

Design and Access Statement

61b Belsize Lane – London NW3 5AU

05/09/2013

1.0 Introduction

This statement has been prepared in support of a planning application at 61b Belsize Lane. The proposal consists of a new rooflight and a new rear dormer with terrace located at the rear elevation roof and relocation of the front entrance door to the residential property. It also proposes to convert the existing garage to provide habitable space, inclusion of garage rooflight and replacement of garage gate with new garage door to match door belonging to 61c Belsize Lane.

The proposal takes into consideration the following policies:

- Development plan policy DP22 (Securing high quality design) of the Council's LDF that requires all developments to be of a high standard design and take into consideration the character, setting, content, form and scale of the host building and surroundings properties.
- Belsize Conservation Area Statement.
- Camden's policy Guidance (CPG1 – Design) states that rear extensions should be secondary to the scale, proportions and dimensions of the host building; rear extensions should respect and preserve the original design and proportions of the building, this includes its architectural period and style.
- Planning Policy Statement 5 (PPS5). Conservation principle 4 confirms that "change in the historic environment is inevitably caused by natural processes and by responses to social, economic and technological change." Paragraph 4.2 states that Conservation is "the process of managing change to significant place in its setting in ways which will be best sustain its heritage values"

2.0 Site Assessment

2.1 Context

Belsize Lane consists of a very broad range of dwelling types and sizes. The houses are predominantly arranged in short terraces which abut the pavement along the length of the street. The street is attractive and varied in its architecture. It is a pleasant and interesting residential environment and is intrinsic to the conservation area.

2.2 The Site

61b Belsize Lane is a three storey terraced building located on the southern side of Belsize Lane. The building is within the Belsize Conservation Area and is not listed.

The property also benefits of an existing garage that is not adjacent to the house.

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3.0 Design Criteria

3.1 Proposed

It is proposed a new dormer window and terrace on the loft space to provide external space to the family living on the property and to allow for greater natural light into the space.

The proposed rear dormer and roof terrace has been designed to harmonise with the existing appearance and character of the property in order to reduce the impact and appear to be part of the original property. We believe that the proposed roof terrace is in keeping with the surroundings. The approach is to adopt the prevalent style of a large dormer in terms of scale and style granted planning consent at 61c Belsize Lane. (Ref No: PWX0002702) While the proposed dormer and terrace at 61b and dormer at 61c are different, in that our proposal provides external space. Our proposal is, in fact much smaller in scale meaning that is much better integrated within the existing roof and is subordinated to the host property.

A new rooflight is proposed located above the central access stair. This will allow for an increase in the amount of natural light entering the property to the lower levels, thus enhancing the living space.

At ground floor, it is proposed to relocate the front entrance door in order to improve the internal circulation, thus creating a flexible living space and allowing for the existing kitchen to be extended.

The proposed garage conversion will allow for extra internal habitable space and use as a study for the family. Replacing the existing garage gate with new doors to match the doors of the adjacent garage at 61c Belsize Lane will improve the combined appearance of both garages and the surrounding area.

An inclusion of a roof light with in the garage roof will allow natural light to the entire space.

3.2 Access

The front entrance door to the main property will be relocated within the porch.

The external opening on the front elevation leading into the small porch area will remain unchanged.

3.3 Landscaping

No changes to the landscaping are proposed.

3.4 Appearance

Materials for the dormer roof will consist of lead flashing on the roof and aluminium sliding/folding double glazed doors for the opening.

A small frameless toughened glass balustrade will be located around the terrace to achieve the height required by building regulations.

Front entrance door materials are to match the existing to minimise visual effect. The proposal would therefore not harm the streetscape and preserve the character and appearance of the Belsize Conservation area.

The proposed garage doors are to match the adjacent garage doors belonging to 61c Belsize Lane. The doors are painted timber doors with double glazed top panes.

4.0 Relevant Developments in the vicinity

- **No 61c Belsize Lane** received Planning permission in 2001 (Ref: PWX0002702) for an *Addition of dormer window to rear roof-slope.*
- **No 63a & 63b Belsize Lane** received Planning permission in 2004. (Ref: 2004/3751/p) for *The erection of a 3-storey side extension and single storey rear extension to no. 63A, and erection of roof extension for additional storey to both nos. 63A and 63B, plus associated external elevational alterations.*
- **No 53 Belsize Lane** received Planning Permission in 2004. (Ref:2007/3511/P) for *Alteration to the front facade of the dwelling house including replacement of garage door with a window (in connection with conversion of garage to habitable floorspace), installation of new front entrance door, and french doors with glass balconette at first floor level.*