



# DESIGN & ACCESS STATEMENT

78B BELSIZE PARK GARDENS  
NW3 4NG

**Application for Full Planning and Conservation Area Consent for change to  
side elevation 26.01.2012**

**Document Number;- DJAS-069-PL-121**

## **Contents**

### **1.0 Introduction & The Property**

### **2.0 Planning History**

#### **2.01 Policy Considerations**

### **3.0 Proposed Scheme**

#### **3.01 Design of Side Aspects**

### **4.0 Transport & Accessibility Requirements**

#### **4.01 Parking**

#### **4.02 Access**

### **5.00 Sustainability & Energy**

#### **5.01 Sustainability**

#### **5.02 Energy**

### **6.00 Summary**



**Fig.1 Existing Side entrance to 78b Belsize park gardens from the road**



**Fig.2 Existing Side entrance to 78b Belsize park gardens from within the property**



## 1.0 THE PROPERTY

The property is within the Belsize Park Conservation Area; it is not a statutory listed building nor is it a locally listed building. The site does not have any designations within the Camden Core Strategy Local Development Framework.

Number 78 Belsize Park Gardens is semi detached four-storey Victorian Villa, with the majority of Belsize Park Gardens being similar properties.

The application is for the rearrangement of windows and a door to part of the side elevation of the lower ground floor property known as 78 Belsize Park Gardens London NW3 4NG

## 2.00 PLANNING HISTORY

[2003/2127/T](#) 78 Belsize Park Gardens London NW3 4NG REAR GARDEN 1 x London Plane - crown reduce at 25% to previous points, 1 x Cherry - fell, 1 x Crab Apple - crown reduce at 20% to shape. FINAL DECISION 16-09-2003 No Objection to Works to Tree(s) in CA

[2003/2744/T](#) 78 Belsize Park Gardens London NW3 4NG FRONT GARDEN 1 x White Birch - raise crowns to 1.8m, prune out rubbing branches between trees, formative prune. REAR GARDEN 1 x Wild Cherry - fell. 1 x London Plane - crown reduce 20%, crown thin 15%, raise crown to 5m. FINAL DECISION 27-10-2003 No Objection to Works to Tree(s) in CA

[2007/4776/P](#) 78 Belsize Park Gardens London NW3 4NG The fixing of 150mm high tile guards to the gutter fascia, around perimeter of the roof of building. FINAL DECISION 22-10-2007 Granted

[2007/4779/P](#) 78 Belsize Park Gardens London NW3 4NG The fixing of 225mm high tile guards to the gutter fascia, around perimeter of the roof of building. FINAL DECISION 22-10-2007 Granted

[2008/5331/T](#) 78 Belsize Park Gardens, London, NW3 4NJ. FRONT GARDEN: 1 x Betula Ermanii - Remove weaker stem. REAR GARDEN: 1 x London Plane - Reduce by 15 - 20%. FINAL DECISION 12-11-2008 No Objection to Works to Tree(s) in CA

[8691154](#) 78 Belsize Park Gardens NW3 Prune Plane tree. FINAL DECISION 17-09-1986 Agree to pruning of Trees

[PW9702530](#) 78 Belsize Park Gardens, NW3 Alterations to front dormer window, plans submitted. FINAL DECISION 03-07-1997 Withdrawn Application

## 2.01 POLICY CONSIDERATIONS

- Camden Local Development Framework Core Strategy 2010-
- The London Plan 2011.

## 3.00 THE PROPOSED SCHEME

To reposition windows and a door to a side elevation to the lower ground floor on an elevation not visible from the public roads.

The proposal seeks to respect the architectural character and materials of the existing property. The proposed rearrangement of windows and a door are neither intrusive nor over ambitious in terms of scale and will not result in loss of external amenity, privacy or light.

## 3.01 DESIGN OF SIDE ASPECT: -

- The property is within the Belsize Park Conservation area
- The side elevation is not visible from the road and is behind a high gate & wall Fig 1 & Fig 2
- Several other properties in the road have either undertaken or built similar arrangements or have arrangements different to that which was originally built.



### **The reasons for the change**

- To improve the internal layout and increase daylight penetration and ventilation of the flat requires the rearrangement of the flat windows and entrance door, to the side aspect only.
- The current layout of the flat has below standard accommodation- a very small kitchen, an internal bedroom, which has no window at all and no ventilation provided.
- Unacceptable by current building codes is to have an internal bedroom without a window and therefore day light and ventilation, currently there is no assisted ventilation
- There is no proposed change to the front elevation aspect.

### **The Proposal**

- The proposed changes to the side of the property cannot be seen from any public streets. As the lower ground floor side wall and flat entrance is hidden behind a high garden wall and patio entrance solid door.
- The existing entrance door to the flat will be reused and the windows will be of a similar size and design.
- There is no increase in the amount of area to the flat, there is no change to the demise line, or the external wall line, the only change proposed is to move and change the windows and a door. There are no issues of decreasing amenity or daylight or creating views into other properties.
- There is an existing high garden wall between 78b and the neighbouring property's lower ground floor at No 76a Belsize park Gardens and the proposed new windows will be no higher than the existing windows, with no direct visibility between the different flats..
- Allows for the incorporation of circulation into inhabitable rooms to make both the kitchen larger and for the second bedroom to have its own window, daylight and ventilation.
- To achieve the re-planning of the internal layout the side elevation of the property needs to be rearranged.
- The access and elevation affected by this application will have little affect upon the neighbours within No 78 Belsize Park Gardens.

### **MATERIALS**

The existing external side elevation wall to the property at lower ground floor level is currently rendered and painted off white. The existing windows are timber side hung sash and are painted white. The proposal is that wall shall remain render and painted off white, and the windows will be timber side hung sashes and painted white, The existing Timber door painted black shall be reused.

### **4.00 PUBLIC TRANSPORT AND ACCESS**

#### **4.01 PARKING**

There is no change in the amount of rooms to the property and therefore the proposed design changes will not result in an increase in the amount of parking space required by the property. The property has no off-street parking provision, there are existing residents parking bays in the road outside the front of the property.

#### **4.02 ACCESS**

The building has access direct from Belsize Park Gardens. Access is via a side entrance at the lower ground floor; passing through a solid door set within a high brick wall and then into a private side courtyard like space. From which a door gives access to the property no changes are proposed to this general arrangement part from moving the flat entrance door within the enclosed private 'courtyard', closer to the entry gate.

## **5.00 SUSTAINABILITY & ENERGY**

### **5.01 SUSTAINABILITY**

Construction Materials used in the renovation and new build elements shall be sourced from either recycled materials. Such as the London stock bricks or sustainable sourced materials e.g. FSC timber, all materials where available and appropriate will be locally sourced.

### **5.02 ENERGY**

The proposal will increased daylight penetration into the lower ground floor will reduce or remove the use of powered light during the day.

The proposals is to increase the thermal performance of the building by introducing double glazed windows, the existing windows are all single glazed. The existing entrance door will be reused and be fitted with 'O'-ring draft seals.

## **6.00 SUMMARY**

The side elevation is not visible from Belsize park Gardens as the elevation at lower ground level is hidden behind an existing wall and door. The proposed changes will therefore not affect the way the building appears when viewed generally from the road. The side elevations proposed redesign is similar to other properties within Belsize Park Gardens, which have made these changes at some time in the past. It would appear likely that the neighbouring properties in the road made these changes after 1948.

The proposal is intended to create an improved family home with a rearranged lower ground floor layout. Which allows for the second bedroom to have an external window and ventilation, which at present it does not have.