

DESIGN AND ACCESS STATEMENT

7a Belsize Park Gardens, NW3 4LB London

The applicant lives in 7a Belsize Park Gardens, the flat below n.7. Currently the entrance to the flat is along the side passage, around 11m from the front façade.

The applicant wishes to add a wall containing a door on the side of the building to allow for more security and privacy to the flat entrance.

Additionally, 2 skylights to the two single storey 2011 extensions are proposed.

Design process and planning precedents

The building is situated in a residential road within Belsize conservation Area. The street features mid nineteenth century semidetached white stucco houses. The style is Italianate stucco and resembles the neighbourhoods in Kensington.

The building is neighbouring Spencer House, a retirement home built within the same style house as the applicant's.

The flat at n.7a had an application granted in 2011 to build a side and rear single storey extension.

The applicant would like to propose a new wall in line with the front façade (recessed from the front boundary line by 7m) on the side passage of the site. This type of wall has been granted to many neighbours in the street:

- 16-18 Belsize Park Gardens
- 15-17 Belsize Park Gardens
- 19-21 Belsize Park Gardens
- 25 Belsize Park Gardens

Use and Amount

The site is a single level lower ground flat. The proposed development will not change the use of the property or include additional dwellings.

No additional residential units are proposed on the site

Scale

Ground Floor

The proposed changes in the rear and side elevation are of a domestic scale. The proposed change will have no impact on the neighbouring properties, and will not reduce the amount of sunlight currently enjoyed.

The wall is proposed to have the height of the highest point of the party wall. (Other neighbours in the same street have gone higher with this wall). The wall will include intermediate cornices to match the height of the interfacing party wall.

Landscape

The house has a typical urban garden with bushes and some trees. No trees will need to be removed from either the front or rear gardens. The proposal does not propose any changes on the landscaping.

Appearance

Ground Floor

The proposed wall and door has been carefully designed and will match the materials of the walls adjacent: the wall will be rendered with stucco and painted white to match the front and side façade and the wall will be painted timber in a dark tonality, to match the neighbouring walls in the same position.

The skylights will have a dark grey framing and will not be visible from the street.

Access and inclusivity

The existing dwelling will not have general public access. The existing house entrance and fire exits will not be altered. The new wall and door will offer an additional line of security for the resident at 7a. The door ironmongery will be designed to be openable from the inside without the need of a key for easier fire egress.