

12th December 2011

Planning application at 33 Belsize Road, NW6 4RX

Design & Access statement – REVISION P1

DESIGN:

The proposal is to refurbish and extend a 1980's end of terrace four storey house, introducing a single storey rear extension at lower ground floor level, to provide an extra living and dining space connected to an open plan kitchen area and a top floor extension to offer an increased area to the master bedroom suite.

The process:

Assessment, Involvement & Evaluation

The building design has been developed in conversation with duty planning officer Edward Bailey following pre-application meeting which took place on the 17th November 2011. The proposal uses the recently granted planning permission at 29 Belsize Road, 2011/4662/P that comprises of a lower ground rear extension of similar height, depth and length, as precedent.

Use

The existing house is a single family dwelling, the proposal does not seek a change of use.

Amount

Existing GIA = 214sqm

The gross internal space area of the proposed extensions are:

Single storey rear extension = 28sqm

Second storey extension to bedroom = 10sqm

Proposed GIA = 252sqm

Layout

The proposed extension to the lower ground rear of the property extends 5.1 metres from the rear of the property with the roof overhang extending a further 0.75m. The leading edge of the roof extends 4.1m beyond the existing balcony. The interior is then opened up to provide a new flexible open living and kitchen/dining area. An excavated patio area accessed from the lower ground living space gives level access to the exterior. At the upper ground level a roof terrace the same size of the existing balcony is retained, this does not alter the existing condition in terms of overlooking and privacy.

The proposed second floor extension encloses the existing balcony space with a set back extension to provide a better proportioned master bedroom suite.

Scale

The proposed lower ground extension to the rear is single storey with a roof level aligned to closely match the height of the existing party wall. The proposed extension does not create a significant loss of amenity to neighbouring properties.

The second floor extension is set back from the existing brick parapet to the rear wall and is well below the ridge level of the existing house and as such is subordinate to the existing building.

Landscaping

An area of the rear garden is to be excavated at the lower ground floor level to create a patio. The remainder of the garden will retain the existing landscape layout. The layout of the proposed excavated patio does not require the removal of any of the trees in the garden. The existing garden is large at around 22m in depth from the back of the existing balcony. The proposed extension and extended patio retains a generous section of the existing garden.

Appearance

Lower ground floor extension:

The proposal seeks to unify the proposed lower ground extension with the existing by the use of matching and complimentary materials. The proposed materials are, matching brick to the walls of the extension and a natural stone finish to the roof. The design also incorporates PPC aluminium glazed double doors with windows to either side to enhance the visual link between the internal spaces and the garden.

Second floor extension:

The proposal encloses on to the existing balcony, the infill panels are to be clad in anodised aluminium to give the extension a lightweight feel. The PPC aluminium window arrangement seeks to match the rhythm of the upper and lower ground window arrangement.

Windows:

Single glazed windows are a big source of heat loss. We propose to replace all the existing aluminium windows with new double glazed PPC aluminium windows.

Garage Door:

The garage door to the street elevation will be replaced with a modern insulated door system with glazed panels at high level to bring natural light into the garage.

ACCESS:

Transport

The proposal does not seek to alter existing transport arrangements.

Inclusive access

Access arrangements to the dwelling remain unchanged. The proposed design also introduces a WC at lower ground floor level.