



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**SITE AT 5 MERTON RISE, BELSIZE PARK, LONDON NW3**

**PLANNING APPLICATION BY MR. JEREMY BURTON**

**DESIGN & ACCESS STATEMENT**

**June 2010**

**Robert Savage & Associates  
11 Eton Garages  
Belsize Park London NW3 4PE**

## **1. INTRODUCTION**

- 1.1 This Design and Access Statement accompanies the planning application submitted to Camden London Borough Council (the "LPA") by Mr Jeremy Burton for the erection of a single storey part rear extension at 5 Merton Rise , Belsize Park, London NW3 .

## **2. ASSESSMENT**

### **Physical Context**

- 2.1 The application site is located on the west side of Merton Rise. The site is occupied by a three storey terrace of late 20<sup>th</sup> century town houses. The property is a single family dwelling.
- 2.2 The proposed rear ground floor extension is 3.3m wide x 3m deep and would adjoin that existing at No.3 Merton Rise.



Existing View from 1<sup>st</sup> floor terrace to adjoining 1<sup>st</sup> floor terrace & conservatory



Existing view from communal gardens of Godolphin House

- 2.3 The surrounding area is predominantly residential in character, and displays a relatively mixed pattern of detached and semi-detached residential late Victorian properties in Merton Rise of generally larger scale. To the west / rear of the property at Godolphin House, 76 Fellows Road is a 5 storey modern brick clad block of flats. To the south of Fellows Road are modern 3 storey town houses and high rise flats.

#### Relevant Planning History

- 2.4 No relevant planning history has been identified.

### 3. DESIGN

#### Amount of Development

- 3.1 The application proposal involves the construction of a rear full depth side extension adjoining that existing at No. 3 Merton Rise. The proposed kitchen extension will provide 8.1 square metres of new floor space.



### Layout

- 3.2 The proposed additional floor space will allow the kitchen to be relocated at the rear and provide more flexible and improved habitable accommodation at ground floor level between the existing dining room and new breakfast area.
- 3.3 The existing 1<sup>st</sup> floor terrace, contained behind a steel balustrade, will remain and the proposed new flat roof area, around a new rooflight will have a Sedum 'green roof' finish.
- 3.4 The proposed layout of the accommodation will have no material impact on the amenities of adjoining occupiers.

### Appearance

- 3.5 The proposed extension will be faced in matching facing brickwork and the new window will match those existing in style and construction.

### Use

- 3.6 The nature and intensity of use of the property will remain unaltered. The retention of residential use is required by planning policies, and is consistent with the established character of the conservation area.

## 4. ACCESS

- 4.1 The application site lies 250 m from Swiss Cottage Underground Station and the various bus routes serving Adelaide Road and Finchley Road .
- 4.2 The main entrance to the property is by way of a 150mm high threshold at the

front door.

## **5. LIFETIME HOMES STANDARDS**

- 5.1 The proposals fully comply with the current requirements of Part M of the Building Regulations. Accordingly, all Lifetime Homes standards, where applicable, have been complied with.

Robert Savage and Associates

June 2010