

DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE STOREY REAR AND SIDE EXTENSION TO REPLACE THE EXISTING REAR CONSERVATORY AND THE EXISTING SIDE EXTENSION AT Flat C (LOWER GROUND FLOOR LEFT), 3 STRATHRAY GARDENS, BELSIZE PARK, LONDON NW3 4PA

1. Introduction

The Design and Access Statement (DAS) accompanies an application for the erection of single storey rear and side extension to replace the existing rear conservatory and the existing side extension at Flat C, 3 Strathray Gardens, London NW3 4PA. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this proposal is for a minor extension to an existing house, some aspects such as the social and economic context are of limited applicability.

2. Design Principles and Concepts

The site has an area of 195m². 3 Strathray Gardens is a large Victorian town house in the Belsize Conservation Area. The house is constructed mostly of red brick walls, with a pitched roof. Both front and rear elevations have had some minor changes, done throughout the recent years. The house is divided into 5 flats of which two occupy the lower ground floor dividing the garden into half.

The proposed extension, being simple and elegant in form, with partially glazed roof at the rear will compliment the existing elevation, without pretending to be part of an original structure.

The side extension will replace a similar existing structure, it will be the same width (as it is positioned between the side boundary and side wall of the house) and will be 3 meters longer than the existing extension (1.2 meters projecting further towards the front of the house and 1.8 meters projecting further towards the rear garden). On the side elevation there will be an additional glazed door to allow more light into Bedroom 2. At the rear there will be a single storey rear extension with partially glazed roof. The rear garden decking area will remain as existing.

The extension will have no effect on neighbouring properties, as it will not be visible from any neighbouring houses except from the flats above.

Access to the property will remain unaltered.

3. Layout

The proposed extension will increase the size of the existing flat by only 12.5 square meters. The enlarged sitting area with an open plan kitchen will cater for the needs of a large family. The size of the garden will be reduced, however the decked area at the

higher level will remain as existing. As only that part of the garden is truly usable, the fact that the proposed garden will be smaller is not relevant.

4. Scale

Rear, front and side elevation drawings are included with the application.

5. Landscaping

Landscaping of the site will be unchanged.

6. Appearance

The design concept has been to create a modern extension to replace the existing structure which will compliment the original house and add more space to the lower Ground Floor Flat C.

7. Access

The access to the property will remain unaltered.