

STEVEN ADAMS ARCHITECTS

Design and access statement in support of application for the single storey floor rear extension of the lower ground floor flat.

16 Belsize Lane, London NW3

28th September 2011

This document is in accordance with the requirement set down by the DCLG.

The proposal is for the alterations of the lower ground floor flat including a rear extension and replacement of the side garden gates.

This property sits within a conservation area.

Included within this application

Existing drawings:	Flat layout plan	616	SV.01
	Rear elevation		SV.02
	Side elevation		SV.03

Proposed drawings:	Flat layout plan	616	GA.01
	Rear elevation		GA.02
	Side elevation		GA.03
	Upper ground floor plan/ roof of extension		GA.04

Design

The design of the existing building is fairly complicated by the different 2 storey, and 3 storey accretions and has been altered by the installation of unoriginal French doors with rendered wall at the lower ground floor of this building. The proposed extension will stand as a conservatory type addition that in other circumstances would be defined as permitted development. The proposed design will incorporate a glazed timber enclosure screen to the lower ground

floor with a roof partly solid and lead clad and partly a sloping glazed pitch. This lightness of construction will complement the building while clearly defining the new and old fabric. The proposal is similar in overall bulk to other extensions along this road and is far more suitable than some.

Use

The use of the lower ground floor is a flat and this will not be affected by this proposal.

The residential upper flats also remain unaffected.

Layout

The layout of the flat will be improved by internal alterations and will provide an open living area within the existing fabric and passing into the new extension. The simplification of the internal divisions will provide a more contemporary layout.

Scale

The proposal will have little impact on the scale of the building or on adjoining properties and will sit in the garden of the flat without casting any bulk over adjoining properties.

Landscaping

The secluded rear garden will remain for the enjoyment of the flat and will be improved in both accessibility and appearance through the refurbishment proposal. The minimal incursion into the garden will not remove from its use or enjoyment.

Appearance

As stated above, the existing outward appearance of the building will be changed only at lower ground floor level and will present an attractive extension clearly distinct from the original fabric. The replacement of the unoriginal french doors will be an improvement.

Amenity

The combination of a section of solid, lead clad roof and the obscured side glazing to the extension will prevent any potential for either overlooking or loss of privacy. The sloping glazed section of roof will be sufficiently distant from the upper ground floor window over to preclude any of these potential problems.

Access

The flat will benefit from improved access though to the garden in this new arrangement.

Inclusive access

No real change. This property is not suitable for disabled access at present with a stepped approach. There is small scope for improvement inside the property and the refurbishment proposal includes the levelling within the property by removing raised areas of floor.

Transport

The building is extremely well served for public transport sitting near to Belsize Park underground station and close to many major bus routes into the centre of London. The limited parking provision will not be affected by this minimal increase in floor area. The current property is entitled to a CPZ permit.

Refuse

The scheme does not affect the current arrangement for refuse storage and collection.