

DESIGN AND ACCESS STATEMENT
Location: Garden Flat, 58 Belsize Park, London , NW3 4EH
Application no. 1152589

1. Introduction

1.1 This Design and Access Statement (DAS) accompanies an application for a Garden Studio at 58 Belsize Park, London, NW3 4EH.

2. Design Principles and Concepts

2.1 Amount

2.1.1 The site has an area of 160 sq metres. The width is 10 metres and the depth is 16 metres. All the surrounding properties are large period conversions often split into flats and marionettes.

2.1.2 The site is well proportioned and there is ample space to site the garden Studio towards the bottom of the garden. The character of the area is that most of the rear gardens already have some form of traditional Garden Building.

(ii) The proposed Garden studio has no effect on the access, parking or amenity space arrangements of any existing dwelling.

2.2 Layout

2.2.1 This is a key component of the proposed design to ensure the layout respects the character of the garden scene. In consequence the front wall of the Garden studio is over 11 metres' from the back of the main residence.

2.2.2 In considering the layout, attention has also been given to crime issues. The studio has been designed to reduce the opportunity for crime. Windows, doors and locks are all designed to meet "Secured by Design" standards.

2.2.3 However as the whole site will be private with no public access, the opportunity for crime is minimal.

2.3 Scale

2.3.1 Garden building elevations have also been included with the application. To demonstrate the appropriateness of the scale, this shows existing house elevations and relationship to the existing boundary wall.

2.3.2 The width of the Studio is only 3 metres, which has enabled just over 1.7 metres to be left to the rear boundary.

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2.4 Landscaping

2.4.1 The site has been tended for many years and primarily laid to lawn, with no major shrubs or trees affected.

2.4.2 The boundary on all sides is marked by a wall and there are no proposals to change this. The applicant wishes to retain all vegetation and will only prune it where it is overgrown and overhanging to a significant extent.

2.5 Appearance

2.5.1 The predominant character of Belsize Park is white stucco, period houses

2.5.2 The design concept has been to create a modern Garden studio of the 21st Century, but one that respects its surroundings.. As has already been set out the scale is wholly in accordance with the neighbouring properties. We do not want the design or presence to jar with the neighbours.

2.5.3 Due to their size and other features, the houses in Belsize Park generally have a strong vertical emphasis. We have sought to take this vertical feature and update it for the 21st Century. As the plans show we have proposed full height glazing to to two walls, to give a unity and coherence to the design.

2.5.4 A key aspect of the design has been to achieve a 'green' Garden room.

2.5.5 Considerable thought has been given to the use of materials. There are innovative solutions within the Studio to ensure its 'green' credentials. To make certain it blends in to the Garden, external panels are FSC Thermowood, with 50mm of insulation in the walls, floor and ceiling. The panels are finished in a cedar colour with the benefit of being non-maintenance. All windows and doors are double glazed. The traditional roof material is a profiled, plastic coated alloy, again finished in Green.

3. Access

3.1.1 The garden site is accessed from 58 Belsize Park

4. Consultations

4.1 The neighbours have been consulted and they have no concerns.

4.2 A previous planning application for a larger Garden room has already been approved

4.3 As this is a private house and not a public building, no consultation has been undertaken with any access group.

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