

## **FLAT 1, 50 BELSIZE SQUARE, LONDON NW3 4HN : Proposed Garden Room.**

### **Design and Access Statement.**

#### **1.00 Features of the existing site.**

The building is a 19<sup>th</sup> century end of terrace house at the northwest corner of Belsize Square opposite St Peter's Church and is within the Belsize Park Conservation Area. The house consists of basement, ground, first and second (attic) floors and is divided into flats.

Flat 1, the subject of this Application, is the basement (garden) flat. Access from the street is via an open passageway with steps down shared with the adjoining building known as the Coach House. This is a later building occupying a narrow strip of land adjoining No.50. The rear part of the back garden to No.50 has been fenced-off as amenity space to the Coach House. No.50 has not been altered to any great extent. The principal feature of the rear elevation is a curved bay extending from basement to high-level ground floor. It also has a projecting three-sided balcony at ground floor level.

The site of the proposed Garden Room is currently a paved terrace partly oversailed by the balcony above. Its northern aspect limits its usefulness to the Applicant as an all-year-round amenity.

We are advised that because the building is in a Conservation Area certain aspects will be deemed especially relevant by the Planning Authority :

- *Any rear addition to the property should not involve irreversible alterations.*
- *Any rear additions should not be full-width.*
- *The rear projecting bay feature should remain clearly visible down to basement level.*
- *Brickwork should match the existing.*

#### **2.00 Effect of the proposal on the locality.**

The proposed Garden Room will be single storey and the internal floor level will be the same as that throughout the flat. The boundary fencing will be retained at a height of 1.87m to preserve neighbours' privacy and amenity.

Regarding the occupants of the upper floors of No.50, the proposed rooflight to the Garden Room will be in etched glass to prevent intrusive light spillage to windows above. The Applicant has met with them to present the revised proposals and no objections were raised. The proposed building would be for the sole use of the Applicant as occupier of the basement flat. The principal requirement is to provide protected, well-daylit leisure space which can be used all year round, unlike the existing terrace.

#### **3.00 Layout.**

The proposed Garden Room will be situated at the rear of the property. It will form part of a rearrangement of internal spaces, in particular, the kitchen which will be relocated from the front of the flat to the rear.

The space below the existing balcony would be glazed-in to form a direct link with the Garden Room from the Dining Room. The Garden Room would give direct access to an enlarged paved terrace via a full-height sliding glass screen. The overall plan depth of the proposed Garden Room would not exceed 50% of the length of the rear garden and its width would be equal to the flat rear face of the house in order to avoid obscuring the curved rear bay feature.

#### **4.00 Scale.**

The height of the proposed Garden Room would be level with the existing balcony slab and the fascia of the new building would continue the balcony edge detail in dimension and colour to provide a unifying element between existing and new and ensure that the new construction remained visually subservient to the existing building. The new building will not present an overbearing, overlooking or overshadowing element in relation to the existing or neighbouring buildings.

#### **5.00 Landscaping.**

The rear garden currently consists of a paved terrace, a rectangular lawn and shrub-planted beds on the remaining three sides. In the proposal the east-facing Garden Room would give access to an enlarged paved terrace with steps up to the grassed area at the rear of the garden. Climbing plants on timber trelliswork attached to the existing boundary fences will provide colour. Additional shrubs will be added to the boundaries and hardy potted plants would be arranged on the paved terrace.

#### **6.00 Appearance.**

The proposed Garden Room would stand clear of the curved bay feature and would project from the adjacent flat rear wall of the house. The fascia will continue the edge detail of the balcony to provide a unifying element with the external walls below formed entirely of full-height clear glass panels edged with minimal grey finished frames. The space below the existing balcony would be glazed-in with full-height panels set in grey finished aluminium frames of minimal thickness. A pair of sliding glass panels would give access to the terrace, directly on the centreline of the curved bay as at present. The flank wall to the west will be constructed in London Stock brickwork externally rendered and white painted to match the house walls. A flat structural glass rooflight with etched glazing will admit additional daylight to the internal space.

#### **7.00 Access.**

Currently access to the flat is via a flight of steps down from the public footpath. This arrangement cannot be altered but the design of the proposed Garden Room and glazed link will avoid any change in level from the flat.