

## **Design & Access Statement**

**7c & 7d Belsize Park Gardens, London, NW3 4LB**

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### **DESIGN ELEMENT**

#### **Use**

The building in question is a late Victorian town house that has been divided into flats.

#### **Amount**

The proposal involves the conversion of two self-contained one bedroom flats to create a single self-contained three bedroom flat. This part of the proposal accords with adopted UDP Policy H3 as it would not result in the loss of two or more residential units and would result in the creation of a large family unit. It has been noted that a similar proposal for the conversion of two flats into one residential unit at 18 Belsize Park Gardens was approved by the Council in October 2008.

The application also proposes the creation of first floor balconies above the existing porch to the front of the property and the existing rear bay window. This would involve the erection of new iron railings and the installation of new doors in place of the existing window openings.

It has been noted that a number of nearby properties already have similar first floor front balconies with iron railings and French doors. In addition planning permission was also granted last year for the creation of a balcony above the existing bay window to the rear of 23d Belsize Park Gardens with similar French doors and iron railings used.

#### **Layout**

The proposed conversion would involve the rearrangement of internal walls and the blocking up of a number of existing doorways, including the main front door to flat 7c.

The proposed railings have been sited around the edge of the two new balconies thereby ensuring the safety of those who use them.

The proposed balconies would not extend out far enough to create views into neighbouring houses.

#### **Scale**

The scale of the proposed railings would, however, mirror that of the existing railings that surround similar balconies to the front and rear of a number of other properties in the street.

**Appearance**

The neighbouring properties have a variety of window and door types, and many of them also have front and rear balconies that are surrounded by black iron railings. The proposed new doors would be in keeping with the existing fenestration of the property itself and that of the neighbouring buildings. The proposed black iron railings would also mirror the appearance of those found on other properties in the street.

**ACCESS ELEMENT**

The access to the flat would remain unchanged.