

## **DESIGN AND ACCESS STATEMENT**

### **PROPOSED SINGLE STOREY GARDEN HOUSE AT LOWER GROUND FLOOR FLAT, 39A BELSIZE SQUARE, BELSIZE PARK, LONDON NW3 4HL**

#### **1. Introduction**

The Design and Access Statement (DAS) accompanies an application for the erection of single storey garden house to be used as a recreation/gym/play room by the occupants of the Lower Ground Floor Flat, 39A Belsize Square, London NW3 4HL. 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 addition 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 395m<sup>2</sup>. 39 Belsize Square is a large Victorian town house in the Belsize Conservation Area. The front of the house is rendered and painted white, while the rear elevation is constructed mostly of brick, with a white rendered, two-storey high bay. The house is divided into 6 flats of which flat A occupies the lower ground floor with the sole use of a large rear garden.

The proposed garden house, being simple and elegant in form, with a partially glazed roof and timber cladded walls, will form an integral part of the existing beautifully landscaped garden.

The proposed house will replace the existing garden shed.

The proposal will have minimal effect on neighbouring properties, as it will be located at the very end of the garden and its height will not exceed 3 meters.

There are quite a few similar developments in the immediate neighbourhood, for example at 31A Lancaster Grove, 17A Belsize Square and 50 Belsize Square.

#### **3. Layout**

The proposed garden house will provide additional, much needed space for this two-bedroom flat, currently occupied by a family of four. The external dimensions of the proposed house are 4 x 7 meters. The proposed use will be recreational; it will be used partly as a gym and partly as a play area for children. The current size of the garden is 8.8meters wide by 22 meters long, so the proposed structure will not have a great effect on the greenery there.

#### **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 garden house which will blend with the existing garden.

## **7. Access**

The access to the property will remain unaltered.