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DESIGN AND ACCESS STATEMENT
22 BELSIZE LANE, LONDON NW3

1 - INTRODUCTION AND OVERVIEW – THE PROPOSED DEVELOPMENT

This planning application relates to:

Garden studio in the rear garden at 22 Belsize Lane London NW3

The existing property is a red brick semi detached four storey house including the lower ground floor. The house is at present divided into 3 flats. Our client owns the lower ground and upper ground floor maisonette.

The proposal is for a single storey garden studio at the rear garden.

2 - HISTORICAL CONTEXT OF THE SITE

Fig1: Conservation Area Map

The site is located in the Fitzjohns Netherhall Conservation Area which spreads across the southern slopes of Hampstead within the Rosslyn Sub Area (number two). The street layout in this sub-area has a smaller and more intimate character, with gentler gradients, and the architecture ranges from the earlier period of the 1860s to the 1880s.
The road Belsize Lane winds from Rosslyn Hill to Swiss Cottage, its character due to its formerly being a rural lane.
On the northern side No. 2-22 are red brick three storey buildings with semi-basement and full dormer slate roof. No. 4-22 are semi detached with a double porch with arched entrance and shared gable. The rest of the lane has a smaller scale in term of height.

3- INVOLVEMENT: CONSULTATION WITH PLANNERS AND COMMUNITY

An application for the extension to the main house and minor alteration to the front garden was granted full planning permission on 26.06.12 (ref: 2012/2288/P)

Belsize Architects has not, in this instance, consulted the Planning Department.
It was felt that the application is of a reasonably non-contentious nature with a small addition to the rear garden which would not have an impact on the area and adjacent properties.

4 – PLANNING HISTORY

The is no record of Planning application submission to the rear garden to Camden council for the adjoining properties in the past few decades

However the following images show the number of out-buildings, including some large ones, which exists in the surrounding garden areas.

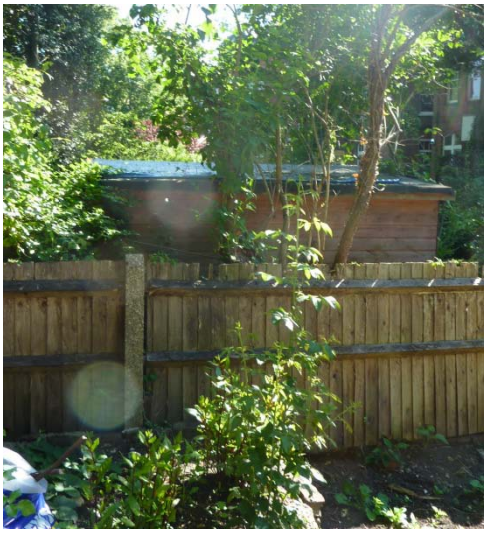

Fig 2: View of existing construction on 24 Belsize Lane garden

Fig 3: View of existing construction on 16,18 Belsize Lane garden

5 - PHYSICAL CHARACTERISTICS OF THE DESIGN

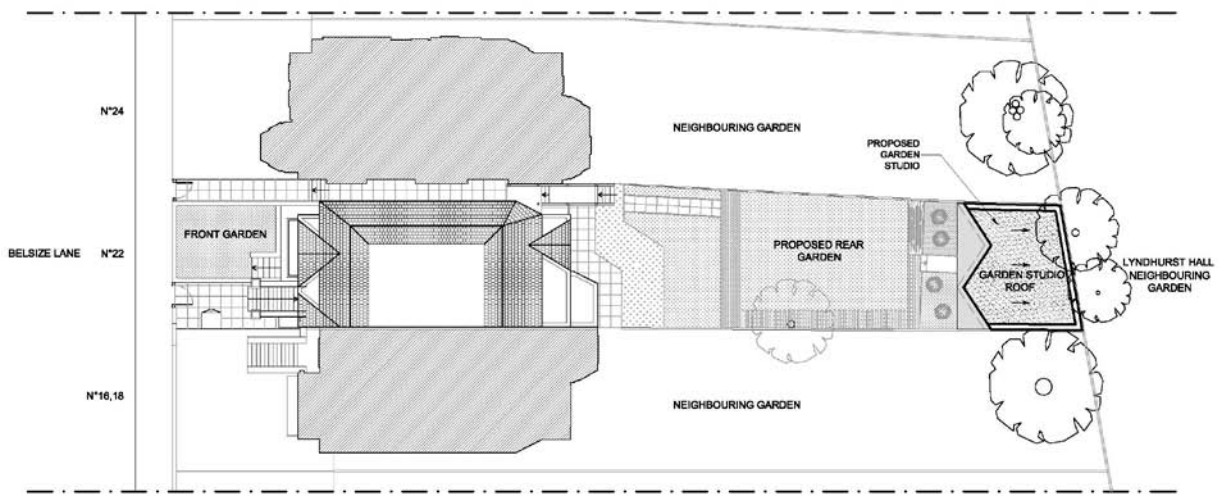

Fig 4: Proposed site plan

GARDEN STUDIO AT THE REAR GARDEN:

The idea of the garden studio to the rear of the house originated from the study of the building as a whole. The attempt is to create new studio in harmony with the rear extension that recently received planning permission. It is a simple design subservient to the garden in terms of bulk, shape and size. The main facade has been designed with different angles to relate to the main building that faces the proposed garden studio as well as the rear extension.
A large glass panel will connect the studio and the rear garden. The walls will be clad in slatted timber to match the new fence. This will make the intervention look homogenous and will reinforce the continuity of the design within the garden context.

6 - LAYOUT: ORIENTATION OF THE BUILDING

The proposed garden studio follows the same orientation of the house and its rear garden.

7- AMOUNT: SCALE AND VOLUME

The scale of the garden studio remains subordinate to the larger scale of the main house and the large rear garden. The proposed garden studio follows the dimensions of the neighbouring garden buildings.

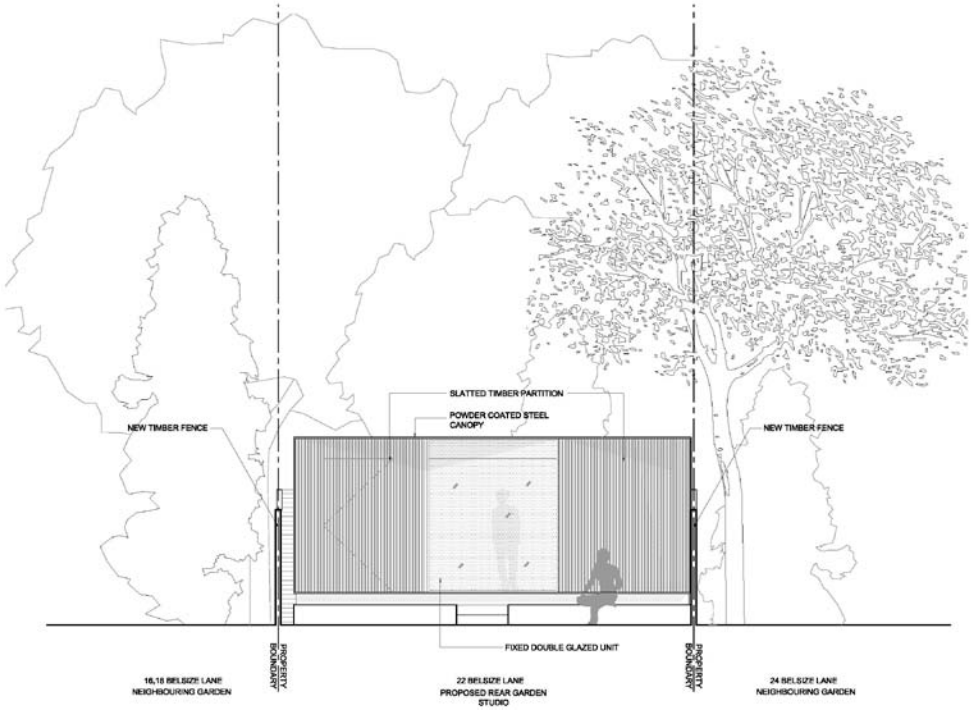

Fig 5: Proposed garden studio elevation

8 - UNDERSTANDING OF THE CONTEXT

The location is a sensitive one as it is part of a conservation area. The proximity of Hampstead Heath, one of the largest green and attractive open spaces in London, makes the area critically important.

The study of the site was instrumental to the development of the idea of the design.

The proposed garden studio will remain subordinate to the scale and the design of the main house and the large rear garden. The studio will not have any impact on the neighboring gardens. Its non-rigid design will blend with the garden. The timber treatment of the façade would further indicates that the building is part of garden furniture and help to reinforce the atmosphere of the garden, surrounded by dense and lush vegetation.

Fig 6: View of the existing rear garden

Fig 7: View of the existing construction to rear garden

9 – APPEARENCE

The existing rear garden has been neglected and is not in good condition. The existing sheds and green house are in the state of disrepair and do not look good.
The new proposal, though modern in concept, is contextual and relates itself to the surrounding outdoor area. The use of glass and timber in the construction of the extension helps to blend the new design in to the rear garden. The form takes its inspiration form the shape of the extension which has received planning permission.

It is important to study the tree report in conjunction with the Design and Access Statement. As a result of the roots of the surrounding large tree, the new building needs to be built over a floating slab over mini pile foundations. As a result the studio is at a higher level than it would have otherwise been.

Fig 8: Bird's eye view of the garden studio at the rear garden

10 - LANDSCAPING

Rear Garden: The rear garden will be cleaned and landscaped with low bushes and shrubs to ensure that the wildlife continues to thrive. Existing trees would be retained. Spaced paving is proposed to form the path that will connect the existing house to the proposed garden studio.

11 - ACCESS - PEDESTRIAN ACCESS

Belsize Lane is accessed by public transport via underground and buses from Belsize Park and Swiss Cottage. The transport connections are very goods in the area.

The walk from the underground stations is no more than 5 minutes.

12- SUSTAINABILITY ISSUES

The followings are examples of the sustainable elements that have been employed in the design of the house;

Insulation:

The proposed garden studio will be insulated and the proposed masonry walls will be cavity walls

Air tightness:

The new garden studio to be designed with good air tightness through effective detailing of the window and doors and correct use of draught excluders etc

Glazing:

Solar reflecting double-glazed units are to be installed. The gap in the double glazed units is to be 18 mm and to be filled in with argon gas. The high specification of the glazing would reduce the heat gain. The large expanse of glass would allow natural light and passive solar gain into the building and thus reduce need for electricity during the daytime.

New material:

Glazing: size of the panels is designed so that UK glazing manufacturer could produce the glazing.
Timber cladding: The timber would be sourced from a sustainable source and within UK.

13 - LIFETIME HOME STANDARDS

Lifetime Home does not apply here.

END.