

DESIGN AND ACCESS AND STATEMENT

**In support of an application for proposed
internal alterations and first floor side extension
at
16 Village Close, Belsize Lane, London NW3 5AH.**

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1.00 INTRODUCTION

- 1.01 This Design and Access Statement is submitted on behalf of the Applicant to meet the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 as they relate to a Householder Application for the construction of a single storey side extension and internal alterations at 16 Village Close, Belsize Lane, London, NW3 5AH.
- 1.02 This statement has also been prepared in accordance with the requirements of Circular 01/2006, including amendments contained in "Guidance on Information Requirements and Validation (March 2010) in support of, and to assist the Local Planning Authority with the determination of a Householder Application submitted on behalf of the Applicant.
- 1.03 The proposed extension is detailed on the following drawings:
- 600/TP/01 - Existing Ground Floor Plan.
 - 600/TP/02 - Existing First Floor Plan.
 - 600/TP/03 - Existing Roof Plan.
 - 600/TP/04 - Existing Elevations.
 - 600/TP/05 - Proposed Ground Floor Plan.
 - 600/TP/06 - Proposed First Floor Plan.
 - 600/TP/07 - Proposed Roof Plan.
 - 600/TP/08 - Proposed Elevations.
 - 600/TP/09 – Existing and Proposed Sections.
 - Site Location Plan.

2.00 DESIGN

USE

- 2.01 No. 16 Village Close is a private dwelling positioned at the south-western end of a row of the eight terraced houses which form 9-16 Village Close. The terrace is situated on the south-eastern side of Belsize Lane.



- 2.02 The house currently comprises a 2-storey portion containing a living room, dining room and kitchen at ground floor level and three bedrooms and a bathroom at first floor level, and a single storey portion containing a study, WC, a further bedroom and an integral garage.
- 2.03 The proposed first floor side extension will contain a reception room and a kitchen/breakfast room at ground floor level and two bedrooms and a bathroom at first floor level.
- 2.04 The owner has lived in the property for over 40 years and is now living alone and becoming elderly. Whilst she is currently living independently, the intention is for the proposed extension, and the existing ground floor beneath it, to be occupied by the owner's son and his young family, in order that they can be there to provide care and support, if and when the need should arise. The property will, however, remain as a single dwelling.

AMOUNT

- 2.05 The proposed extension represents a modest increase in floor area. The existing gross internal floor area of the house and garage is 147.3s.m and the proposed gross internal floor area, including the extension, will be 187.8 s.m. This represents a nett increase in floor area of 30.6%, whilst the percentage of the overall site covered by the footprint of the house will be unchanged at approximately 37%.

LAYOUT

- 2.06 The proposed extension will be positioned above the existing single storey part of the dwelling.
- 2.07 The proposed plan maintains the general shape of the building as it exists at ground floor level, with the proposed extension filling in the gap between the existing two storey part of the house and the much larger neighbouring flats.

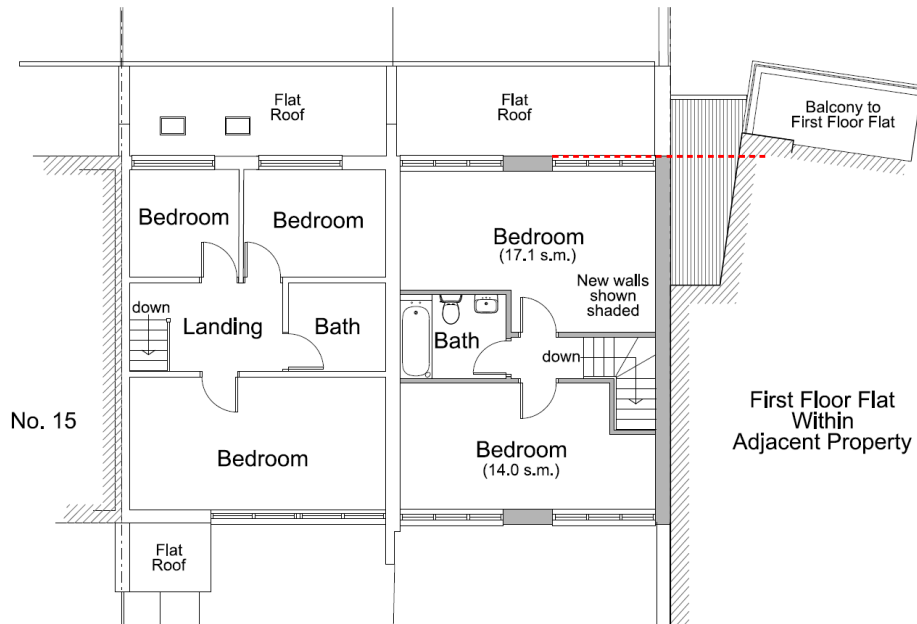
SCALE

- 2.08 The height of the new flat roof to the proposed extension, will match that of the eaves to the existing two storey section. However, by omitting the shallow pitched sloping roofs to the front and rear of the property, the flat roof will be some 1.4m below the existing ridge line, therefore making it appear as a subservient extension to the rest of the property. In relation to the adjacent flats to the right of the property when viewed from the road, the flat roof is approximately 4.5m below the top of the parapet wall located on the boundary.



- 2.09 Careful consideration has been given to the amenity of the neighbours in the adjacent flats located within the adjoining block. To the front of the property, the façade of the proposed extension is set back some 3.5m from that of the adjoining block of flats, thereby having no discernible impact on the flats within.

To the rear of the property, the rear wall of the proposed extension will be directly in line with the rear wall to the existing two storey part of the house and this line lies behind the position of the balcony of the adjacent first floor flat (as indicated in red on the extract of the proposed first floor plan below). In addition, the adjacent flat located at ground floor level has a covered store area which will screen the new flank wall of the proposed extension.



The impact of the proposed first floor extension will therefore have minimal impact on the amenity of the flats located within the adjacent property. Indeed, this impact will be far less than that caused to the owners of no.16 by the construction of the flats.

LANDSCAPING

- 2.10 The rear garden has a small, paved patio and an area of lawn bordered with mature trees and shrubs. It will remain unaltered by the proposals. The area in front of the property is divided into two distinct areas, with a front garden to the left providing access to the entrance porch and bounded by a low-level hedge, and a hardstanding to the right providing off street parking. As with the rear garden, the existing landscaping will be unaffected by the proposed first floor extension.

APPEARANCE

- 2.11 The proposed extension will be constructed in a style and of materials similar to those of the existing house and the rest of the terrace. However, in order to unite the appearance of the dwelling as a whole, the existing horizontal timber weatherboard cladding is to be replaced with a proprietary fibre cement cladding, which will be matched on the proposed extension. In this way, together with the lowering of the roofline, the proposed extension will be clearly identifiable as a subservient part of the existing dwelling, rather than a stand-alone property.

Any new facing brickwork will match the existing and double-glazed uPVC windows will be installed in the proposed extension (where uPVC windows already exist) - their shape and fenestration will closely match those of the existing house.

- 2.12 The design of the proposed extensions will be, in terms of scale, height, proportion, form and materials, sympathetic and matching to the general appearance of the existing dwelling and the neighbouring dwellings.

3.00 ACCESS

- 3.01 Vehicular access to the property is via Belsize Lane which is a single carriage, two way street, with kerbside parking on the north-west side only and a residents' parking permit scheme in place.

The off-street parking provided by the existing drive is accessed via a drop-kerb from the carriageway and, whilst not only providing a convenient and valuable asset to the property, also alleviates parking congestion and reduces demand within the residents' parking scheme.

- 3.02 Pedestrian access to the house itself is currently via a garden path from the public footpath to the entrance porch at the front of the property. This will remain unaltered by the proposal.

However, as mentioned in item 2.04 above, it is intended that the owner's son and his family will occupy the right-hand portion of the house and in order for them to enter and leave the property without disturbing the owner living in left hand side of the house, and for her to maintain her independence for as long as possible, a second entrance door will be provided, accessed from the drive. The existing connections between the two parts of the property at ground floor level will be maintained, in order to provide full access to all parts of the property by all parties.

4.00 CONCLUSION

- 4.01 The proposed first floor side extension has been carefully considered by the applicant, having regard to the opportunities and constraints of the site, the amenities of neighbouring uses, buildings and occupiers; the general character of the area, the architectural quality of the group of surrounding dwellings, the need to enhance the accommodation by means of an extension and having regard to the relevant national and local policies. The proposed extension has been designed to the highest quality and would preserve the character and appearance of the property and of the locality.

- 4.02 It is therefore reasonably concluded that there would be no material conflict with the relevant policies of the local plan, and accordingly we look forward to the granting of the planning permission in due course.