

Basement, Ground and First floors, 24 Belsize Avenue

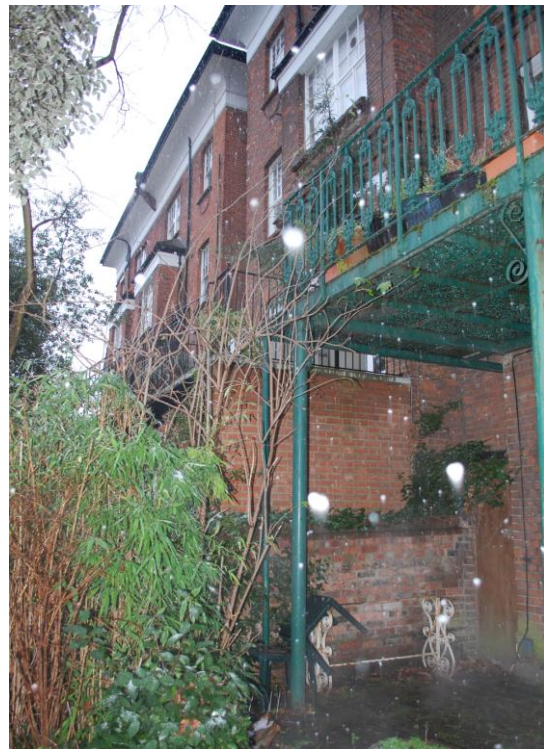
Design and Access Statement



REAR ELEVATION 24 BELSIZE AVENUE



FRONT ELEVATION



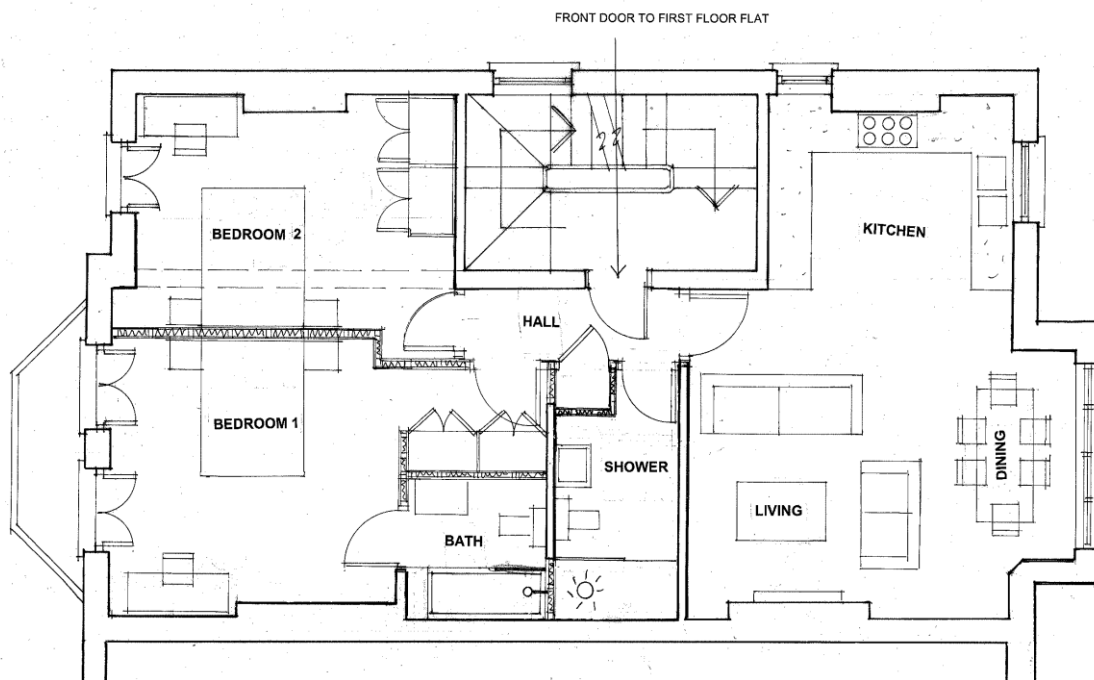
REAR ELEVATION
SHOWING EXISTING BALCONY AND REAR
EXTENSION TO ADJOINING PROPERTY

PROPOSAL

The application property consists of the basement, ground and first floor of 24 Belsize Avenue which is currently arranged and occupied as one large maisonette.

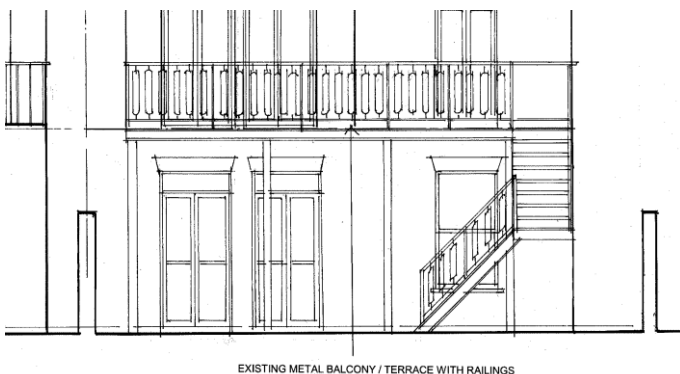
The proposal is to revert the first floor to a single 2 bedroom flat as had previously been the case, and refurbish the rest of the property internally, to include for a small extension in place of the existing raised balcony structure to the rear. This accords with Camden's policies of increasing housing stock within the borough.

FIRST FLOOR FLAT

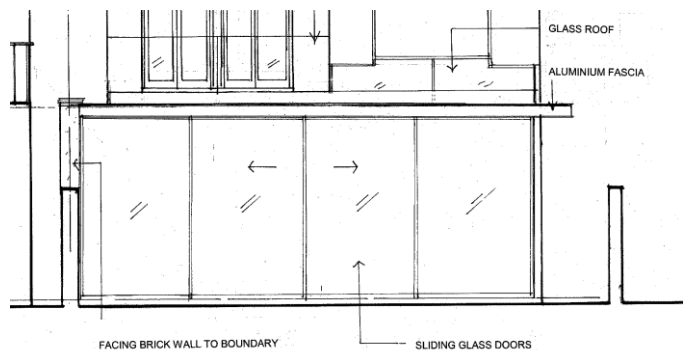


There is an existing doorway to the communal staircase to the first floor flat, which would be reused to provide independent access to the flat. The existing internal stair which was a later day addition joining the ground and first floor would be removed.

REAR EXTENSION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

There is an existing rear raised balcony at ground floor level, supported by metal posts and surrounded by a metal railing, with stairs down to the garden level. (Granted consent in 1994 – 8401384). It is proposed to remove this structure and replace it with a largely glazed conservatory type structure which would have a smaller balcony at ground floor level.



EXISTING METAL BALUSTRADE AND STAIRS TO BE REMOVED

DESIGN

The design of the new extension would use Fineline Aluminium or similar glazing system which benefits from very thin glazing site lines of 22mm. The new brick wall to the boundary would be from facing brick to match the existing building.



EXAMPLE OF A
SIMILAR GLAZED
EXTENSION BY
ARCHPLAN
ARCHITECTS TO A
LISTED PROPERTY
10 LYNDHURST
GARDENS
2007/4851/P

AMENITY

There would be a smaller roof terrace as part of the proposed application, but generally the impact of overlooking from the balcony / roof terrace would be reduced.

In terms of day light and sunlight there is an existing extension to the adjoining premises and the new extension would abut a solid brickwork wall so there would be no loss of sunlight or daylight to No 22 Belsize Ave. In addition the new extension replaces the existing balcony metal structure which is of similar dimensions so would not have an adverse effect on neighbouring properties.

TREES

A previous application has been submitted and granted for the removal of a number of trees in the rear garden , and these works would take place to allow the new extension to be built and afford greater sunlight and daylight to the interior at basement level . 2012/6493/T. A copy of the arboriculturist report is attached for reference purposes.

FRONT ELEVATION

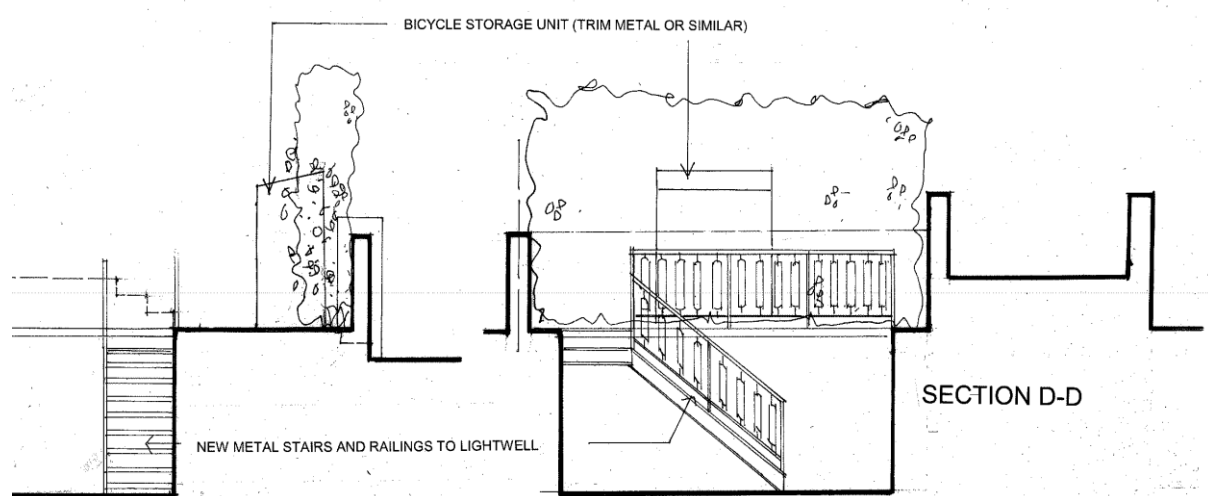
As part of the application it is proposed to recycle the metal railings from the rear of the property and reinstate at the front to provide a guarding and metal steps down into the front lightwell.



EXISTING FRONT LIGHTWELL



FRONT LIGHTWELL



PROPOSED RAILINGS, STEPS AND CYCLE STORAGE



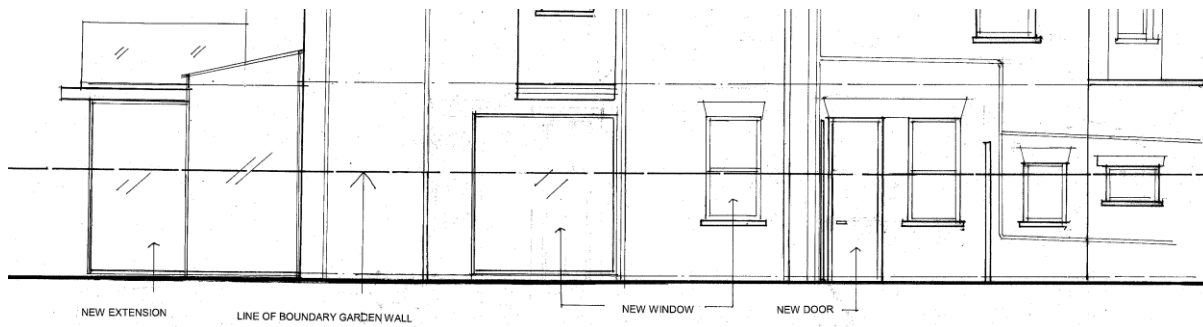
EXAMPLE OF BICYCLE STORAGE UNIT
TO BE INSTALLED BEHIND THE HEDGE
TRIMETALS OR SIMILAR APPROVED

SIDE ELEVATION

It is proposed to add an additional window and create a new door opening to the side elevation at basement level. Due to the presence of a high garden wall between No 24 and No 26 Belsize Avenue there would be no loss of amenity to residents of No 26.



SIDE ELEVATION AS EXISTING



SIDE ELEVATION AS PROPOSED



VIEW OF SIDE ELEVATION FROM THE SIDE PASSAGE TO NO 26 BELSIZE AVENUE

ACCESS

The proposed work will have no effect on the existing access into the property from the street.

The new rear extension will allow level access from the basement level into the garden.

end