

DESIGN AND ACCESS STATEMENT TO ACCOMPANY PLANNING APPLICATION

18 BELSIZE CRESCENT, LONDON, NW3 5QU

SITE & SURROUNDINGS

The site is located on the south side of Lyndhurst Gardens between Daleham Mews and Princess Mews and is located within the Belsize Park conservation area. It is a large terraced Victorian property five storeys high with one of the storeys at lower ground floor level.

THE SURROUNDING AREA

There is a diversity of styles in the area which, in my opinion, enriches rather than detracts from the overall visual impact which is one of cohesion and broad conformity.

ACCESS

As this is an existing building, situated on a hill, there has been no opportunity for conversion for those with disabilities. The main entrance stairs though are of a shallow pitch and access to the lower ground floor is of a similar nature therefore the ambulant disabled can reasonably gain access. Additionally both the lower ground and ground floors have w.c. provision whilst internally the floors are level thus allowing manoeuvrability once access is gained.

PARKING

There are no parking issues.

THE PROPOSAL

At ground floor level the proposal is for the installation of new glazed panels around the repositioned retaining wall. At lower ground floor level it is proposed to infill the current patio area with a glass box type extension. A new landscaped area would be formed to the rear of this to soften the outlook from the new dining area.

FENESTRATION

The fenestration of the new glass box has been designed to line through with the glazed panels above thus avoiding crossed sight lines between both. Due to its position the roof of the glass box would only project approximately half a metre above garden level so would not impact on the amenity of neighbouring properties. Similarly the new glazed panels will have virtually no visual impact. Stainless steel handrails conclude the high quality of specified materials and associated design proposals.

CONCLUSION

I am of the opinion that this application and accompanying documentation addresses the requirements of the Authority and provides a proposal that is conservative, is in keeping with the character of the conservation area and enhances the quality of the environment. For all of the above reasons, it is requested that planning permission be granted for the proposal.



Photo 1: Belsize Crescent frontage.



Photo 2: Existing rear elevation.



Photo 3: Existing deck and lower ground floor doors leading to patio.



Photos 4 & 5: Existing patio as viewed from deck.



Photo 6: Existing patio as viewed from deck with storage area to be removed.