 15 Belsize Park (LHS). The proposed new rear roof terrace of Flat No. 4 16 Belsize Park will be pushed all the way to be in line with the rear wall below to match the depth of the rear roof terrace of 15 Belsize Park.



Further context – view from Belsize Park Gardens – larger rear Roof terrace of neighbouring 15 Belsize Park, pushed all the way back the way to be in line with the rear wall below.



Further context – view from Belsize Park Square – larger rear roof terraces of neighbouring 13 Belsize Park and 16 Belsize Park pushed all the way back to be in line with the rear wall below.



15 Belsize Park and 1 Belsize Park Gardens – neighbouring properties with larger rear roof terraces



1 Belsize Park – neighbouring property with larger rear and side roof terraces, rear terrace pushed all the way back to be in line with the rear wall below.



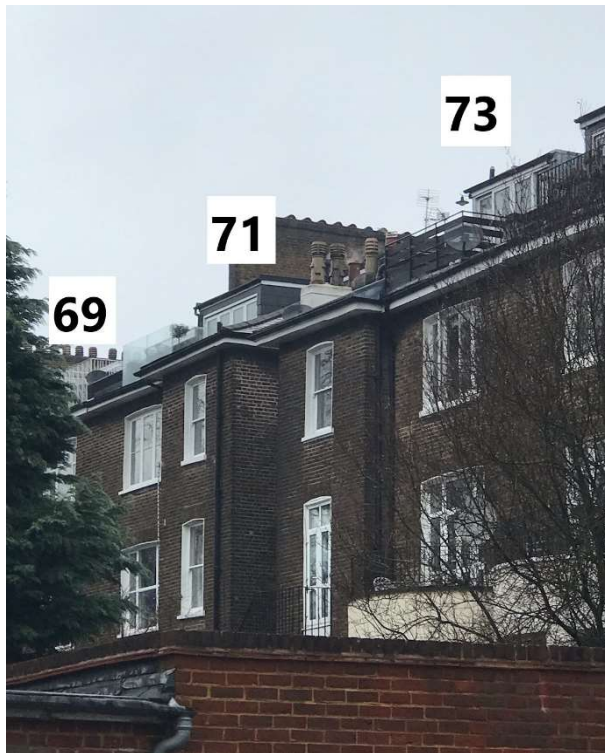
49 and 50 Belsize Square - neighbouring properties with larger rear roof terraces, both pushed all the way back to be in line with the rear wall below. Both terraces are wider than existing terrace of 16 Belsize Park.



Neighbouring properties with larger rear roof terraces on Belsize Park Gardens.



Neighbouring properties with larger rear roof terraces on Belsize Park Gardens – further context.



Neighbouring properties with larger rear roof terraces on Belsize Park Gardens – all pushed all the way back to be in line of the rear wall below. Most of them are wider than existing rear roof terrace of 16 Belsize Park.

PROPOSED DEVELOPMENT

The proposal seeks to enlarge the existing rear roof terrace and to install new black metal railing to enclose the perimeter.

The idea behind the proposal is to respectfully redesign the existing rear roof terrace in such a way that the new enlarged terrace will create more practical and comfortable space for the young family to enjoy the outdoor space but to be respectful to the hosting property and preserve the character of the neighbourhood.

The existing rear roof terrace measures only 1.5m deep and 2.0m width. It is the only outdoor space which the flat benefits from. The size and proportions of the terrace are not practical and insufficient to accommodate any external seating or a table.

The proposal seeks to enlarge the existing rear roof terrace further towards the edge of the building in line with neighbouring terraces at No.15 Belsize Park and No.13 Belsize Park and other project along Belsize Park, Belsize Park Gardens, and Belsize Square. At the same time the proposed terrace will be set back from rear eaves which minimizes the impact of the changes to the roof shape and prevent overlooking. We also propose to widen the terrace as it's narrower than many rear roof terraces on Belsize Park, Belsize Park Gardens and Belsize Square. The proposed terrace will be set back by 0.5m from the chimney. Widening the terrace will provide more usable area.

The enlarged roof terrace will be fitted with black metal balustrade to enclose the perimeter. The new balustrade will match balustrade of neighbouring Belsize Park 15 rear terrace.

Larger rear roof terraces were approved in the Belsize Park Conservation Area.

Existing terrace railings and larger dormers of 15 Belsize Park and 13 Belsize Park can be seen from the Belsize Park Gardens, so there is already a pattern of rear roof terraces with the same depth.

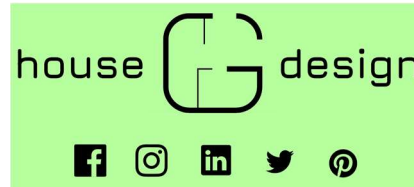
The new proposed changes are all to match in style and materials the existing roof. We do not propose any enlargement of existing rear dormer. No other changes are designed to any other elevation.



The images illustrate the number of large trees to the rear of neighbouring houses and how they help to screen and restrict overlooking between neighbours.

PLANNING HISTORY

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2014/5687/T	16 Belsize Park London NW3 4ES	REAR GARDEN: 2 x Sycamores - Reduce by 25%	FINAL DECISION	12-09-2014	No Objection to Works to Tree(s) in CA
2003/0975/P	16 Belsize Park London NW3 4ET	The replacement of a sash window with double doors to garden at rear ground floor level.	FINAL DECISION	24-09-2003	Granted
TCX0206766	FLAT 1 16 BELSIZE PARK LONDON NW3 4ES	FRONT GARDEN 1 x cypress - crown reduce 50%. 1 x redwood - fell. 1 x acacia - fell or crown reduce by 35%. REAR GARDEN 1 x sycamore - fell. 1 x ash - fell.	FINAL DECISION	18-09-2002	No objection to works-TCA- Council spec
TCX0006651	16 BELSIZE PARK GARDENS LONDON NW3 4LD	Reduce one Lime Tree in front garden.	FINAL DECISION	03-08-2000	No objection to works-TCA- Council spec
TCX0006310	16 BELSIZE PARK GARDENS LONDON NW3 4LD	Reduce 1 x Lime & one other tree at front of property.	FINAL DECISION	04-04-2000	No objection to works-TCA- Council spec
TC9806491	16 Belsize Park London NW3	Fell one Acacia and one Scots Pine also reduce one Meta Sequoia in front garden. Fell one Ash, three Sycamres and reduce three Sycamores in rear garden.	FINAL DECISION	05-06-1998	No objection to works-TCA- Council spec
9460056	16 Belsize Park NW3	Demolition of part of the side and rear roofs in connection with the erection of a side and a rear dormer. as shown on drawing no A.01 02 04 10B 11B 12C 13B and 14C as revised on 27.07.94	FINAL DECISION	26-04-1994	Grant List.Build. or Cons.Area Consent
9400585	16 Belsize Park NW3	The erection of a rear inset dormer and terrace together with a side dormer in connection with the formation of additional habitable space for the second floor flat. as shown on drawing no A.01 02 04 10B 11B 12C 13B and 14A as revised on 27.07.94	FINAL DECISION	26-04-1994	Grant Full or Outline Perm. with Condit.
9300344	16 Belsize Park NW3	Replacement of first floor sash windows above front entrance porch by french windows as shown on drawing no MF.1133 as revised on 27.05.93	FINAL DECISION	22-03-1993	Grant Full or Outline Perm. with Condit.



Surrounding Planning Context:

There have been many examples on Belsize Park, Belsize Park Gardens, Belsize Square and adjoining streets of planning approval in recent years for rear roof terraces or enlarged rear roof terraces.

2019/5314/P – Granted

Flat 11, 27 Belsize Park NW3 4DU

Removal of dormer windows and erection of new front, side and rear dormer windows and rear roof terrace and enlargement of side rooflights.

2015/2859/P – Granted

62 Belsize Park NW3 4EH

Creation of roof terrace at rear roof level, installation of rear dormer window with full-length bifolding doors and erection of white timber balustrade.

2005/1688/P – Granted

15 Belsize Park NW3 4ES

Alterations to existing rear dormer involving the replacement of its window with sliding doors and erection of railings to provide an inset roof terrace for maisonette.

2020/3319/P – Granted

5 Belsize Park

Gardens NW3 4ND

Replacement of front dormer window with new dormer window and terrace; installation of side and rear dormer windows with rear terrace, all to flat.

2017/7041/P – Granted

Flat 4, 29 Belsize Park Gardens London NW3 4JH

Proposed enlargement of existing front and rear dormers including terraces and the construction of a side dormer window and chimney.

2015/3426/P – Granted

Flat 6, 15 Belsize Park Gardens London NW3 4JG

Extension of existing rear roof terrace and installation of new balustrade.

2015/3339/P – Granted

Flat 8, 47 Belsize Park Gardens London NW3 4JL

Replacement front dormer window and side dormer window and replacement rear dormer window involving creation of inset roof terrace.

The above list is not complete and exhaustive.

USE

No change of use is proposed

ACCESS

No access alterations are proposed, to the flat or building.

HERRITAGE

The existing building is not listed, but is in a conservation area. The proposal does not include any works affecting the setting of the conservation area. The proposal does not include demolition of a building within the conservation area.

CONCLUSION

The proposed enlargement of the rear roof terrace will provide essential amenity to the flat and will work well for the growing family.

The proposed enlarged rear roof terrace has been designed to benefit present and future occupiers without any harm to the villa. The impact upon neighbouring properties has been carefully considered and does not result in loss of amenity in respect of light, privacy or enclosure.

It is noted that there is a number of examples of similar works in the Belsize Park Conservation Area including rear, side and front terraces of varying sizes and designs.

We believe that the proposed design of enlarged rear roof terrace is of a similar scale to existing terraces and to recently approved applications on Belsize Park, Belsize Park Gardens, and Belsize Square. It is also considered that the design and proportions of the proposed terrace would be harmonious with the whole building and have a minimal impact on the host and adjoining properties, or the character of the street scene.

We consider that the proposal represents a satisfactory form of development which is in keeping with characteristics of Belsize Park Conservation Area.