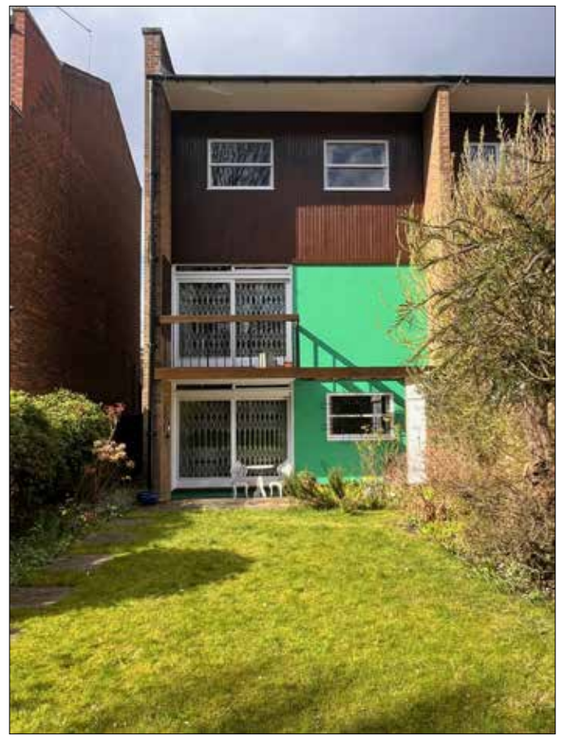


27 Belsize Road, London NW6 4RX

Design & Access Statement

May 2025

AshtonArchitecture

Contents

1.0 Introduction

1.1 Purpose of document

This document has been prepared as part of the planning application for the proposed works at 27 Belsize Road, London, NW6 4RX.

The applicant is seeking permission for: a single storey rear ground floor extension, front ground floor infill extension, first floor rear extension, second floor infill extension with minor internal reconfiguration works.

The existing property is not listed and is not located close to any listed buildings or structures.

2.0 Site

2.1 Site Analysis

The application site is located in Swiss Cottage within the London Borough of Camden.

The application site runs NNW-SSE and is accessed from Belsize Road. The application site is well located with good transport links, in close proximity to Swiss Cottage, St John's Wood and Finchley Road underground stations as well as Kilburn High Road, South Hampstead overground. It is also located next to West Hampstead railway station. The immediate vicinity of the application site is residential in nature. The site is surrounded by green areas. The nearest green space is Primrose Hill, and close by to Hampstead Heath and Regent's Park.

The application site measures 0.037HA. Vehicular access to the site is along the north-western boundary, from the Belsize Road.

Fig. 1 Site bird's eye view

Fig. 2 Site location plan

2.2 Site Location Plan

Fig. 3 Site Location Plan - 1:500@A3

2.3 Site Analysis

The plan on this page shows the constraints and opportunities.

The property is oriented in a general south-east to north-west axis and has a large garden, partially exposed to the evening sunlight.

Key Points:

- The property is located within a surface water flood risk area
- Poor exposure to the southern sunlight due to large number of trees in the backyard
- UKPN underground cables run in close proximity to No.27
- Neighbouring properties have already in filled front drive and extended into the rear garden and at first floor levels
- UKPN substation located towards rear of garden
- Property is not located within a Conservation Area
- Property is not listed

Entrance

Existing Fabric

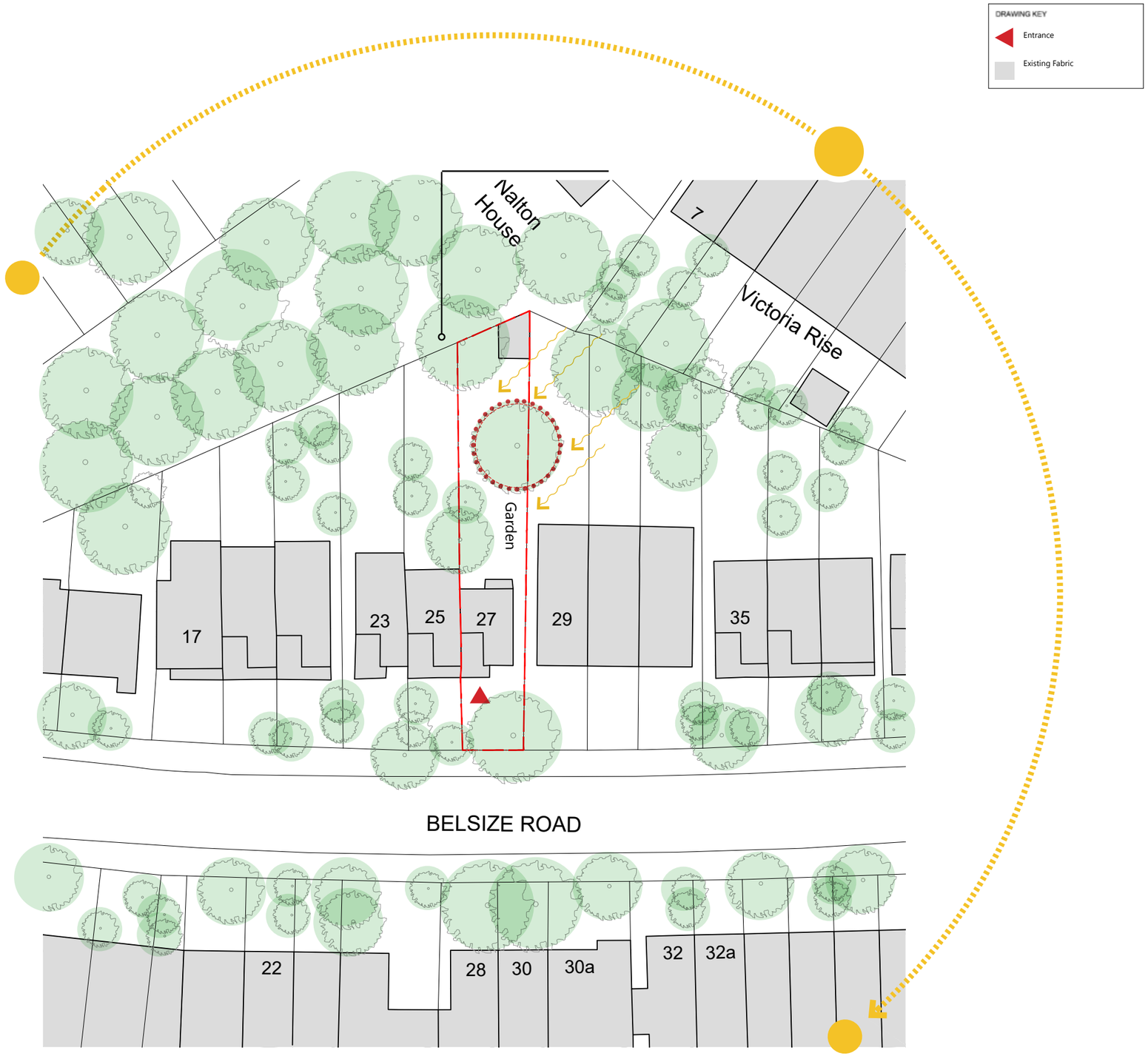


Fig. 4 Constraints and Opportunities Diagram [NTS]

2.4 Existing Site and Context Photographs

Fig. 5 Existing Street View

Fig. 6 Front Elevation

Fig. 7 Context Down the Belsize Rd

Fig. 8 Neighbouring properties

Fig. 9 Context up the Belsize Road

2.5 Planning Policy

The proposed works will adhere to the guidance stipulated within Camden's Home Improvements planning guidance and other relevant SPD's.

The proposed works will:

- Subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing
- Allow for the retention of a reasonably sized garden
- Comply with Building Regulations
- Not cause a sense of enclosure to neighbouring properties
- Respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/spillage and privacy
- Ensure that the established front building line is not compromised

3.0 Flood Risk Assessment

3.1 Development Site Planning Considerations

The application site is located within a surface water flood extent zone and has a very low probability of flooding.

The site area is less than 1 ha.

Information taken from the Government's Flood Risk Service confirms the following:

- Flooding risk from surface water
- Very low probability of river and sea flooding
- Very low probability of flooding from reservoirs
- Very low probability of flooding from groundwater

3.2 Flood Risk Management

NPPF requires a precautionary approach to be undertaken when making land use planning decisions regarding flood risk. The proposed works will:

- Ensure wall sockets are raised to as high as feasible and practicable.
- Wiring for communications is protected by suitable insulation to minimise damage.
- Ensure finished floor levels within the proposed rear extension are set no lower than existing ones.

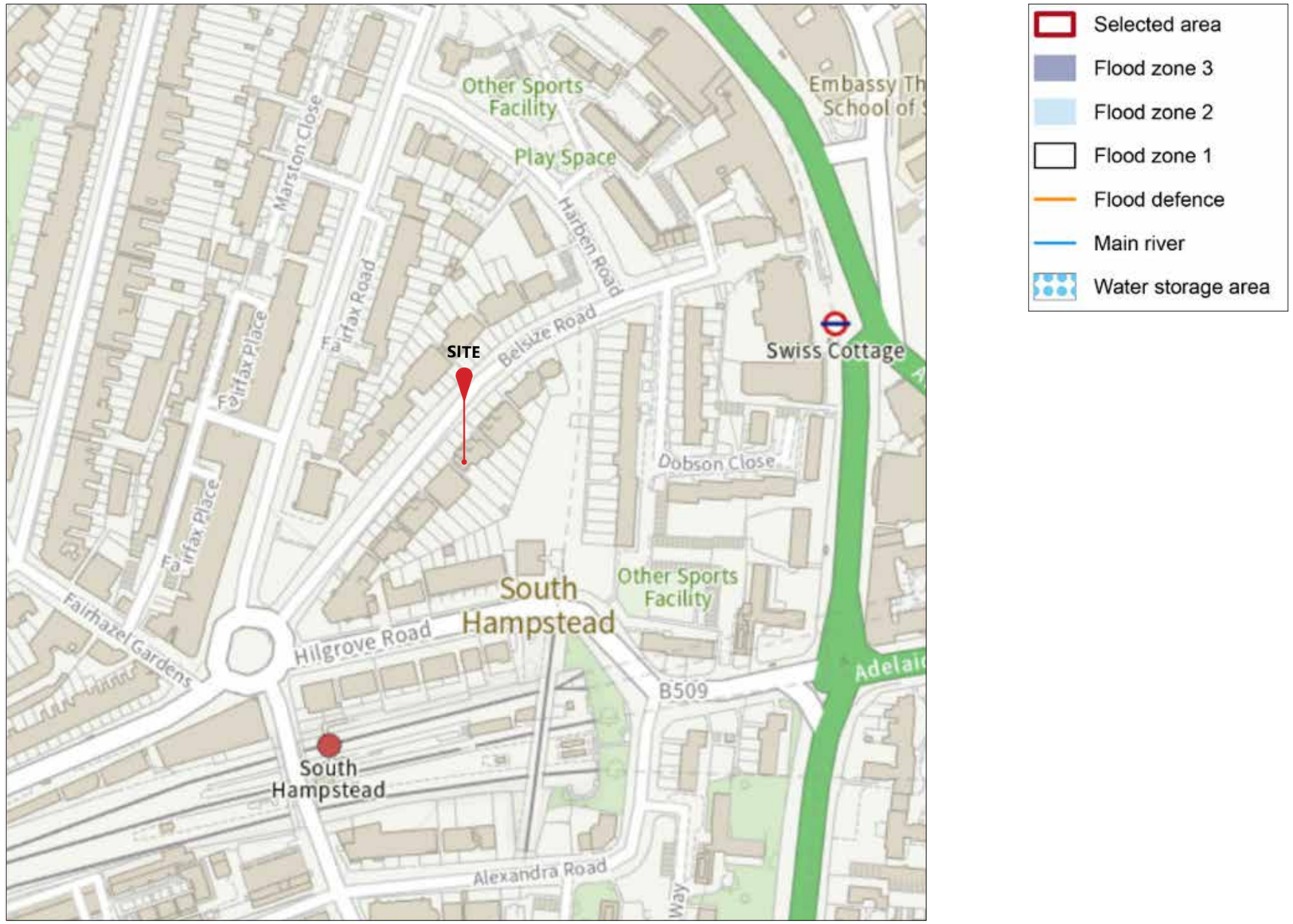


Fig. 10 Environment Agency Flood Map - 1:2500

3.3 Sustainable drainage systems (SuDs) strategies

A sustainable drainage system is recommended to help reduce the surface water discharge rate in the proposed development.

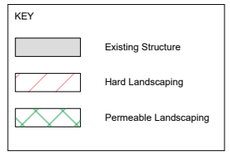
- The proposed ground floor rear extension will allow for roof-level surface water to be discharged into the mains network.
- Permeable materials will be used where possible in the front and rear landscape
- More than 50% of the garden will remain permeable.

3.4 Conclusions

The proposed works to the subject property will not negatively impact the existing flood risks.

The proposed works have considered flood risk at all stages and the final layout reflects the flood risk constraints and the need to manage, and where possible reduce, flood risk in compliance with the guidance in NPPF.

The proposed works will not result in an increased risk of flooding to the site or neighbouring properties.



3.5 Sustainable drainage systems (SuDs) - Existing

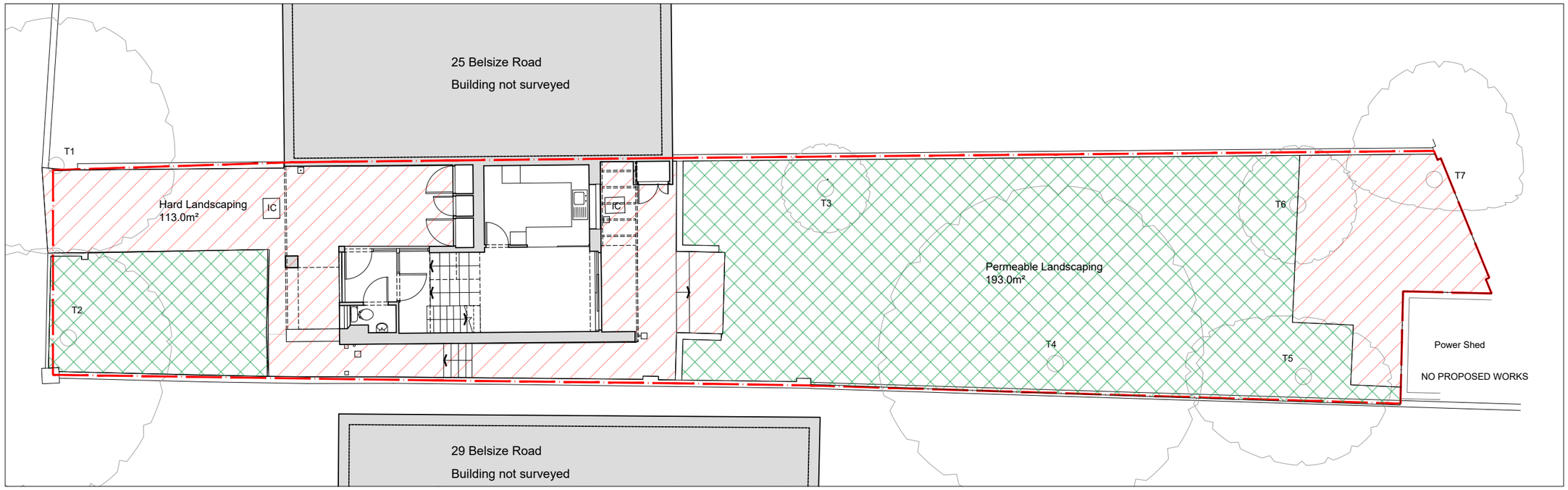


Fig. 11 Existing - 1:75 @A3

KEY

Existing Structure

Hard Landscaping

Permeable Landscaping

3.6 Sustainable drainage systems (SuDs) - Proposed

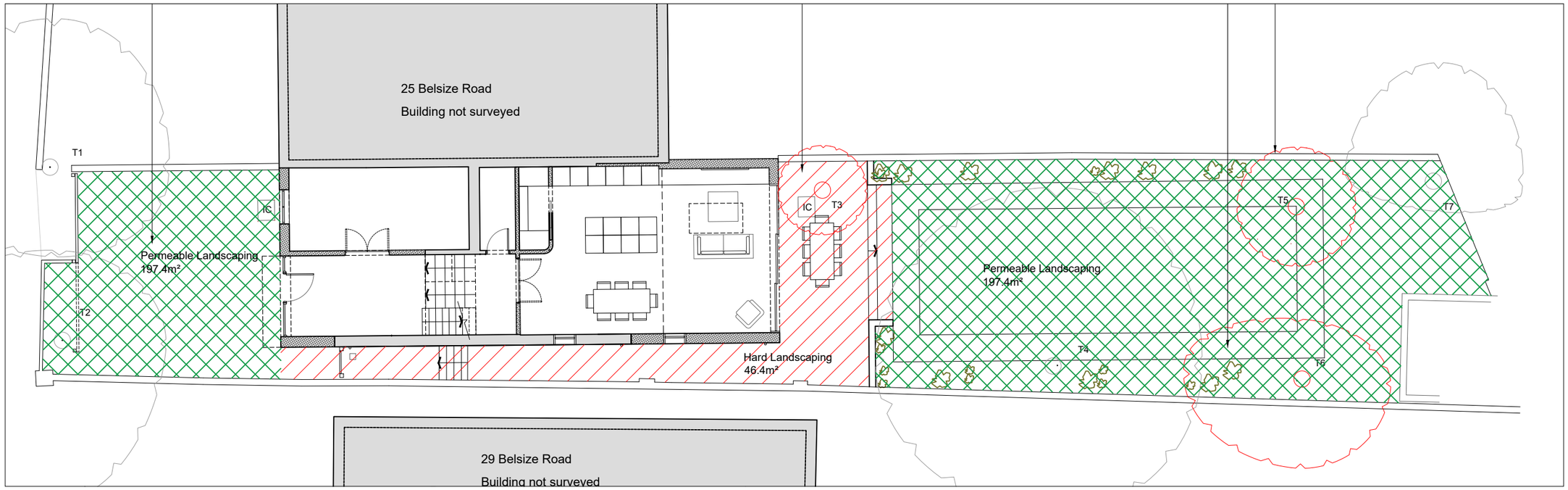


Fig. 12 Proposed - 1:75 @A3

4.0 Sustainability Design Statement

4.1 Sustainability Design Statement

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology following current advice contained within the building regulations.

4.2 Glazing

Due to the property's orientation, the total amount of glazing has been carefully considered to ensure the proposed works do not result in overheating through solar gain.

4.3 Thermal Elements

All new walls, floors, roofs, windows and doors will adhere to the requested U-values set out in the Building Regulations.

4.4 Conclusion

The proposed works will comply with Building Regulation guidance and employ modern construction techniques to ensure sustainable development.

Where possible waste from the site will be recycled.

5.0 Planning

5.1 Property Planning History

The property has not been modified since its original construction.

Key Points

- The building is not a listed building and is not located within a conservation area.

- The property is located next to South Hampstead and Alexandra Road Conservation Areas

- The property is not located with an AONB or Green Belt

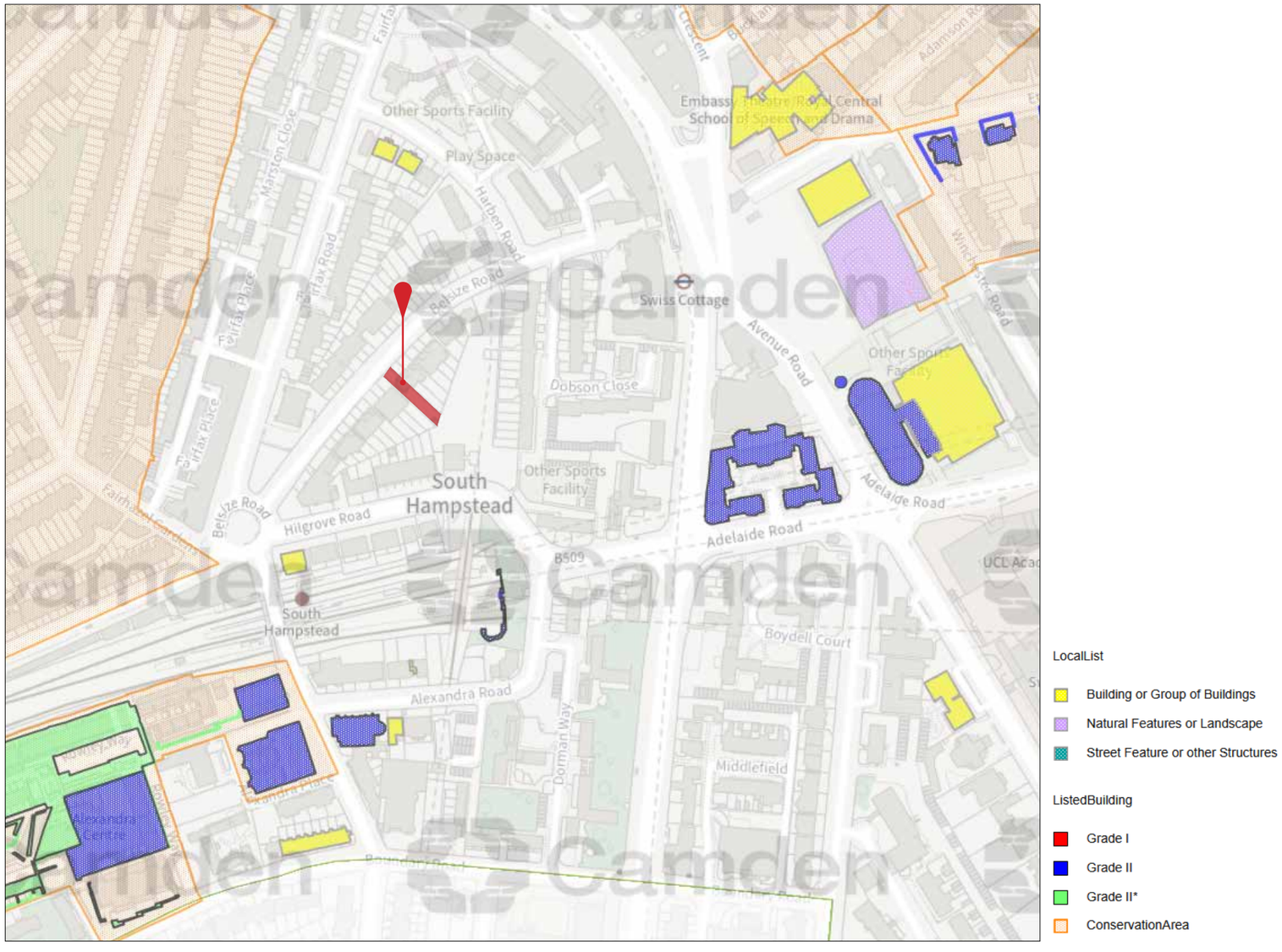


Fig. 13 Conservation Areas with site indicated

5.2 Relevant Neighboring Approvals

Several developments in the immediate vicinity which have secured consent for a similar scale of development;

17 Belsize Road

- 2013/0675/P | External alterations including erection of ground and first floor rear extension, including first floor rear roof terrace, air conditioning unit in rear garden and infilling windows to flank elevation.

21 Belsize Road

- 2020/2383/P | External alterations including erection of ground and first floor rear extension, including first floor rear roof terrace, air conditioning unit in rear garden and infilling windows to flank elevation.

23 Belsize Road

- 2021/0431/P | Conversion of existing carport into internal space involving erection of front elevation wall at ground floor level; installation of front windows and door; blocking up of two side windows; alterations to rear windows.

25 Belsize Road

- PWX0202270 | The erection of a metal balustrade with glass panels to facilitate the use of the first floor flat roof as a balcony. As shown on drawing numbers: 5633/01-03

29 Belsize Road

- 2012/3260/P | Erection of a single storey extension to rear at second floor level, with installation of x2 windows to side elevation of existing house (Class C3)

31 Belsize Road

- 2018/0074/P | Conversion of garage with new glazing, erection of single storey rear lower ground extension with a green roof terrace, erection of rear second floor extension, rear patio extension, re-landscaping of rear garden and alterations to rear fenestrations

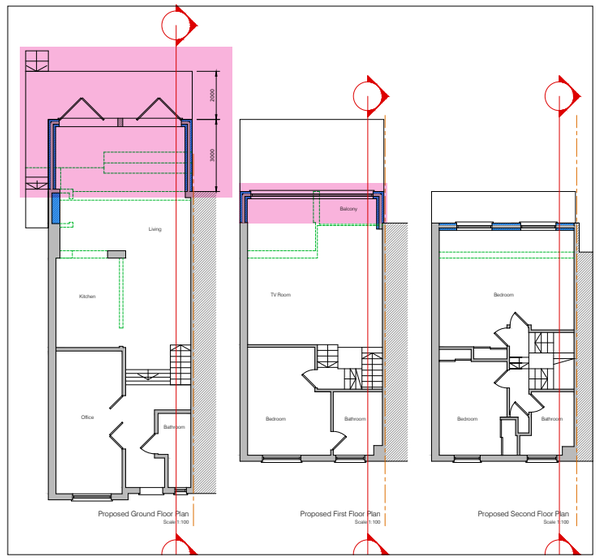


Fig. 14 2013/0675/P 17 Belsize Road

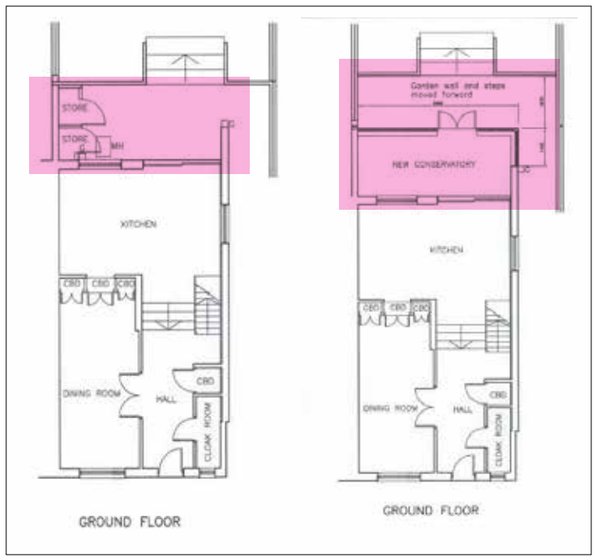


Fig. 15 2020/2383/P 21 Belsize Road

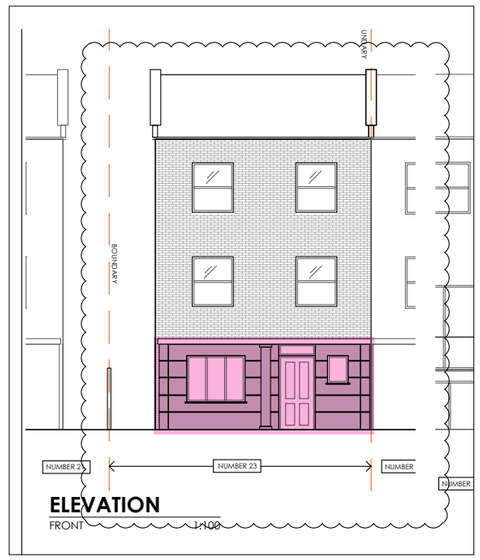


Fig. 16 2021/0431/P 23 Belsize Road

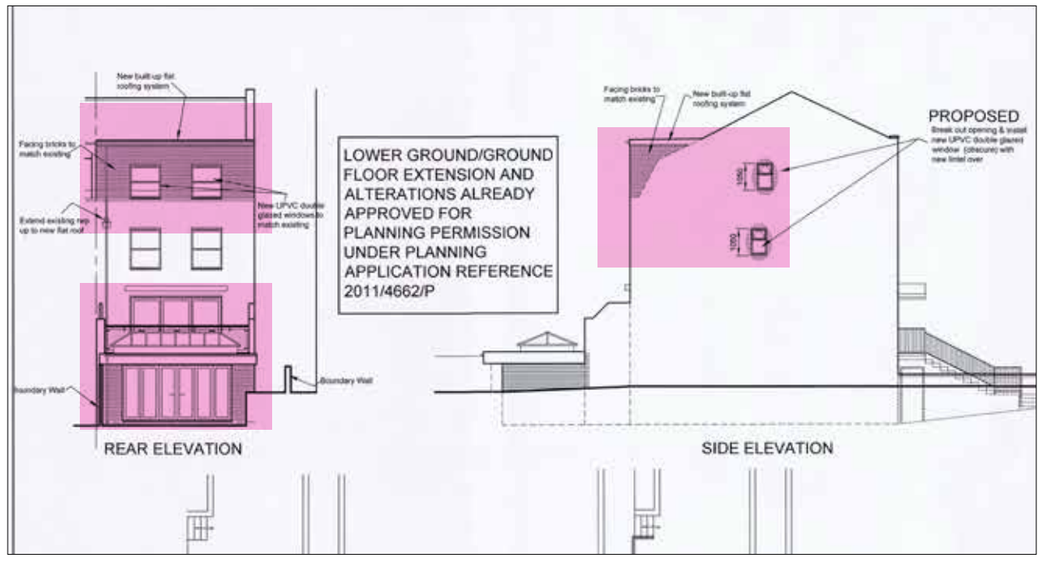


Fig. 17 2012/3260/P 29 Belsize Road

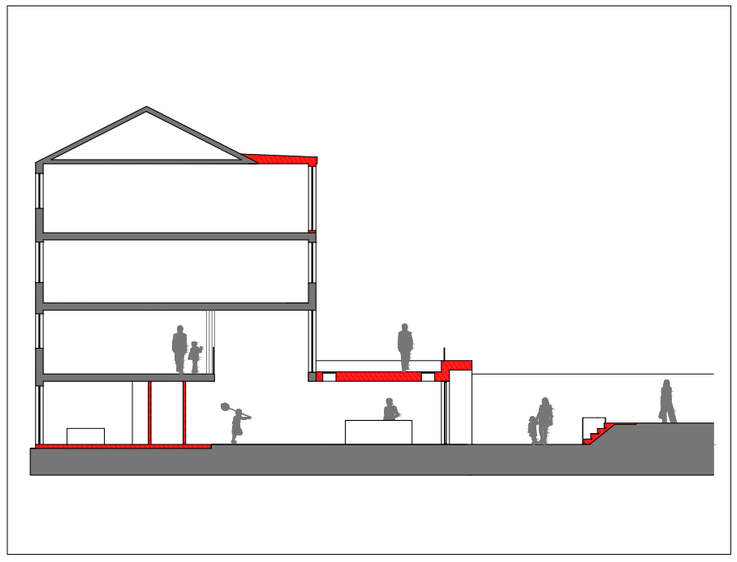


Fig. 18 2018/0074/P 31 Belsize Road

5.3 Evidence of neighbouring developments

No.17 - 2013/0675/P - Rear extension to ground, first and second floor levels

No.19 - 2016/2533/P - Creation of rear roof terrace at first floor level and associated screening

2013/0922/P - Proposed first floor rear extension, second storey infill extension

No.21 - 2012/0823/P - Erection of rear first floor and second floor level extension

No.23 - 2021/0431/P - Conversion of existing carport into internal space.

2020/2383/P - External alterations including erection of ground & first floor rear extension, including first floor roof terrace, air conditioning unit in rear garden.

No.25 - P9600937 - New extension to rear of ground floor new balcony balustrade at first floor

No.29 - 2012/2994/P - Erection of a single storey rear extension with roof lantern

6.0 Existing Layout

6.1 Ground Floor Plan

The existing property is a generous terraced family home, which remains unaltered since its original construction.

At ground floor the following accommodation is provided:

- W/C
- Kitchen

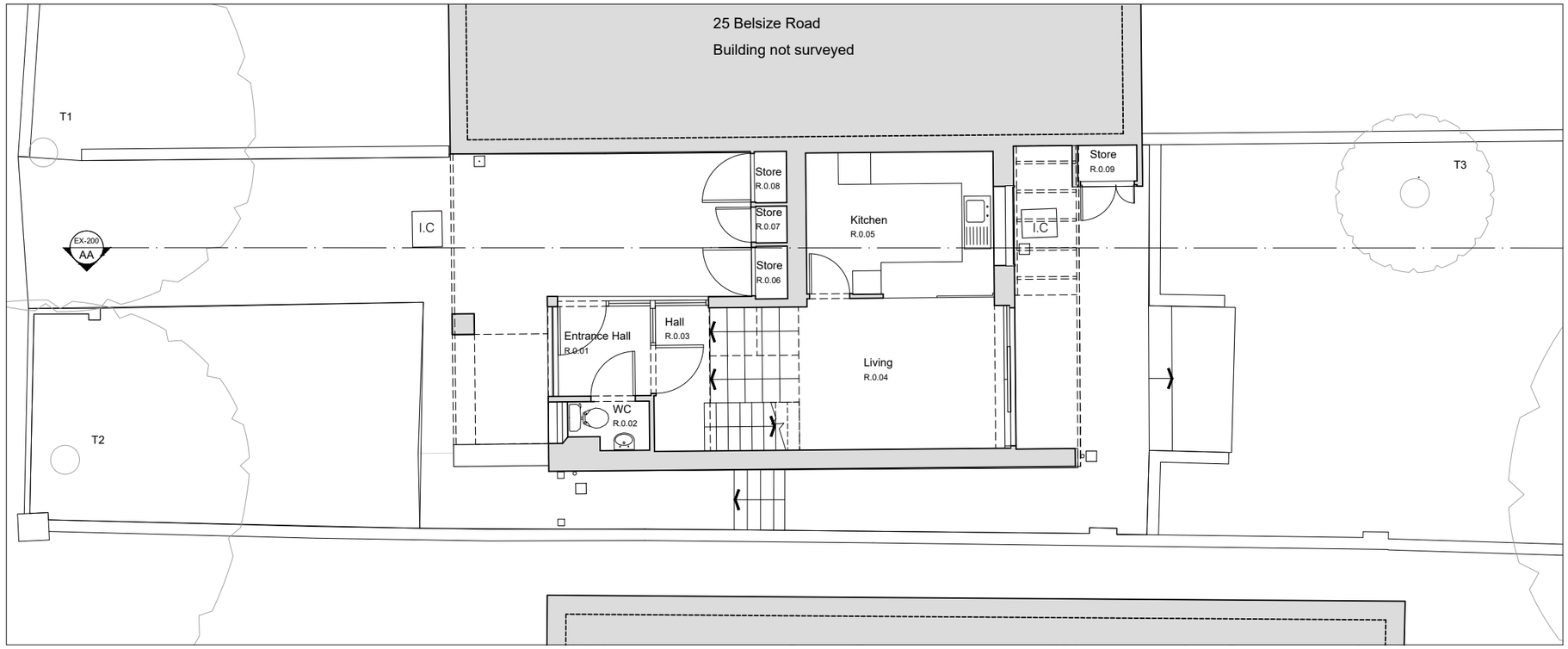


Fig. 19 Existing Ground Floor Plan - Scale 1:100 @ A3

6.2 First Floor Plan

At first floor the following accommodation is provided:

- Living Room with balcony access
- Master Bedroom with en-suite

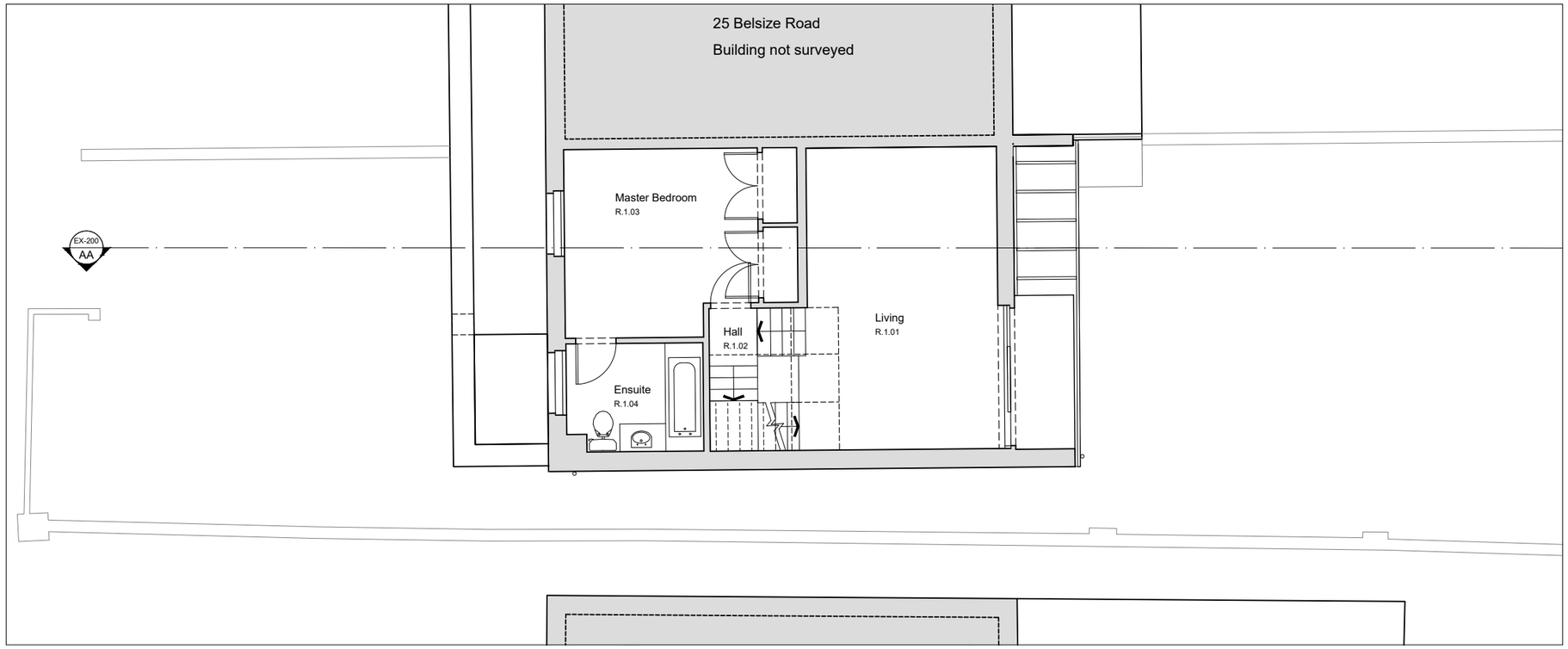


Fig. 20 Existing First Floor Plan - Scale 1:100 @ A3

6.3 Second Floor Plan

At second floor the following accommodation is provided:

- 2x Double bedrooms
- Family bathroom
- Study

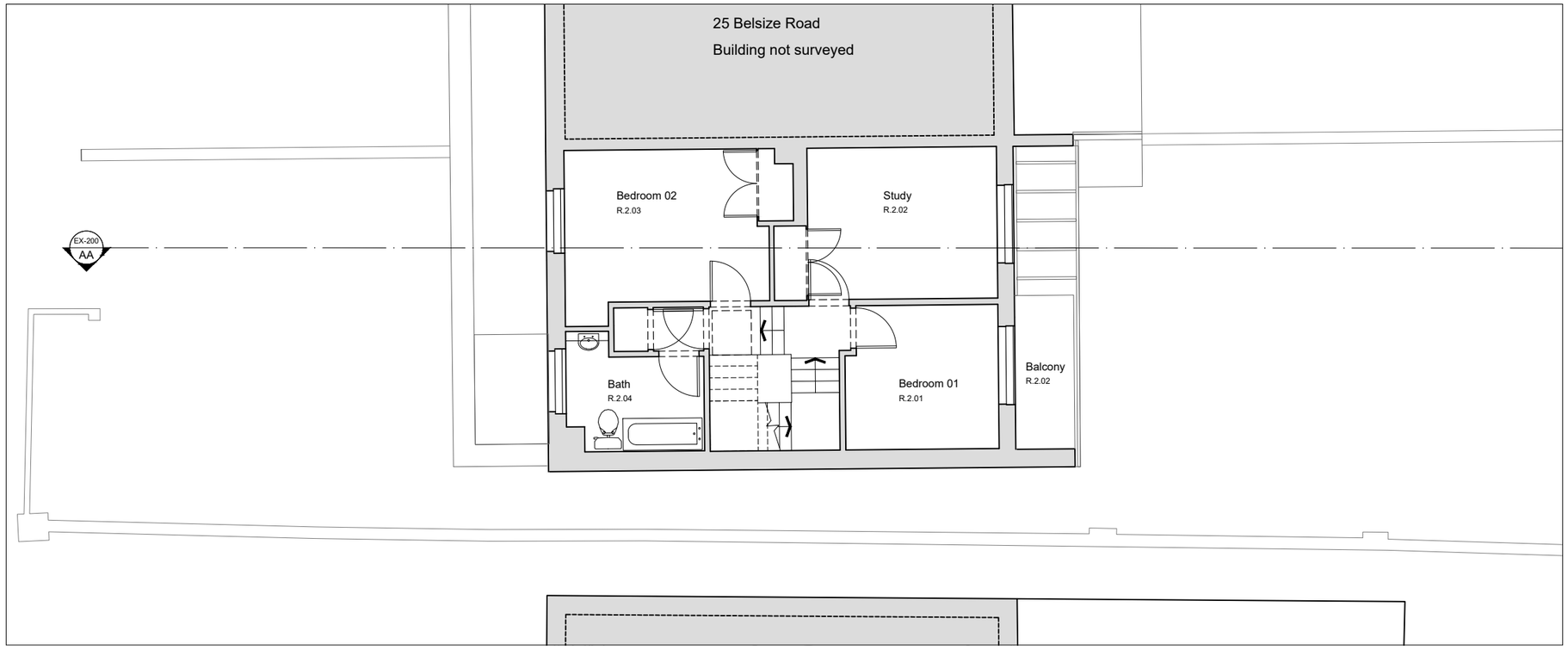


Fig. 21 Existing Second Floor Plan - Scale 1:100 @ A3

6.4 Loft Plan

Loft access is provided via a ceiling hatch above the second floor staircase.

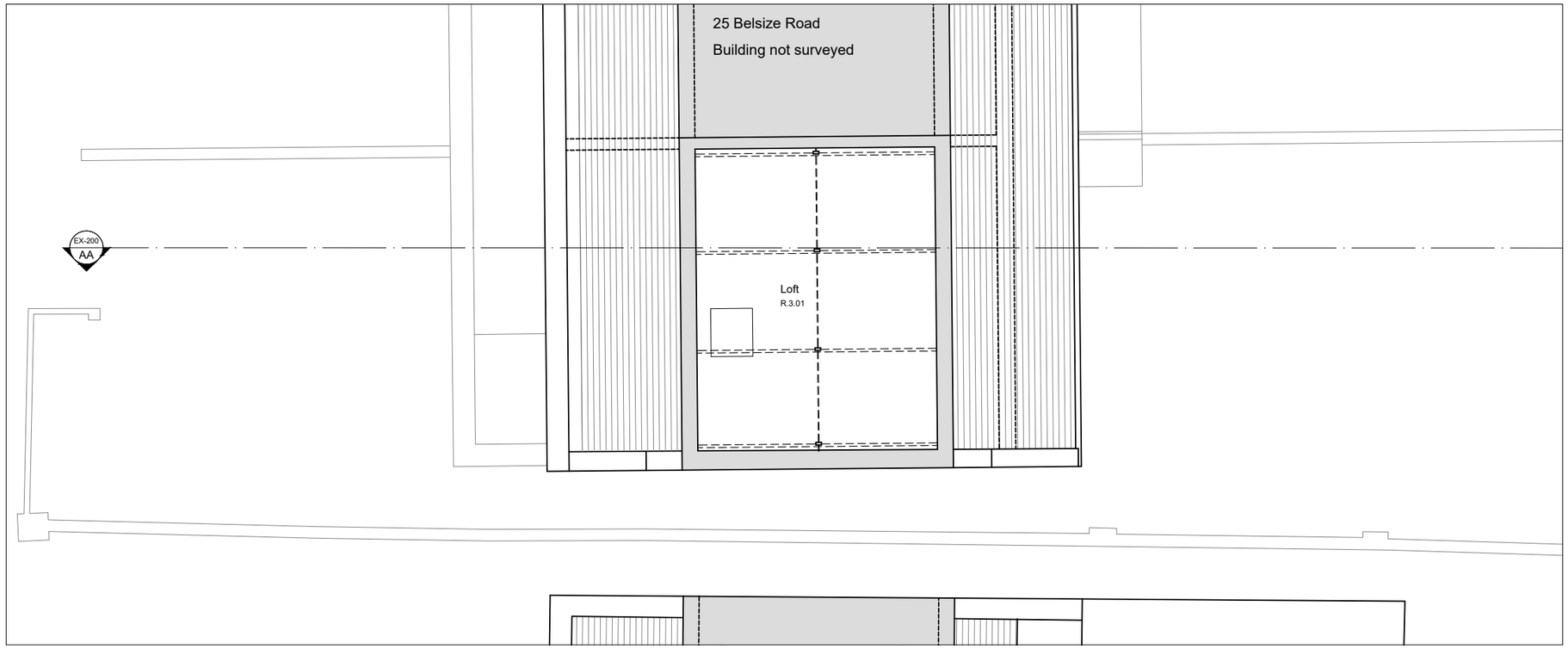


Fig. 22 Existing Loft Plan - Scale 1:100 @ A3

6.5 Roof Plan

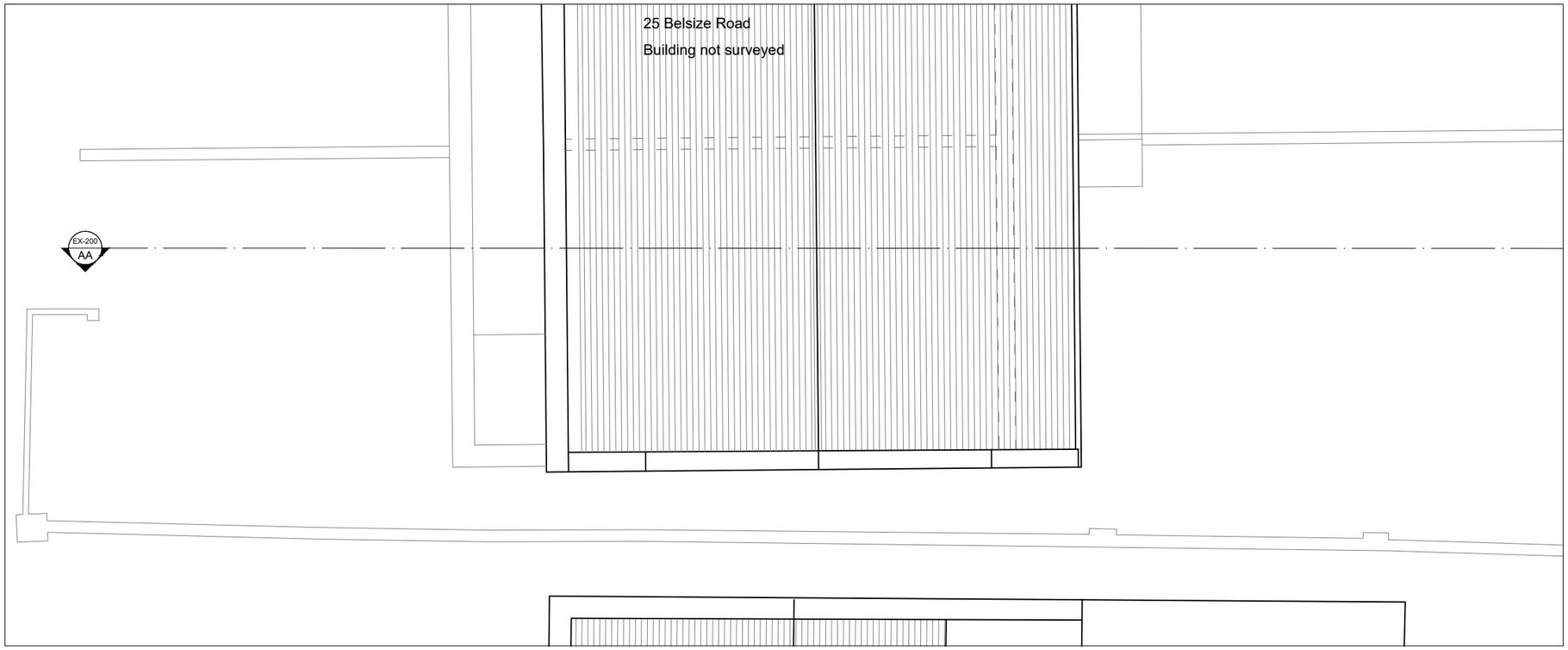


Fig. 23 Existing Roof Plan - Scale 1:100 @ A3

6.6 Section

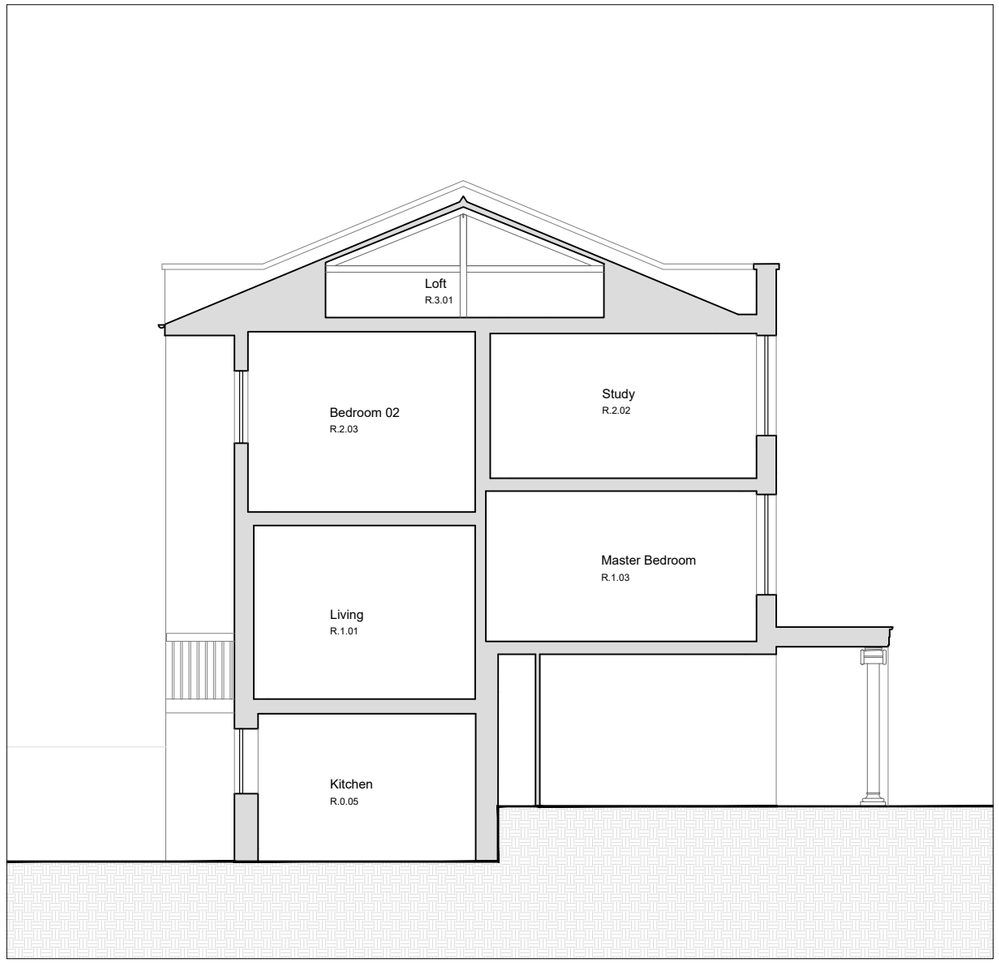


Fig. 24 Existing Section AA- Scale 1:100 @ A3

6.7 North and West Elevations

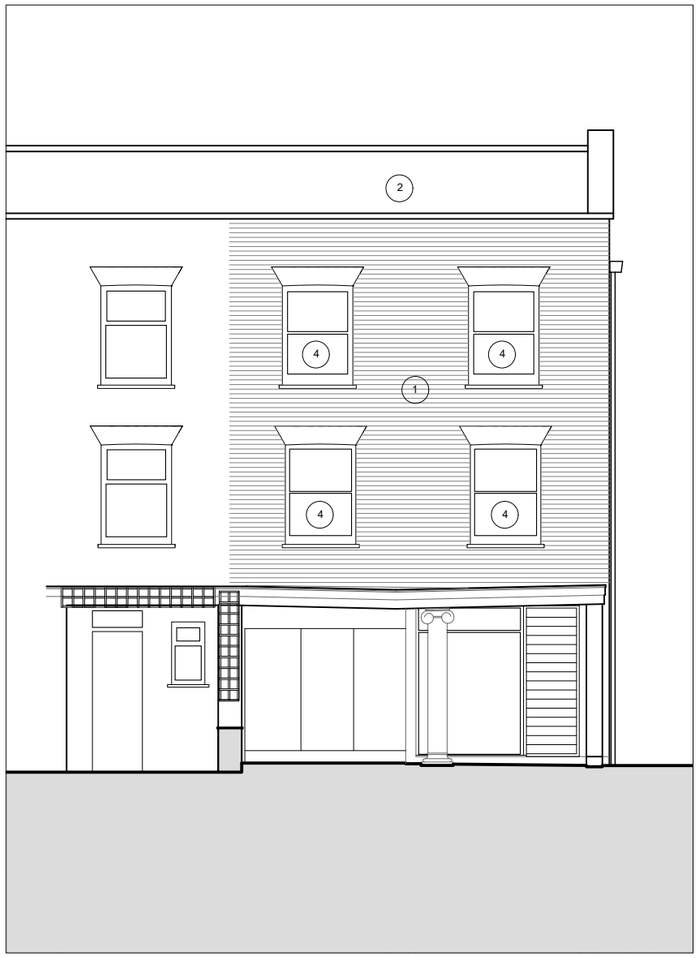


Fig. 25 Existing Front (North) Elevation - Scale 1:100 @ A3

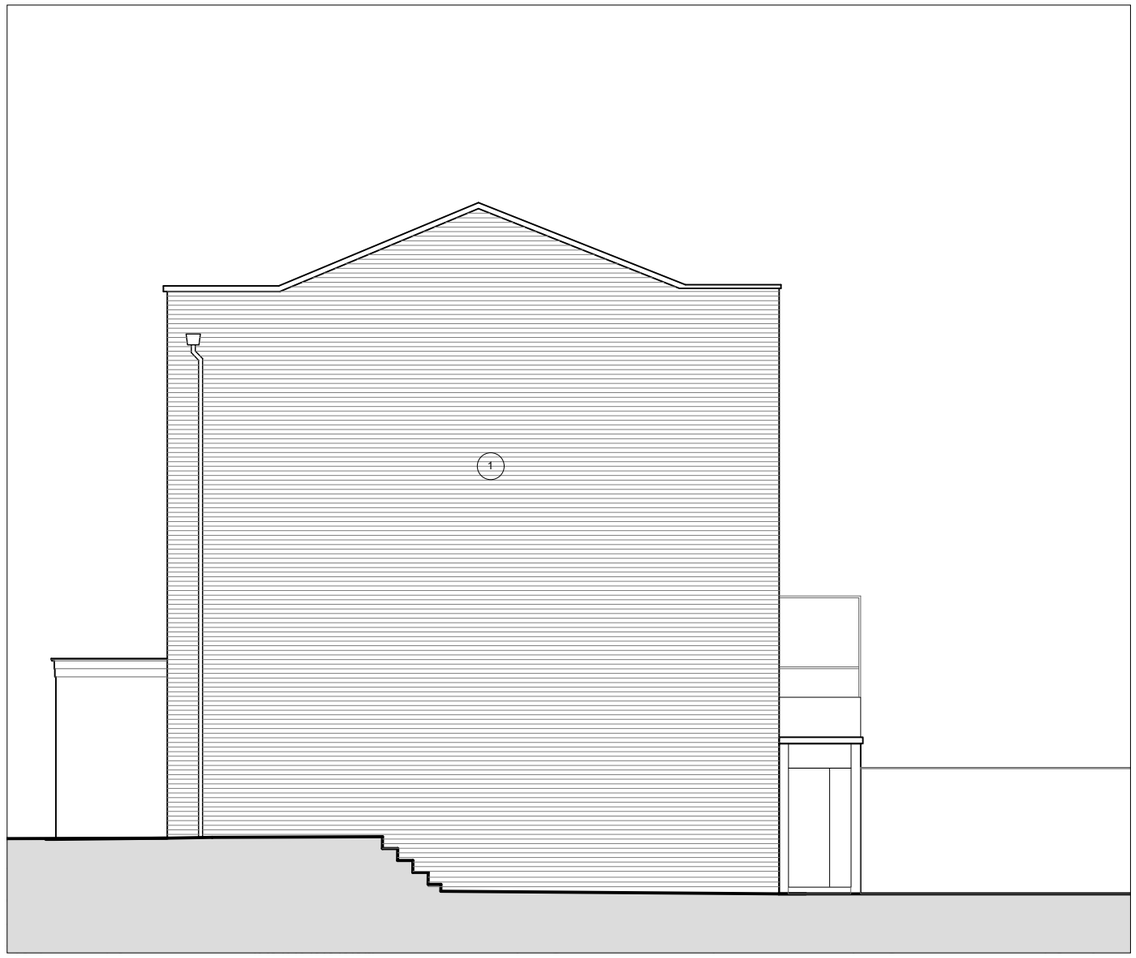


Fig. 26 Existing Side (West) Elevation- Scale 1:100 @ A3

6.8 South and East Elevations

Fig. 27 Existing Rear (South) Elevation - Scale 1:100 @ A3

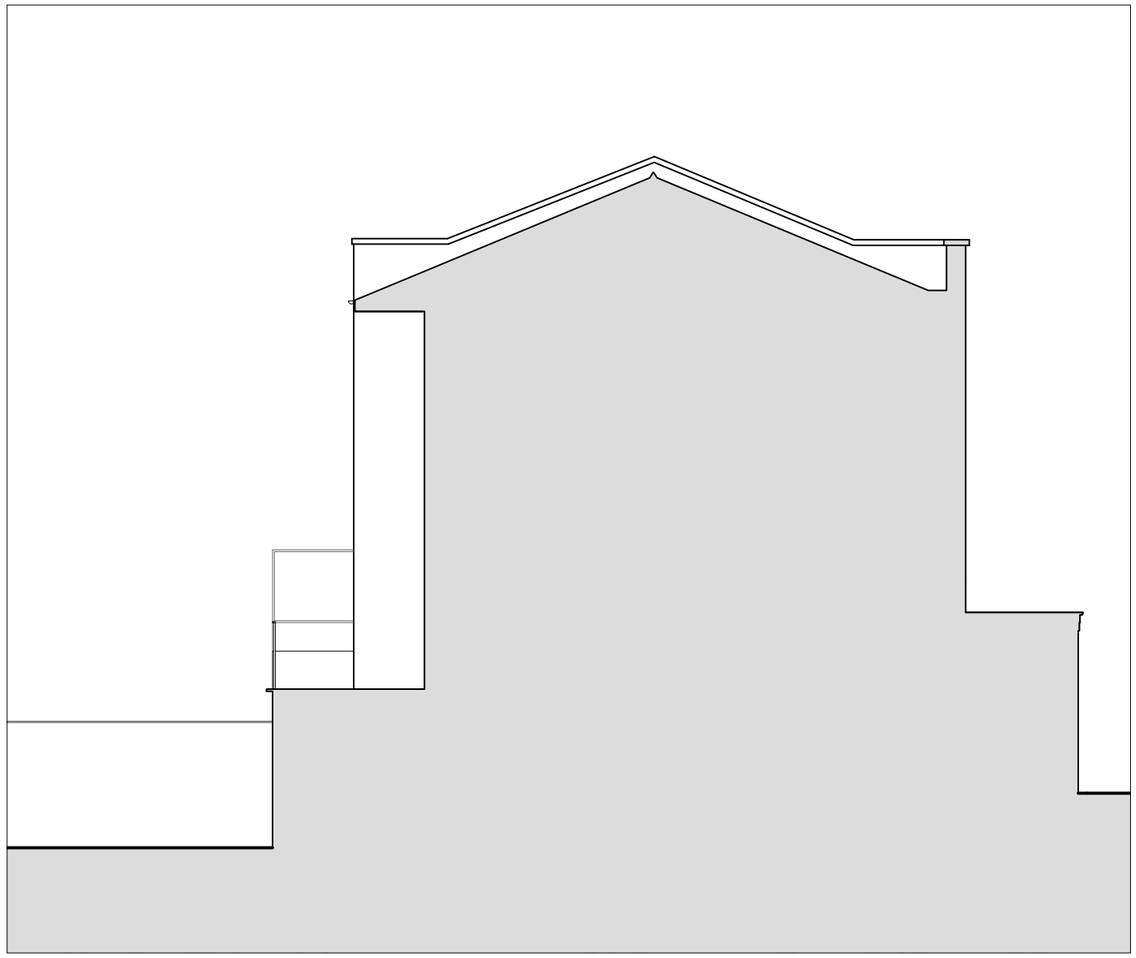


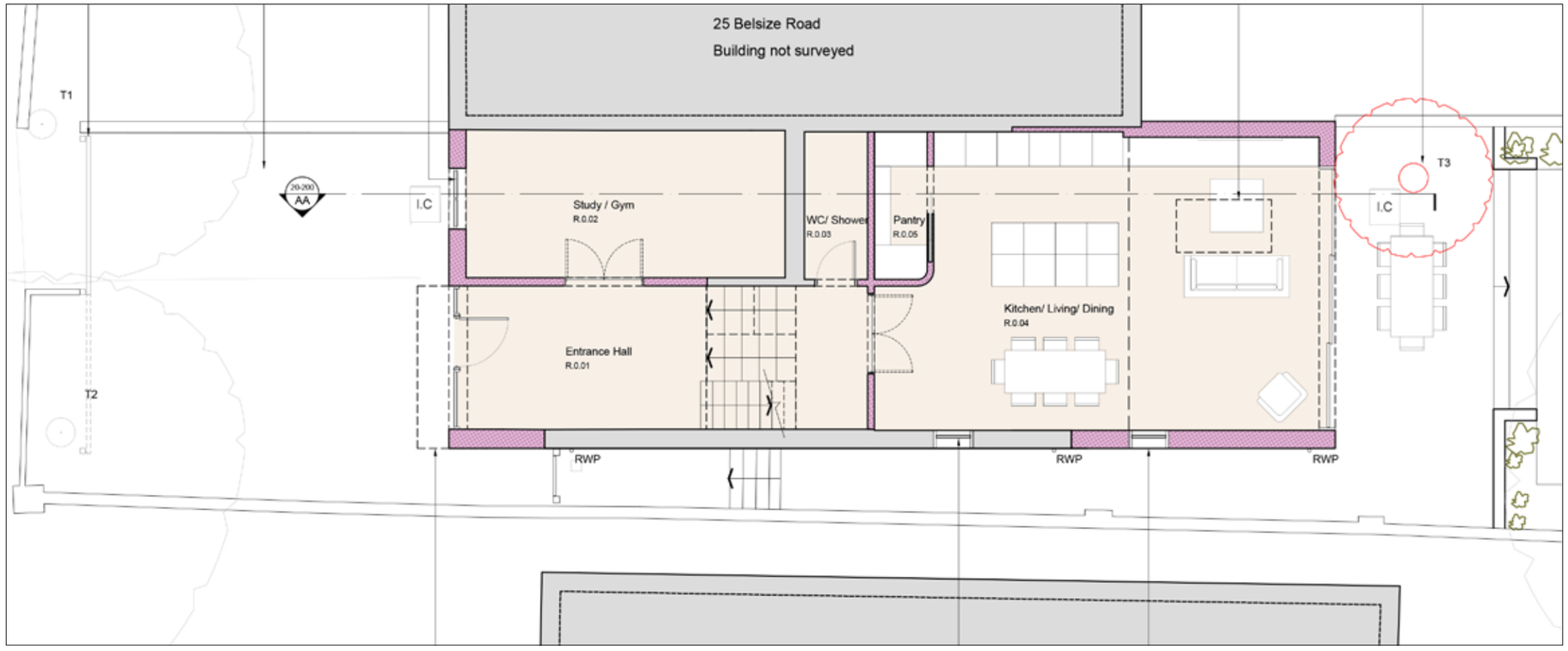
Fig. 28 Existing Side (East) Elevation- Scale 1:100 @ A3

7.0 Proposed Layout

7.1 Proposed Ground Floor

At ground level the following works are proposed:

- Single storey front infill to align with neighbouring property with new window opening
- Single storey rear extension with new sliding doors
- New window openings to flank elevation
- New front door with canopy installed above



Existing Floor

Existing Walls

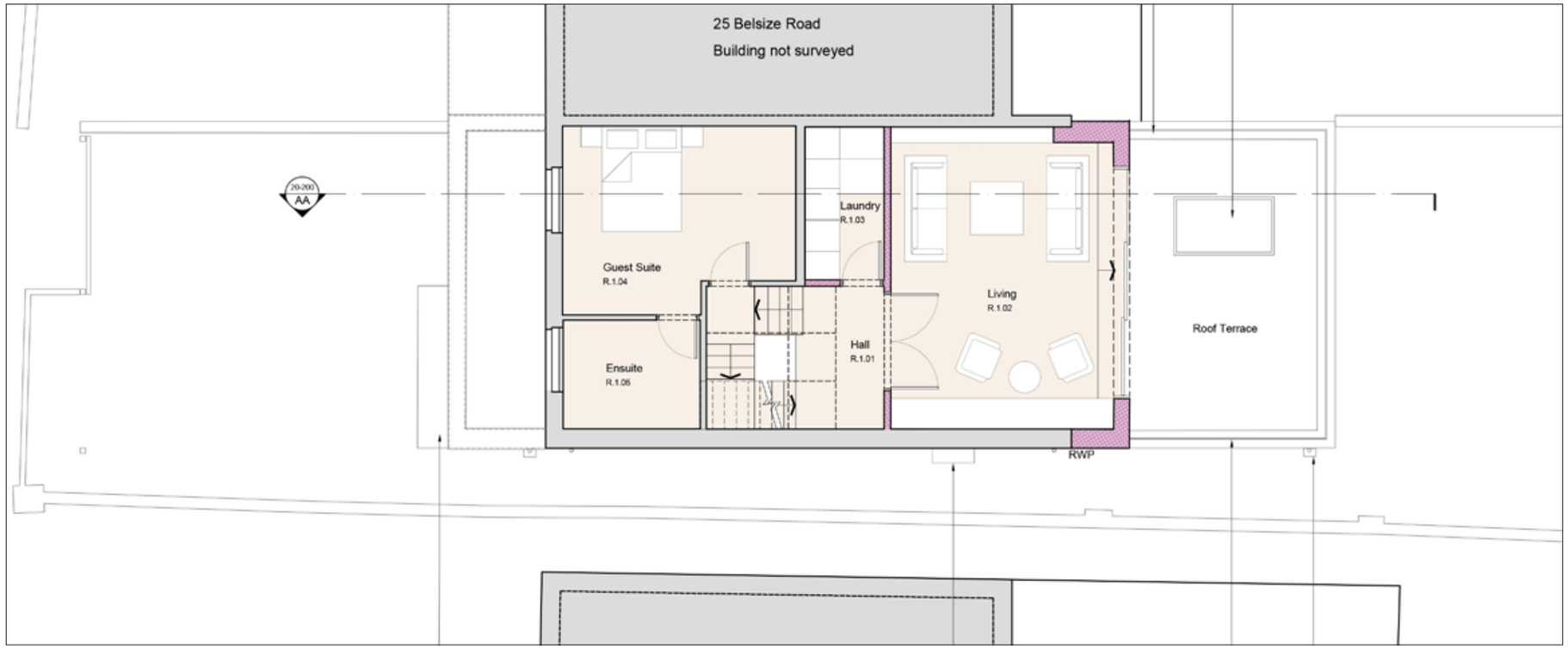
New Walls

Fig. 29 Proposed Ground Floor Plan - Scale 1:100 @ A3

7.2 Proposed First Floor

At first floor the following works are proposed:

- Rear extension with infill
- Roof terrace with balustrade and privacy screens
- Internal re-configuration
- New sliding aluminium doors
- External A/Cunit installed on flank wall at high level



Existing Floor

Existing Walls

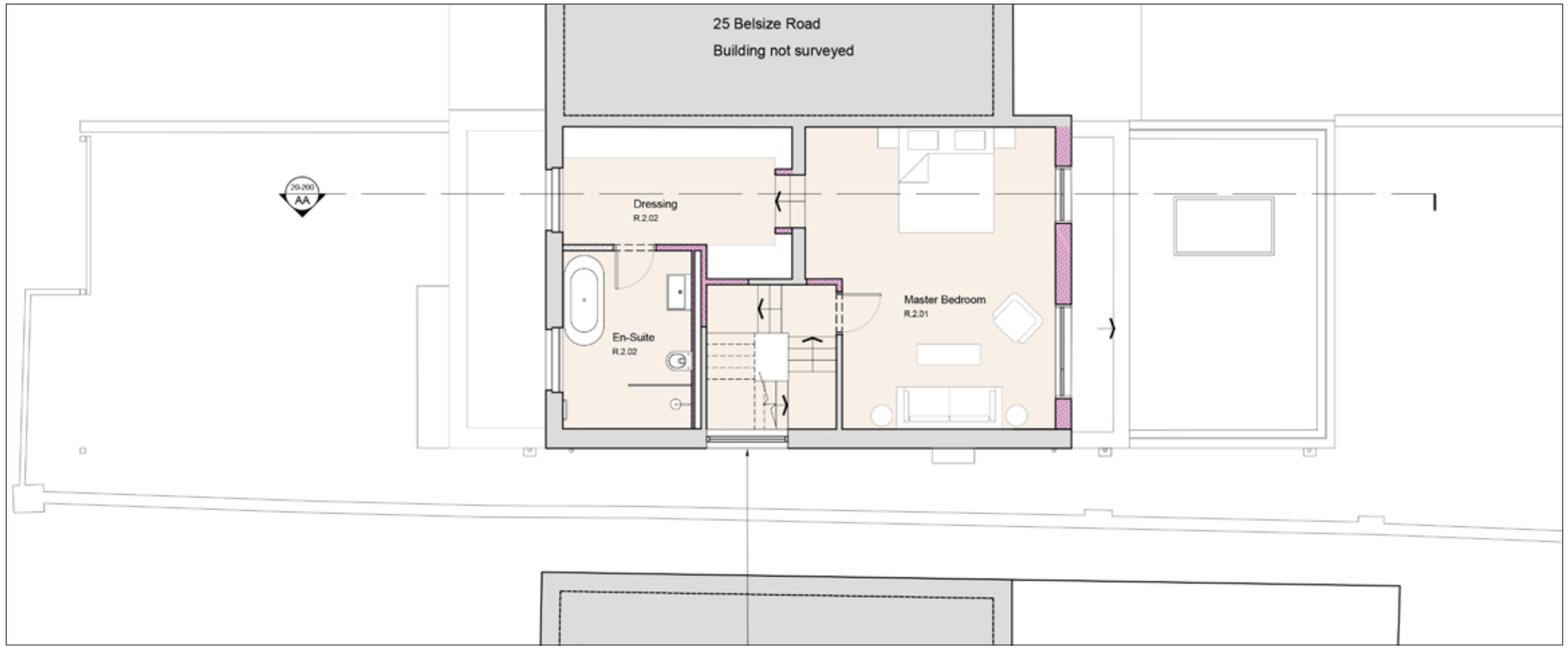
New Walls

Fig. 30 Proposed First Floor Plan - Scale 1:100 @ A3

7.3 Proposed Second Floor

At second floor the following works are proposed:

- Rear infill extension
- New UVPC windows
- Internal re-configuration works
- New window opening on flank wall



Existing Floor

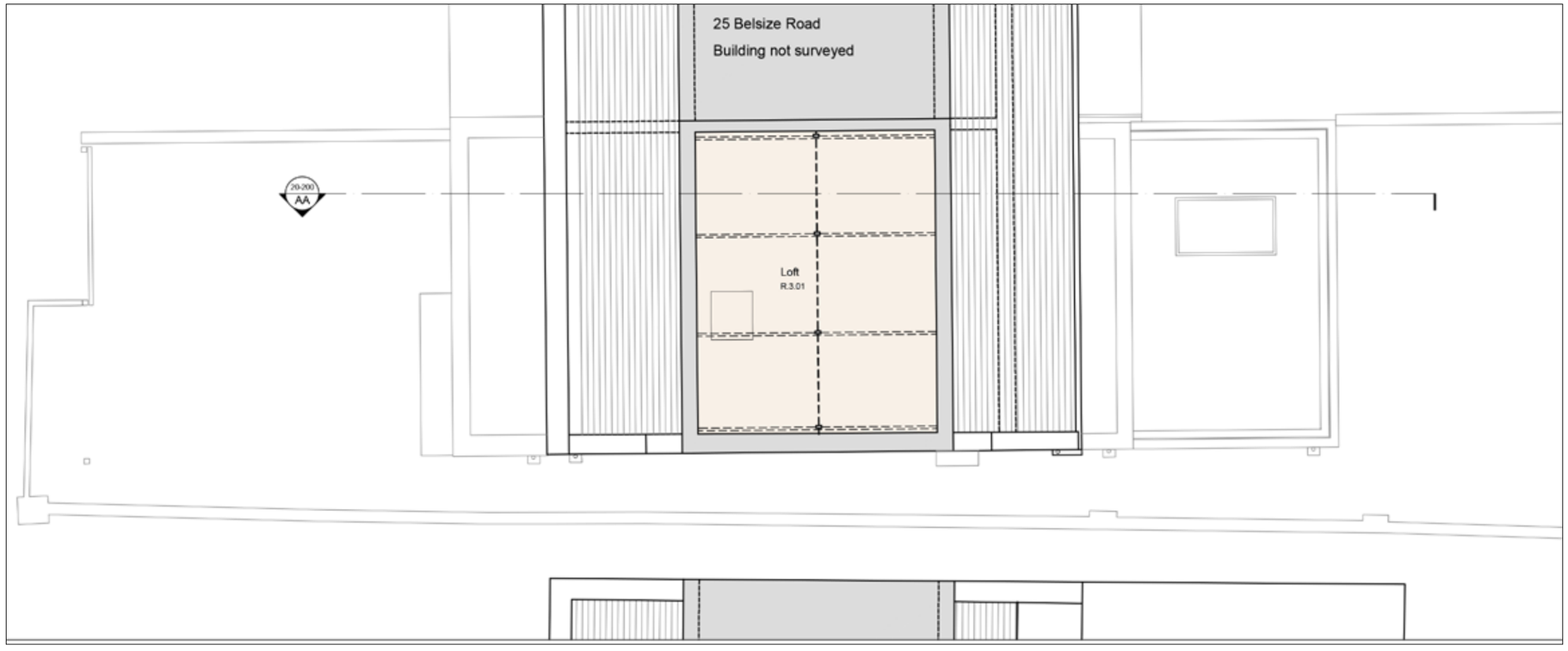
Existing Walls

New Walls

Fig. 31 Proposed Second Floor Plan - Scale 1:100 @ A3

7.4 Proposed Loft

There are no proposed works at loft level



Existing Floor

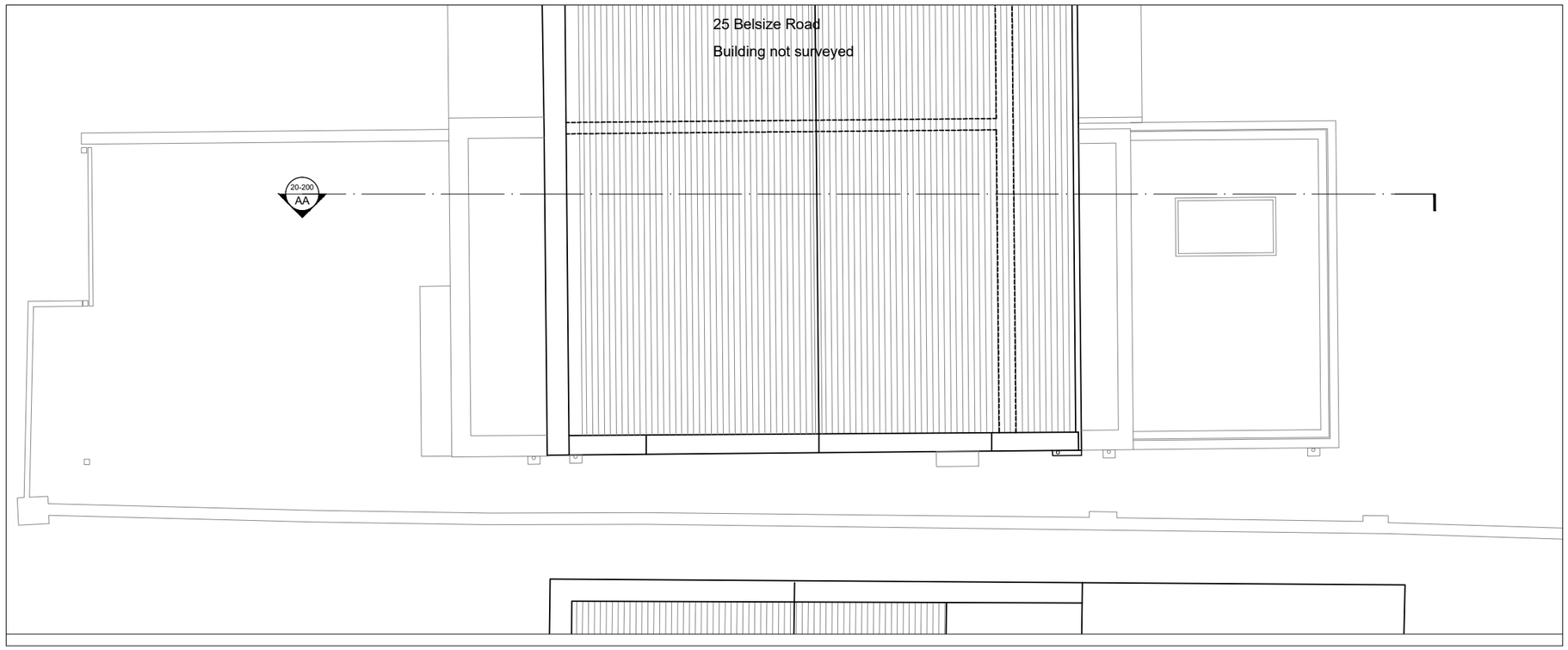
Existing Walls

New Walls

Fig. 32 Proposed Loft Floor Plan - Scale 1:100 @ A3

7.5 Proposed Roof

There are no proposed works at roof level



Existing Floor

Existing Walls

New Walls

Fig. 33 Proposed Roof Plan - Scale 1:100 @ A3

7.6 Section

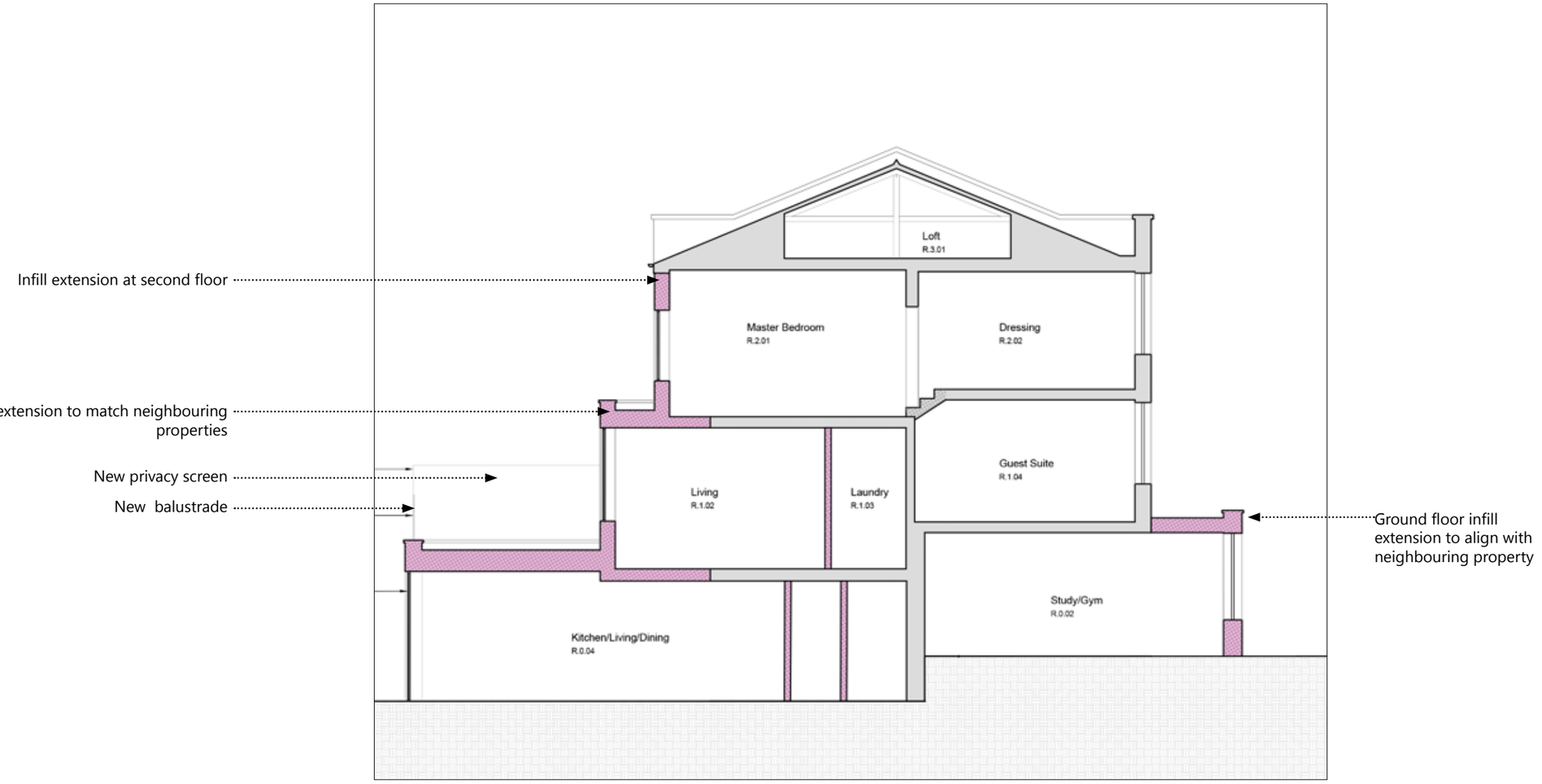


Fig. 34 Proposed Section AA- Scale 1:100 @ A3

7.7 North and West Elevations

Fig. 35 Proposed Front (North) Elevation - Scale 1:100 @ A3

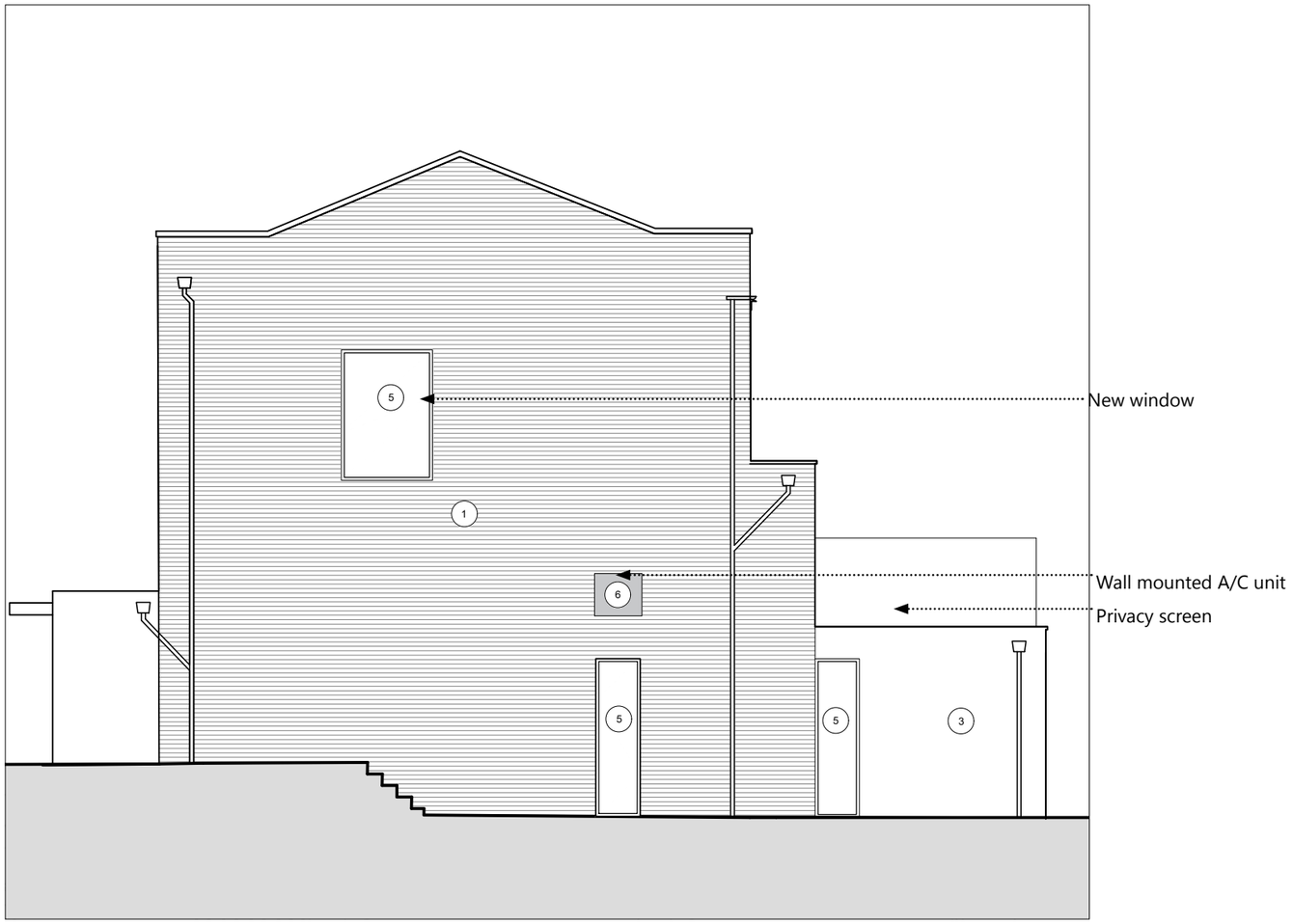


Fig. 36 Proposed Side (West) Elevation- Scale 1:100 @ A3

7.8 South and East Elevations

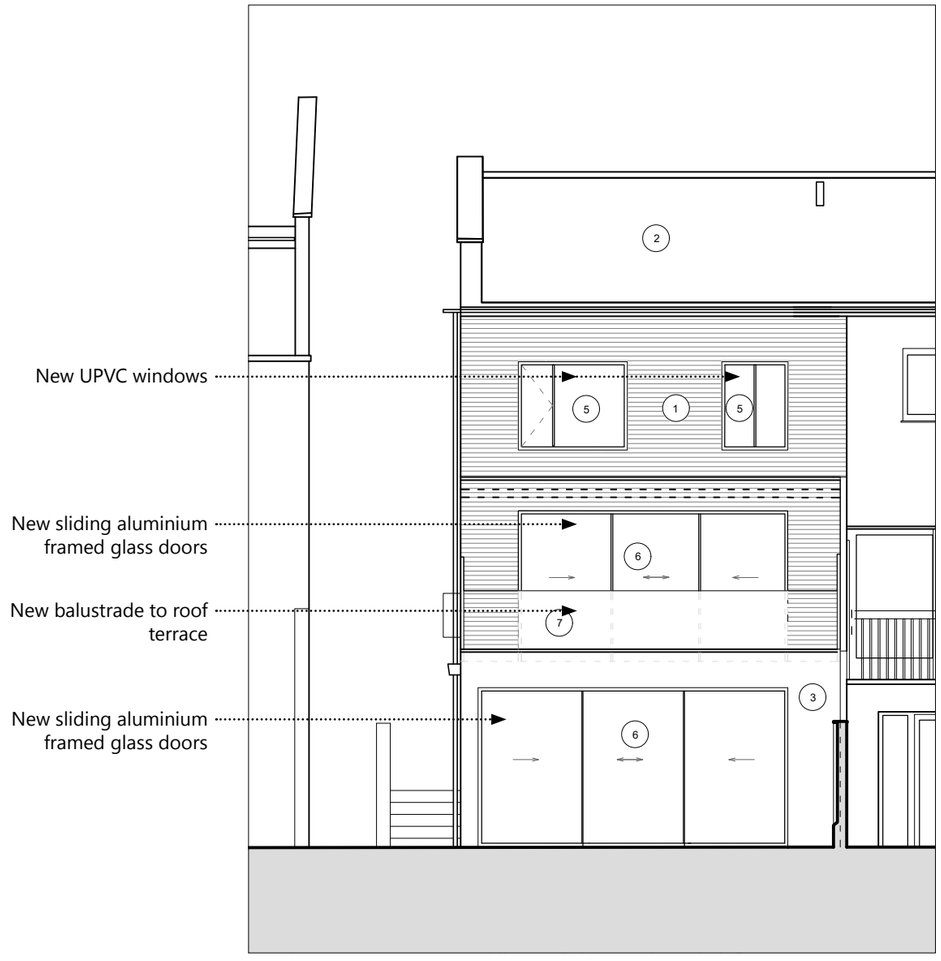


Fig. 37 Proposed Rear (South) Elevation - Scale 1:100 @ A3

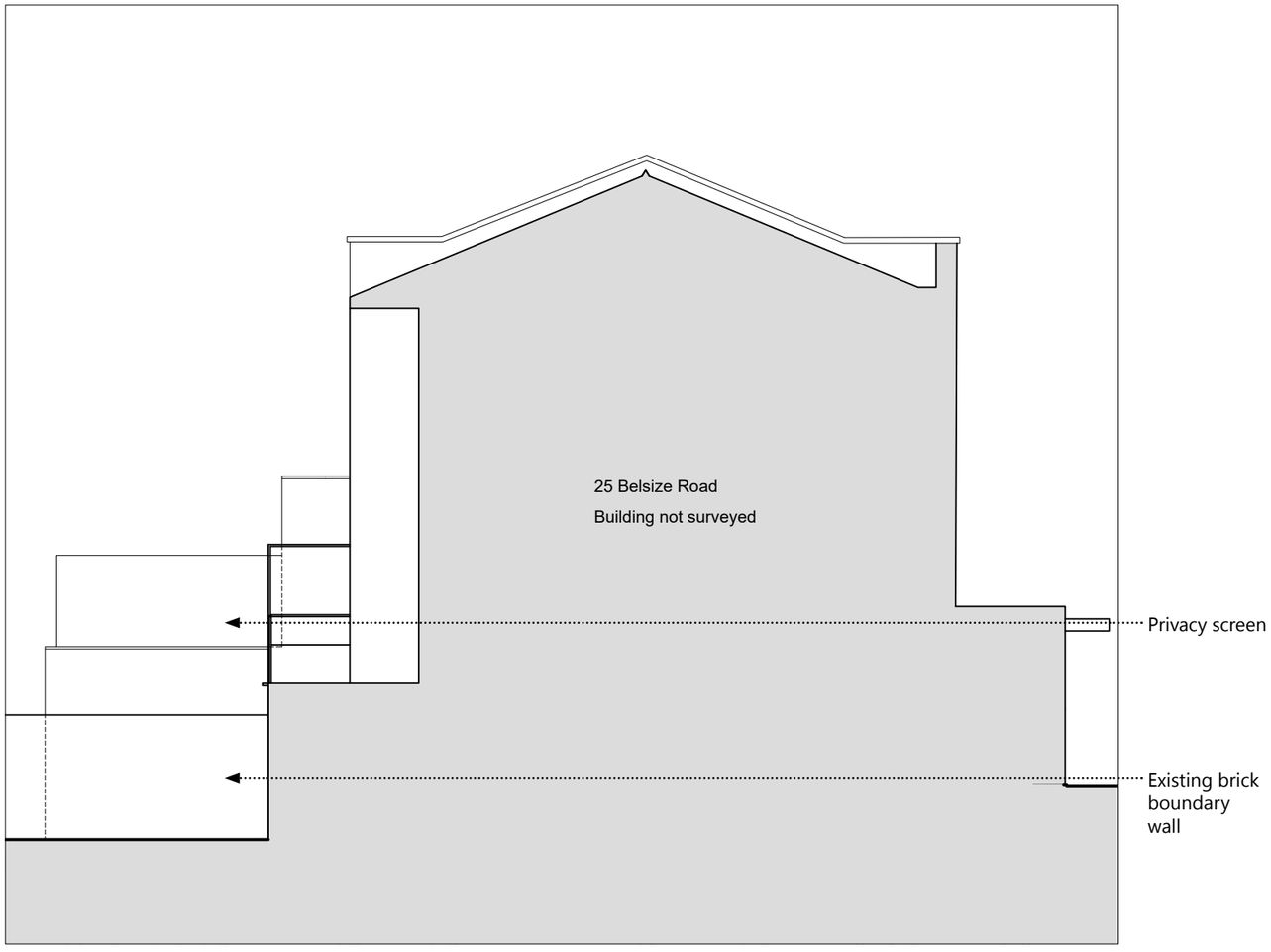


Fig. 38 Proposed Side (East) Elevation- Scale 1:100 @ A3

8.0 Summary

The proposed works on the application property as described in this design and access statement will provide the homeowner with the required level of practical comfort for them to enjoy modern family life.

The proposed modifications are consistent with similar developments in the local area. The height is similar to neighbouring extensions and does not result in an overly dominant composition.

The proposed works adhere Camden's policies stipulated within the borough's Home Improvement Planning Guidance.

The proposed rear extension respects the existing building and does not negatively impact the neighbouring properties. The First and second floor rear works draw parallels with approved neighbouring works and do not negatively impact the character of the property or the surrounding areas.

The proposed extension will employ high-quality matching materials that will create a coherent composition that positively contributes to the character of the area and surrounding properties.

We trust that the proposals will be viewed favourably, and look forward to your comments in due course.