

Project : 57 Belsize Park – LONDON NW3 4EH
DESIGN ACCESS STATEMENT:

AMOUNT:

The existing internal area of the premises is scheduled below:

Lower ground floor level –128.0m²

Ground floor & Mezzanine level as part of ground floor units – 220m²

First floor level – 112m²

Second floor level – 112m²

Third (loft) floor level – 45m²

TOTAL Existing Area: 617m²

The areas provide total internal area of the existing residential building used as HMO (Home for Multiple Occupancy) with shared facilities for some units as shown on plans & also number of self-contained units as noted of the attached existing floor plans.

LAYOUT:

The existing layout of the site is not to be altered under the submitted application and to be retained as mixed shared HMO as well as self contained units for residential usage. The floor plans meet the sizes given in housing design guidelines set out by London Borough of Camden and meet stacking order for each level.

SCALE:

The Length, Height, and the Width of the building will not be altered by the proposed scheme, since the proposal will not include extension that will influence the height, width or length of the house in relation to adjoining properties. The existing & proposed Height of the building from front elevation facing the main road is 16m MAX & will be retained.

LANDSCAPING:

The current premise has landscaping at the rear and under the proposed scheme which is not proposed to be altered under the proposed application.

APPEARANCE:

The external appearance of the building will not be altered by the proposed scheme. The existing façade with original features to the main walls to be retained to match the surrounding areas. The front bay at lower ground floor which has access into the light well to be retained with the timber frame door as agreed under application ref: 2011/4391/P. The facing brick finish to the existing light-well elevation to be rendered and painted to match front elevation of main building.



The exist door provides means of fire escape to compliance with Building Regulation PART-B and also in keeping with adjoining premises near the sites that are within the conservation areas and therefore matching the neighbouring premises. The lightwell to receive render and painted finish to match the external brick façade and also provides structural support to the light well to compliance with Building Regulations PART-A. It is also noted that the front light-well is not visible from street level and as shown in pictures below will not be harmful to the street scene while the original characters of the main building are retained and all in keeping with the adjoining premises



Based on the above pictures showing the original characteristic of the main buildings as part of the original features of the structure and used within the Belsize Conservation Area buildings, the existing front door to the light well also provide usage of amenity space for existing LGF front unit while in keeping with the original characters and meet the policies CS14 [Promoting high quality places and conserving our heritage] and DP25 [Conserving Camden's heritage] of the Camden Local Development Frameworks Core Strategy and Development Policies 2010. Camden Planning Guidance 2011 (CPG) and The Belsize Park Conservation Area Statement.

USE:

The doors are fire checked and all communal areas have smoke detectors connected to independent circuits. The existing structure designed to compliance with Building Control to enhance the life time of the building and a stable structure. Means of fire escape provided to all areas and to compliance for existing usage as residential building.

ACCESS:

The access to the ground floor and upper floors will be via the existing access doors to the front from main footpath via the existing front stairs. The lower ground floor units have front access via the existing entrance door below the main stairs as shown on the plans and elevations.