

This Design and Access statement has been prepared on behalf of Jonathan + Sonia Weetman, in support of an application for Planning Permission for alterations and extension to 4 Belsize Avenue, NW3.

Brief

The Client asked us to assess the potential for expanding the property and modifying the layout to make the layout more practical and more spacious for family life. Additionally the scheme should connect the garden better to the living area.

Existing Context and history

There are two predominant building types in Belsize Avenue; paired villas and two to three storey terraces.

No. 4 Belsize Avenue is the part of a late 60's terrace (2-14) but is within the Belsize Avenue Conservation Area, on the northeast side of Belsize Park Gardens at its junction with Belsize Avenue.

The property, lies on the south side of the street, it comprises a three storey terraced house constructed from brick with a concrete-tiled roof. The existing single storey rear extension is constructed from white painted brick with white painted timber cladding, and a flat roof.

The Council's Conservation Area Statement described the terrace (2-14) as "unobtrusive".

The neighbour no.2, was granted an extension in 2005. In their case 2 storeys were achievable due to the end of terrace location. In our case, a single storey extension is more appropriate.

This proposal seeks to replace the single storey rear extension with a single storey flat backed rear extension on 4m line, in line the neighbouring extension at no.2 Belsize Avenue.

Planning history.

The terrace (2-14) was constructed in the 1960's. There were two Planning Applications made in 1959 & 1960, the second of the applications is the scheme which was constructed.

There have been no further planning applications relating to no.4 Belsize Avenue since the construction of the terrace.

An article 4 Direction Schedule in the Belsize Conservation Area, adopted in September 2010 on most of Belsize Conservation Area, which affected odd numbers (1-13) Belsize Avenue but not even numbers (2-14) Belsize Avenue. The property is not listed.

An application of Certificate of Lawful Development was made in November 2011 to erect a front porch to the front elevation of the building, the application is currently under consideration (Ref: 2011.6267.P).

Design

The proposed scheme is to demolish the existing single storey rear extension and to erect a single storey full width rear extension.

The proposed extension sits mostly within the form and profile of the existing built fabric, extending this across the rear of the house.

-The side wall to the Neighbour at no.6 remains in the same position and is the same length but slightly raised, in brick to match the existing.

-The eaves and heights of the proposed rear extension are in line with the Neighbours extension at no.2, and the proposal maintains the building line of rear extensions in this terrace.

The proposed scheme includes a large glazed opening onto the garden, which will connect the living spaces to the garden, whilst also letting in plenty of natural light and providing a pleasant outlook. The new skylight within the extension to ensure that the interior of the main house is naturally well-lit.

By removing interior partition walls, the proposed scheme will create a large and flexible living space on the ground floor

Appearance and Materials

The rear extension, as a contemporary addition, is designed to complement the house rather than compete with it. See Rear Elevation drawing no. PA 011

The fascia of the extension at rear is powder-coated metal in grey; a similar colour to the Zinc fascia /roof at the neighbouring extension at no.2.

The flat upstand roof is built with grey single ply membrane (EPDM), a material which closely resembles the existing flat roofing and is in keeping with the surroundings and with a building of this age.

The paved terrace and plinth will be in slate, to match the existing slate flooring running through the Kitchen and Dining and continuing out onto the terrace.

The doors at the rear will be narrow metal framed sliding, in grey powder-coat.

Use

There will be no change in the residential use of this family home.

Amount

The proposed scheme extends the house by a total of 12 sqm to the rear ground floor, and also replaces an existing 12 sqm of existing rear extension.

The remaining garden is sufficient to remain a functional outdoor space with adequate space for planting.

Scale

The proposed extension sits mostly within the form and footprint of existing built fabric, and thus will not be out of scale with the existing building nor surrounding developments. It will be slightly visible from the street but barely visible from the neighbouring property due to the timber fence and planting.

The proposed extension is slightly higher than the existing extension it is replacing. The eaves and overall heights match the neighbours extension at no.2 See rear elevation drawing no. PA 011

Layout

The extension will considerably improve circulation on the ground floor, which will be laid out as an open plan living/dining area with direct access to the rear garden.

At the extension does not extend further to the rear than the existing extension, the neighbour will therefore be unaffected by the proposed layout.

Landscaping

The proposed development (including extension and paved terrace) is in areas currently surfaced with low-quality impermeable concrete paving and will therefore not adversely affect peak rainwater run-off.

New landscaping to the rear garden will increase the amount of soft permeable landscaping in comparison to the existing.

Energy & efficiency

Large glazed areas looking onto the garden are proposed to maximize natural light and ventilation. The skylight of the building will ensure that interiors are naturally lit during the daytime. The south-east glass will be sheltered by a small roof overhang to ensure that the interior does not overheat during the peak summer period. By super-insulating the roof and external walls, the extension will be highly efficient overall in terms of energy use, and above current building regulations.

Amenity

The proposals will have no detrimental impact on the adjoining properties in terms of amenity. There is no material change to the immediate neighbour at no.6.

There will be no overlooking, issues as the only view from the proposed extension will be to its own back garden.

There will be no access to the flat roof formed by this proposal.

Access

Access to the main entrance of the property will be maintained via the front doorstep to the ground floor of the property. The existing back door to the rear garden, which is accessible from Belsize Park Gardens remains unchanged.

The proposals will have no impact in terms of car parking.

Ecology

No adverse impacts are envisaged in terms of ecology.

Flood risk

The property is not within a flood risk zone.

Summary

We believe this application should be granted planning permission as:

1. The proposal represents a sensitive contemporary addition to the main house which respects the existing built fabric and its conservation area setting;
2. The proposal sits mostly within the form and footprint of the existing built fabric and so will not be out of scale;
3. The proposal significantly improves the building, in terms of layout and accessibility as family accommodation.