

PLANNING APPLICATION

Design and Access Statement

Project Address
13A Primrose Gardens London NW3 4UJ

AS EXISTING:

1. STREETSCAPE AND URBAN LANDSCAPE:

13A Primrose Gardens is within Belsize Conservation Area.

Primrose Gardens has a central square which is a public garden. The shape of the garden is elliptical which influences the shape of the road and the plots along the road. This area is primarily residential. The buildings along this road are mainly late Victorian with well defined, three storey red brick frontages. This area slopes down towards central London. Each building and its terrace step down in relation to this inclination.

2. THE BUILDING:

The building is a three storey high building with a lower ground and attic level. It has been converted into two self contained flats. Flat 13A consists of the lower ground and the ground level. Flat 13B consists of the rest of the floors and the attic.

It is a masonry structure with red stock brickwork. It has a stucco/red brick gate piers and square section railings to frontage. The ground floor is raised with steps from the sidewalk level. There is an access to the lower ground level from the street side with steps and a little terrace. The street façade is a 3 storey high façade with a hipped roof. Although there are different types of windows, it is mainly sash window with brick lintels and stone cills.

The rear façade is red stock brickwork with sash windows, brick lintels and stone cills. It has a 2 storey square bay attached to the lower ground and ground levels.

The roof is clad mainly with pitched slate tiles. There are red ridge tiles to articulate the skyline. The dormer is modified. It has a hardwood deck and a recessed floor to ceiling folding glass doors. There are glass balustrades at the edge of the deck. The party walls create parapets with large chimneys and clay chimney pots.

Neighbour No:07 modified their façade to create access from the ground to lower ground level as an example to the rear façade ground floor alterations in the area. Neighbour No:09 demolished some parts of the lower ground façade to create a larger window and a sliding door. There are more examples of this kind of modifications in the area.

3. THE FLAT:

Flat 13A consists of the ground and lower ground level flats. The living/public spaces are on the ground level and the bedroom/sleeping spaces are on the lower ground level. The only access to the rear garden is from lower ground level. This flat is a 3 bedroom flat and it is approximately 113.5 sqm.

The flat has 2 accesses to the street. One of these is from the main gate of the building to the ground level. The other is from the street level with steps down to the lower ground level. There is a terrace and a small storage unit under the sidewalk at this entrance. This front terrace and steps are made of off-white limestone tiles.

The garden of the flat has 3 neighbours and no access to outside. The partition walls of the garden are red stock brickwork. The rear terrace is covered with off-white rectangle stone.

Please check attached plans for further detail.

THE PROPOSAL:

1. PURPOSE:

This planning application consists of alterations and modifications to the Flat 13A including its front and rear terraces. The total sqm of the proposal is 116.5 sqm which is 3 sqm larger than the original. Karaca Mestci is the owner of the flat and the freeholder of the building. He wants to renovate the flat into a modern flat with a usage that is more suitable to his needs while respecting the conservation area character. The alterations and modifications he intends to do are below.

1. Building a new staircase that connects the ground level into lower ground level. Demolishing the wall below the sash window in the kitchen to create a door and an access to this new staircase. The purpose of this work is to have a direct access from the ground level of the flat where there are living/public spaces into the garden. The width of the stairs is 1m with 4cm frameless glass balustrade on each side. These stairs are with open risers to maximize their translucency and minimize the visual impact. The steps and the landing are made of timber decking boards. The steps are supported by a steel structure on only one side which is the side of the party wall.
2. Conversion of the rear bedroom into a bathroom and extending it 1m towards the garden. The roof of this extension will be used as a landing to the new stairs from the lower ground level to the ground level. The rain water down pipes and soil stack pipes will be replaced accordingly. The purpose of this work is to have a direct access from the rear garden into a bathroom. The new facade will be red brickwork to match the existing.
3. Demolishing the partition between the living room, dining room and entrance to create a more open space.
4. Conversion of the front bathroom into an office / bedroom at the lower ground level. Demolishing the wall under the window behind the toilet to create a bigger opening. The purpose of this work is to get more natural light into this space.

5. Renovation of the front and rear terraces by renewing floor tiles and cleaning the facade. Replacing rainwater down pipe accordingly. The current condition of the terraces and the facades needs improvement as it is old and dirty. We will respect the choice of material of the existing.

All new doors and windows to be double glazed and white timber.
All terraces to be tiled with off-white limestone.

Submitted Documents:

1. Plans and Sections of the existing.
2. Plans and Sections of the proposal.
3. Site Images.
4. Conservation Area Forms.
5. Planning Application Forms.
6. Application Fee.