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Design and Access Statement

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Flat 1, 10 Strathray Gardens, NW3 4PA

Introduction

This statement accompanies a Planning Application for the construction of a conservatory extension to the garden flat at 10 Strathray Gardens, NW3 4PA

Strathray Gardens is within the Belsize Conservation Area and therefore the proposal must adhere to the policy statements B1, B3 & B7 and endeavour to 'preserve or enhance the special character or appearance of the area.'

The local area and existing building

The buildings on Strathray Gardens and neighbouring streets are large period mansion houses, many of which are now converted into apartments. They are rich in complexity and varied in style. No. 10 was built in the 1880s, of red facing brick with numerous features and details embellishing the facades. Although apparently symmetrical, closer inspection reveals that chimney breasts, bays and roof hips are, in fact, arranged in a picturesque manner over its 4 storeys and roof apartments. In comparison to some of the neighbouring buildings, however, it is extremely modest, being relatively simple in form and detail.

The apartment itself is on the garden level which is $\frac{3}{4}$ of a storey below ground level at the front of the building. It is accessed via a dedicated side entrance added to the building in the 1980s. One of the principle features of the apartment is its sole use of a portion of the garden to the rear. This has been divided between the two garden flats in the building in a curved form. The two gardens are divided with a 3m high leylandi hedge and fence beyond.

Proposal Details

The proposal is to extend the living and dining space of the flat into the garden and make better use of the light and existing patio space. It consists of a single storey conservatory-style extension sited directly behind the large bay window that faces the garden. The construction is to appear separate from the existing building and will be connected only by a glazed link replacing one window. The stall riser of that window is removed to facilitate access.

Discussions with Camden Planners have helped form this approach.

The sides are solid masonry using red facing brick to match the garden walls on the neighbour's side, with a timber decorative fence applied to the wall if the neighbour wishes. Full-height glazing faces the garden and side elevations.

The shallow pitched roof is to be largely green sedum covered with a single roof-light in the centre. It is the intention to create a modern addition which does not compete with the existing building but sit as a well mannered addition, thus preserving the qualities of the original building.

The neighbour in the adjoining garden flat has been informed of the proposal which will be lower than the existing dividing hedge. Other neighbours will only have aerial views of the proposal and will not affect their amenity to light or views.

Access Statement

The flat is some 2m below ground floor and currently accessed via steps to the side entrance. As such wheelchair access is not currently possible. Alterations to this entrance are not part of this proposal although in accordance with Part M of the building regulations the new extension will have a gently sloping threshold to the outside and floor heights between the existing building and extension will be level.

Generally alterations within the flat will incorporate recommendation from the Lifetime Homes Standards where applicable.



view of existing garden and rear elevation