

PLA_DESIGN_ACCESS
Design & Access Statement
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Assessment

No. 12 Belsize Park Gardens is a semi detached white stucco Victorian Villa that has been converted into flats. The lower ground floor is divided into 2 flats accessed from the side passage. No. 12B is to the front of the property.

Planning Policy Guidance 15.4, Conservation Areas
Approved Document Part M, Access to and use of Buildings



Front Elevation



Towards side elevation

Summary of Proposal

The owner/applicants of No. 12B wish to reconfigure the flat to create a second bedroom. This will involve relocating the entrance to the flat creating a new front door and revising the existing front door to a window. It is also proposed that the bay window to the front elevation is revised to a patio door permitting access to the patio garden.

Involvement

This application was discussed and reviewed by the freeholder to the property, the Building Control Officer David Edwards, Camden Building Control and a Structural Engineer



Evaluation

Since there is a high side wall adjacent to the proposed alterations to the side elevation , these will be entirely concealed from the front of the building and will have no impact on adjoining properties. Conversion of the bay windows to patio doors has taken place at the majority of the properties in the street and due to the significant level difference between street and garden level this alteration is concealed at street level.

Access

Although the primary access to the property has changed the accessibility of the property remains unaltered.

Appearance

The proposed windows and patio door will be in white painted timber. The proposed front door will be in obscure glazed timber with glazed over panel.