

## **Design & Access Statement to accompany planning application to 51 B Buckland Crescent London NW3 5DJ**

### **Single Storey rear extension to self contained flat**

#### **Overview of the property & existing uses**

The statement is concerned with application for Planning Permission for a single storey rear extension to a self contained flat which occupies part of the lower and upper ground floors of the property. The extension is at lower ground floor level and is to provide a larger bedroom. There are no changes to the highway facing part of the building not change of use. This statement sets out to explain the application and the design proposals according to local authority guidances and requirements and in the context of recently approved developments of neighbouring properties.

The property is not listed but is within the Belsize Park conservation area and the property is identified as those making a positive contribution to the conservation area. The building was originally a large semi detached house built in the 1850's in the predominant style of stucco rendered villas.

Number 51 is recorded as having been converted into self contained flats in 1949, with further alterations and a side extension in 1985 to arrange the property as 5 self contained flats. The side extension has further been extended in the past year. The planning history is scheduled below and referenced in some of the justifications for the proposals in this application



## Current building uses & relevant planning history

The semi detached building with numbers 49 and 51 Buckland Crescent and both have been converted into self contained flats. The relevant permissions, all of which have been implemented, are as follows:

### No 51

8500242	approved 17 Apr 1985	Formation of a self-contained flat on the second floor and a self-contained maisonette on part of the second/ third floors including one dormer window on the rear elevation and velux windows on the front and rear elevations and second floor side extension.
8502004	approved 15 Jul 1986	Alterations to create 2 maisonettes from 2 flats on the lower ground and ground floors including a single-storey rear extension at lower ground floor level with a terrace above and a terrace on the side elevation at third floor level.
H7/3/8/336	approved 25 May 1949	The conversion of 51, Buckland Crescent, Hampstead, into four self-contained flats.

### No 51 B

2011/2341/p	approved 11 Aug 2011	Retrospective permission for amendment to permission 2009/0680/P to increase the footprint size, install rooflights, alter front elevation & create decked area.
2009/0680/p	approved 15 Feb 2010	Erection of single-storey flat roofed timber structure in rear garden for use as an office ancillary to the garden flat.

### No 51 A

2010/3178/p	approved 23 Aug 2010	Extension of existing rear balcony at 1st floor level of self contained flat.
2010/0739/p	approved 27 Apr 2010	Erection of a part one storey/ part two storey extension to the front of the side wing and the replacement of the upper level of the rear extension and a new set of stairs leading to garden level.
2005/4008/p	approved 17 Nov 2005	Erection of 2 conservatories at rear lower ground floor level and 1 conservatory at rear upper ground floor level, erection of new metal balcony and access staircase to rear, and installation of replacement guardrailing to rear upper ground floor window of the existing maisonette.

### No 49

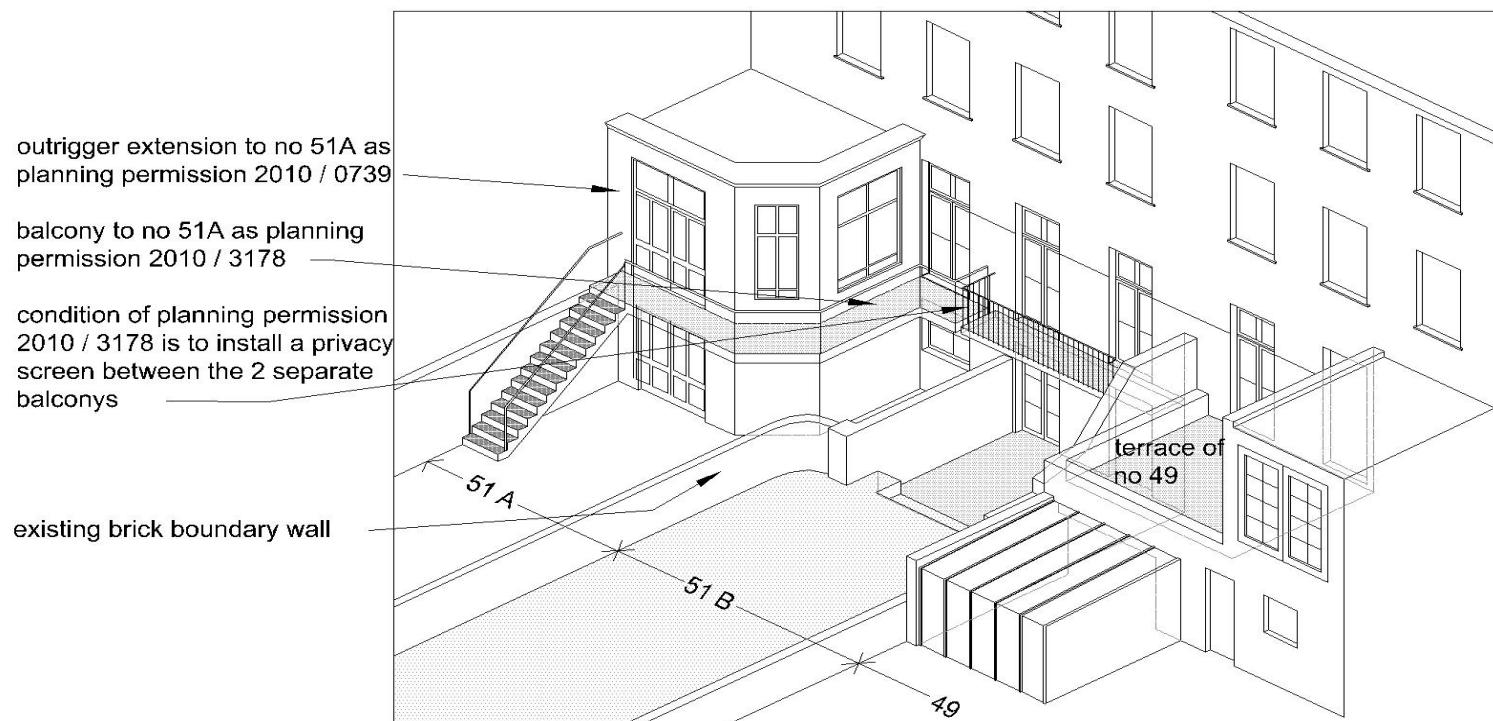
2004/3045/p	approved 01 Oct 2004	Erection of rear conservatory at upper ground floor level and addition of new window to side elevation of main house.
2010/6066/p	approved 18 Jan 2011	Erection of single storey summer house in the rear garden of the property following the removal of the existing shed.
8803938	approved 07 Oct 1988	Erection of a single-storey lower ground floor extension to rear and side.

## Appraisal of existing buildings & context

The rear of numbers 49 and 51 have been altered from the originals at ground level and its probably unlikely that these changes shall ever be reversed. Bothe have been extended at ground floor level to a distance of approx 3.5 metres from the rear face of the main building, and there are 2 storey extensions at either end of the building. The portion of 51 B is the only part that has not been extended and it therefore appears to recede at the garden when viewed in comparison with its neighbours.

This is exhagerated with the recently implemented permissions at no 51A which seems an exceptional case and at present, implemented to the detriment of number 51B. Planning permission granted to No 51A allows a first floor extension with windows overlooking the existing balcony and garden of no 51A, and the permission for a balcony all around the extension further allows this. The present situation is that there is no privacy between 51A and 51B, and it is possible to look inside 51B from the balcony of 51A.

On the other side the party wall between no 51 and 49 is original and this is at sufficent height to allow privacy between the projecting balconies between the 2. A lower ground floor extension has been built to no 49, with the flat roof of ths effectively used as a terrace to the upper ground floor. A further upper ground floor extension has been built at the far end of the terrace.



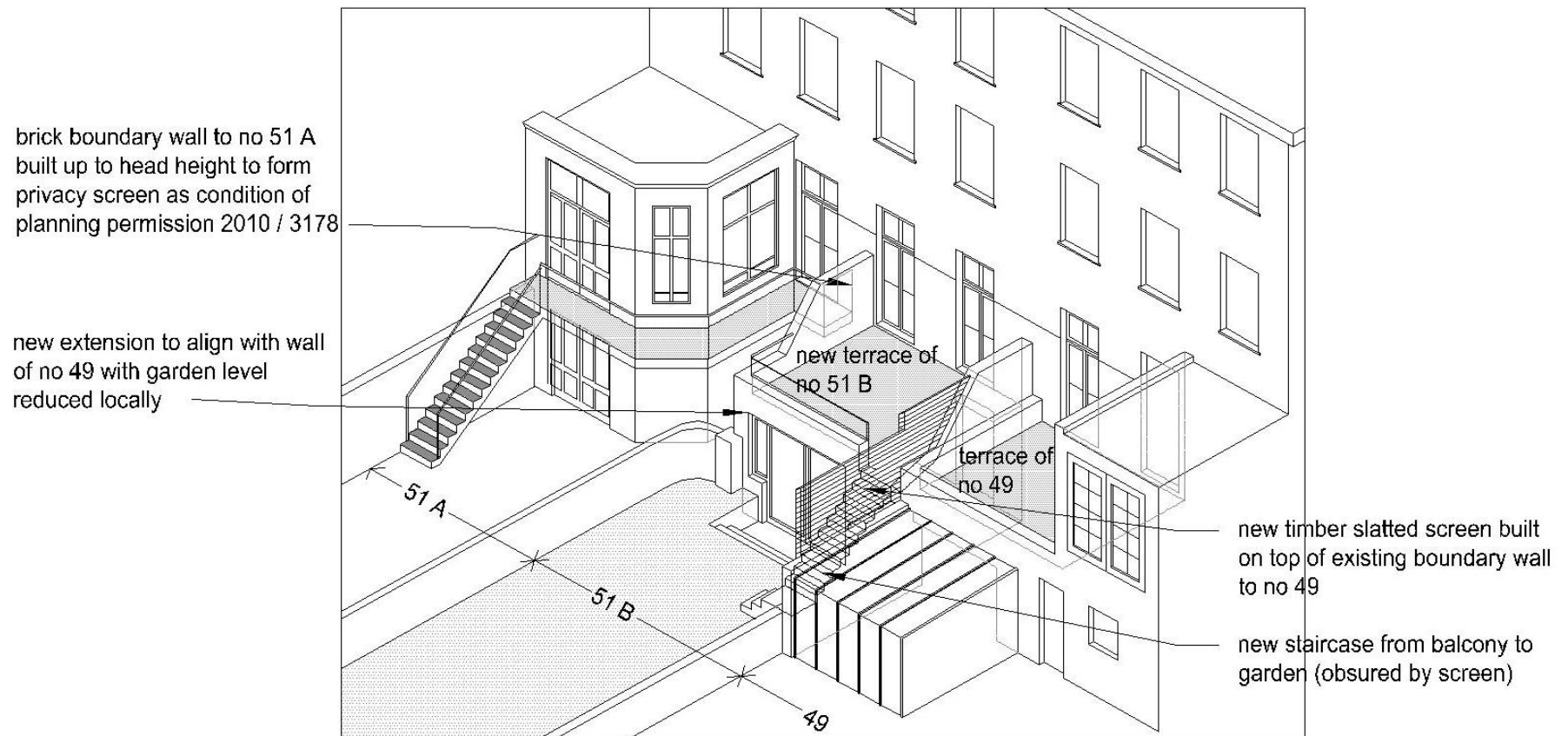
## The Proposals

The proposal seeks to extend increase the internal floor area and to overcome some of the overlooking issues.

The proposed lower ground floor plan will be exactly the same way as the extension of the corresponding flat floor at No. 49, in terms of depth from the rear wall of the building and height. The garden facing elevation will be rendered to match the finish of no 49, with the boundary wall to no 51A built up with second hand yellow London stock bricks to match the existing boundary wall.

In terms of impact to the neighbouring properties, also both self contained flats, the solution to number 51A is to extend the party / boundary wall vertically so that it matches the existing wall between number 51 B and 49. This will alleviate the existing problem of overlooking into no 51B, and will complete the condition in the planning permission 2010/3178.

In terms of privacy between numbers 49 and 51B, this would be slightly worsened by the new terrace and the re positioned staircase at number 51B. It is therefore proposed to alleviate this issue with the inclusion of a discreet slatted hardwood screen on the party / boundary wall between the 2 domains.







View of the rear of 51



View of the rear gardens looking East, 51A is in the foreground



problem with overlooking from no 51B at upper ground level



View of boundary wall between numbers 51B and 49



