

Design and Access Statement

Address: 44a Belsize Park Gardens, London, NW3 4LY
Description: Rear conservatory to garden flat

Design

1.0 Use

- 1.1 The proposal is to extend and improve the living accommodation of the existing flat.

2.0 Amount

- 2.1 The property is not listed but is within a conservation area.
- 2.2 The Flat is part of a large Georgian detached house which is now subdivided into flats. The original 4-roomed basement flat was further divided into two separate flats in the 1960s. Looking from Belsize Park Gardens 44a is formed from the right half of the property and benefits from exclusive access to the substantial garden to the rear. There is also a side access to the garden from the street.
- 2.3 The proposal is to add a conservatory to infill a section of the sunken patio to the rear of the flat amounting to an increase in gross internal area of 16sqm.

3.0 Layout and Scale

- 3.1 Impact on the street: There is no impact on the street elevation.
- 3.2 Impact on the rear elevation: The existing curved bay window which is the most notable feature of the rear elevation, is being retained in full. The impact of the proposal has been reduced as far as possible by proposing finely detailed glass roof and walls to allow views of the existing building through the conservatory.
- 3.3 Photos of the existing building and a sketch of the proposal are included at the end of this statement.
- 3.4 The visible height of the conservatory is also reduced by the height of the rear garden which is approximately 1m above floor level. The visible height of the proposal from the garden is therefore reduced to approximately 1.7m only.

4.0 Materials

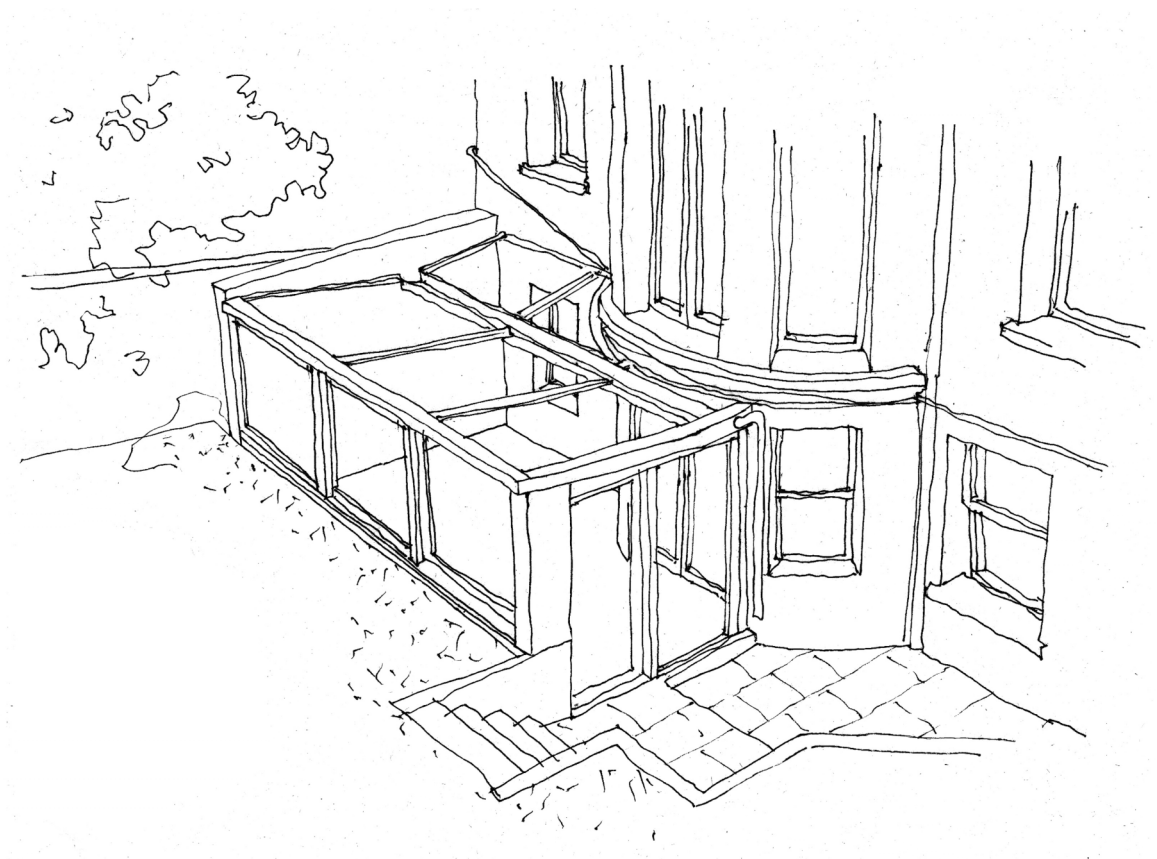
- 4.1 A glazed aluminium frame is proposed to allow slim frame dimensions. The frame will be painted.

Access statement

External access is to be retained as existing.



existing view of rear elevation



sketch of proposed conservatory