

Design and Access Statement

2ND & 3RD FLOOR FLAT - 22 BELSIZE PARK GARDENS, LONDON NW3 4LH

PROJECT NO. 1010

14/12/10

1.0 Introduction

This statement has been prepared in support of a planning application for the 2nd & 3rd floor flat at 22 Belsize Park Gardens, to demonstrate that the proposal does not conflict with relevant planning policies and to show that the proposed scheme will make a positive contribution to users of the building and to the surrounding areas.

This statement has been prepared with reference to the following guidance:

Camden Local Development Framework (LDF)

Camden Planning Guidance 2006

Camden – guidance on Design

Article 4 direction schedule and list of properties affected in Belsize Park Conservation Area.

Building Regulations - Approved Documents

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2.0 Site Assessment

2.1 Context

Belsize Park Gardens consists of Early Victorian semi-detached villa style houses located within the Belsize Park Conservation Area.

2.2 The Site

22 Belsize Park Gardens is a five storey semi detached building located on the northern side of Belsize Park gardens. The building consists of four self-contained flats. Our proposal is for the 2nd & 3rd floor Flat. The building is within the Belsize Park Conservation Area but not listed.

3.0 Design Criteria

Design: Impact on the appearance of the building, streetscape and the character and appearance of the Belsize Park Conservation Area.

Camden Planning Guidance 2006: 4.1 Roofs and Terraces & 10 Conservation Areas

Policy B1- Designed to a high standard. The development would respect the site and setting and not adversely effect the garden space around the building nor materially harm its appearance or amenity.

Policy B3- Alterations and extensions.

The proposal would respect the form, proportions and character of the existing and its surroundings

Policy B7- Conservation areas-

The proposal would preserve the character and appearance of the conservation area.

3.1 Proposed

The proposed has been designed to harmonise with the existing appearance and character of the property in order to reduce the impact and appear to be part of the original property. We believe that the proposed roof terraces are in keeping with the surroundings. The approach is to adopt the prevalent styles of terraces in terms of scale and style to those granted planning consent at

18 Belsize Park Gardens

24 Belsize Park Gardens

33 Belsize Park Gardens (ref: 2008/2341/P)

34E Belsize Park Gardens (ref: 2007/5145/P)

35 Belsize Park Gardens

37 Belsize Park Gardens (ref: 2007/5145/P)

39 Belsize Park Gardens (ref: APPX/5210/A/03/1117366)

All materials are to match the existing and lightweight to minimise visual clutter/effect. The proposals would therefore not harm the streetscape and preserve the character and appearance of the Belsize Park Conservation area. There are a number of neighbouring properties which have created front and rear roof terraces with metal and glass railings.

At the **front** of the property it is proposed to:

- The front of the building has an existing dormer and terrace with metal railings. We propose to install new black metal railings to match the railings of neighbouring properties.
- Replace existing windows with double glazed windows to match existing.

At the **rear** of the property it is proposed to:

- Create a roof terrace at roof level with glass & metal balustrade to match neighbouring properties. The terrace extent would limit overlooking.
- Replace existing sky-light with timber sliding double glazed doors to match neighbouring properties.
- Replace existing windows with double glazed windows to match existing.

We have noted the appeal decision of no. 39 Belsize Park Gardens and taken into account the planning Inspector's statement *'because of its lack of prominence and the presence of extensions and alterations on the*

neighbouring buildings, I [the inspector] consider that the proposed rear dormer and terrace would have no material effect on the character and appearance of the Conservation Area'

At the **side** of the property:

- Replace existing skylight with new double glazed skylight.
- Replace existing windows with double glazed windows to match existing.
- New skylight

3.2 Access

Criteria 3 – Approach to all entrances.

The proposed development does not affect the existing access to 22 Belsize Park gardens.

3.3 Landscaping

The proposal will increase external amenity space.

3.4 Appearance

The double glazing to the front, side & rear windows will have no visual impact. The introduction of the black metal railings to the front terrace will hugely improve the front appearance of the property, enhance the Victorian character and mirror the established appearance of the railings found on the neighbouring properties in the street.