

DESIGN AND ACCESS STATEMENT
Extension of Lower Ground floor Flat
9A Belsize Square
London
NW3 4HT

01/10/09



LOOP ARCHITECTURE

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2.0 Introduction

Loop Architecture have been asked to develop proposals for the refurbishment and extension works to the rear of the lower ground floor flat at 9a Belsize Square for Mark Bryans and Henry Ledger who are resident in the property.

The purpose of this Design and Access Statement is to describe the proposals.

In Brief:

The proposal is for the extension to the rear of the property, together with minor alterations to the existing interior.

The proposals at the front of the building include new stone flooring to the access path and steps (also extending through the side access).



Site Location Map 1:1250@A4



Site Location highlighted in red above left

3.0 Planning Policy

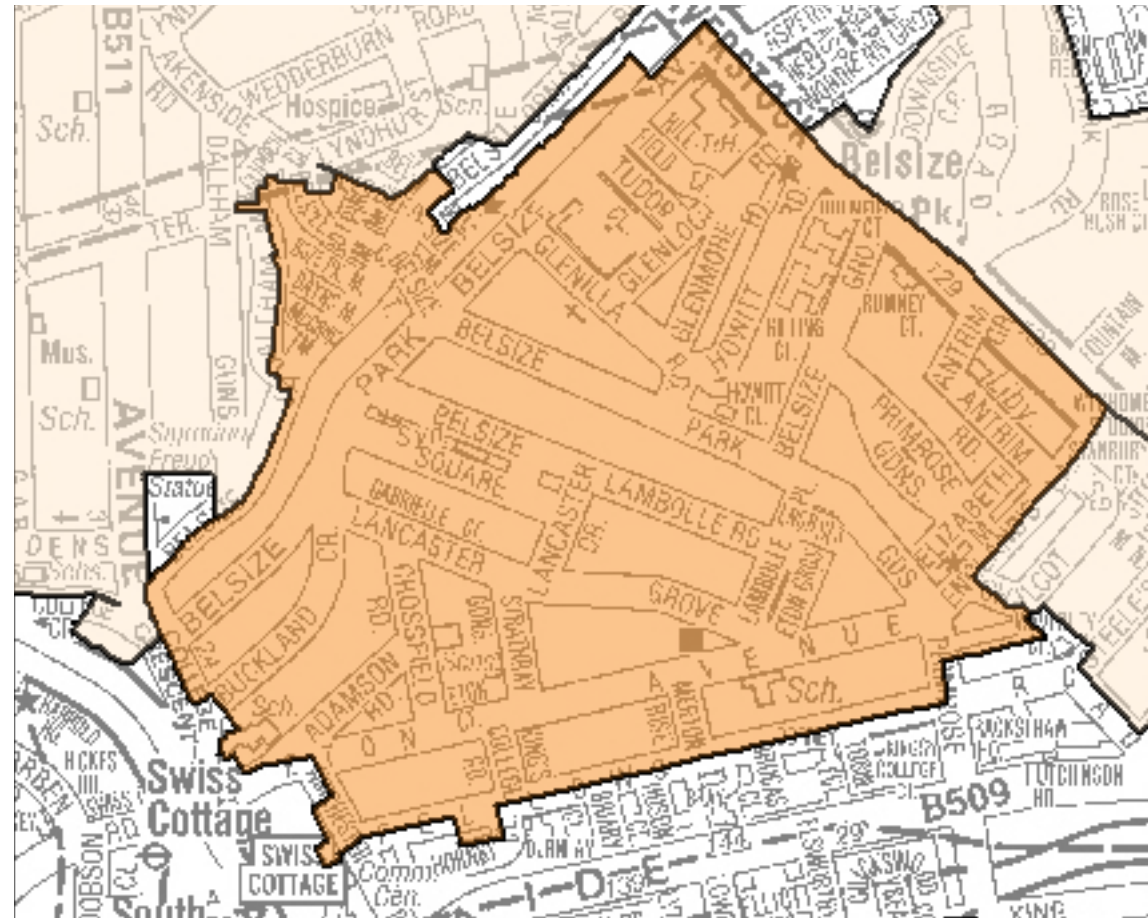
Planning Policy Context.

Conservation Area

The building is within the Belsize Park Conservation Area (shown opposite)

Listing:

The building is not listed.



4.0 Historical Context

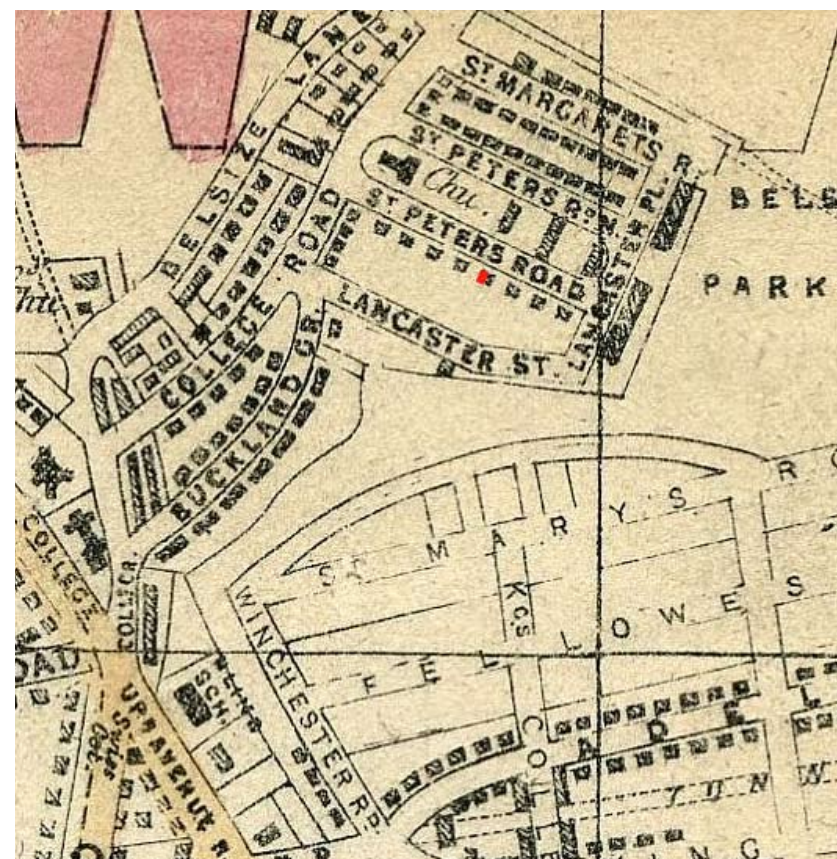
The maps below and opposite show the development of Belsize Square with the property highlighted in red.



Early Map of the



1759 Map



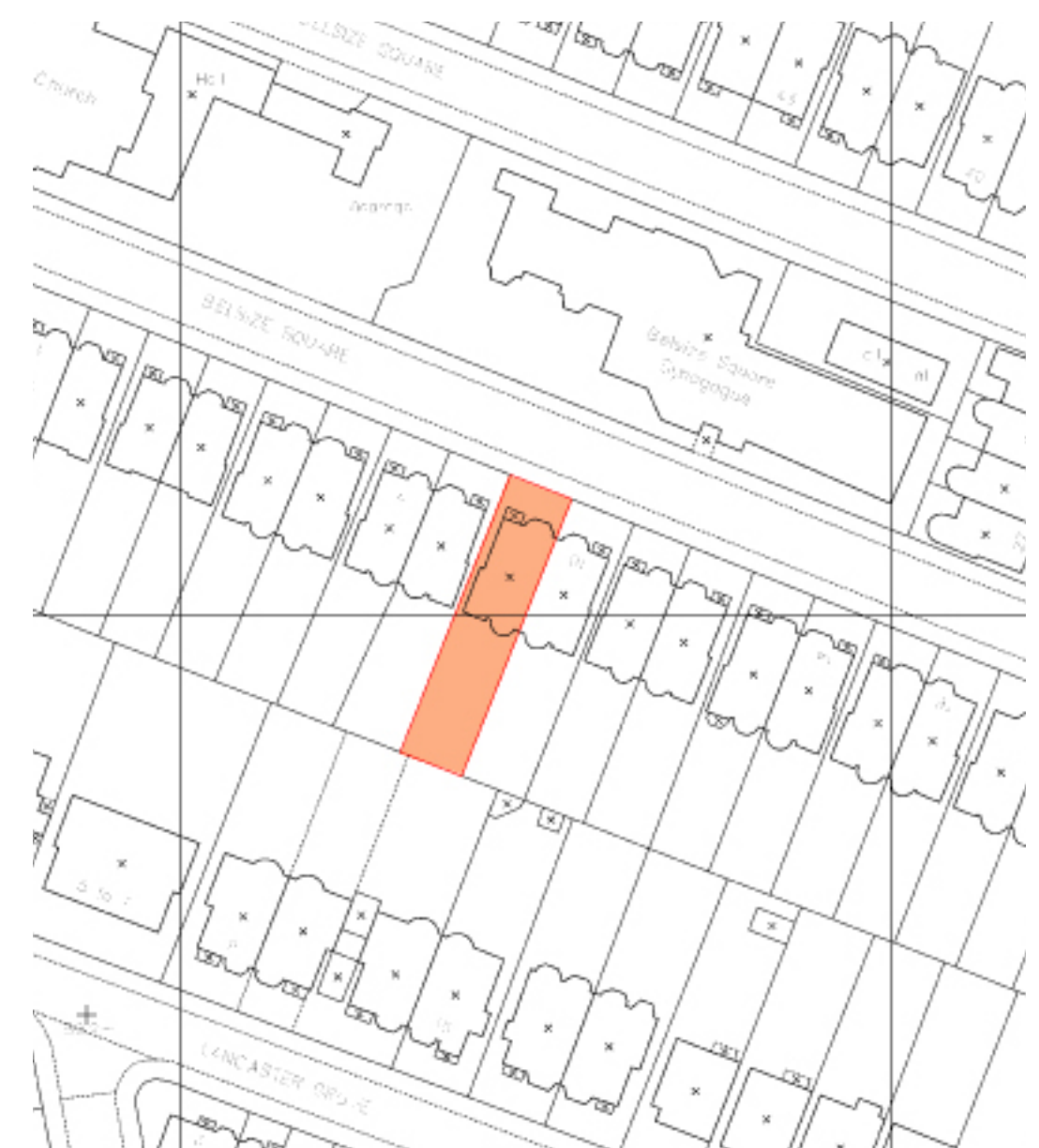
1865 Map



1895 Map

5.0 Exterior Context Front

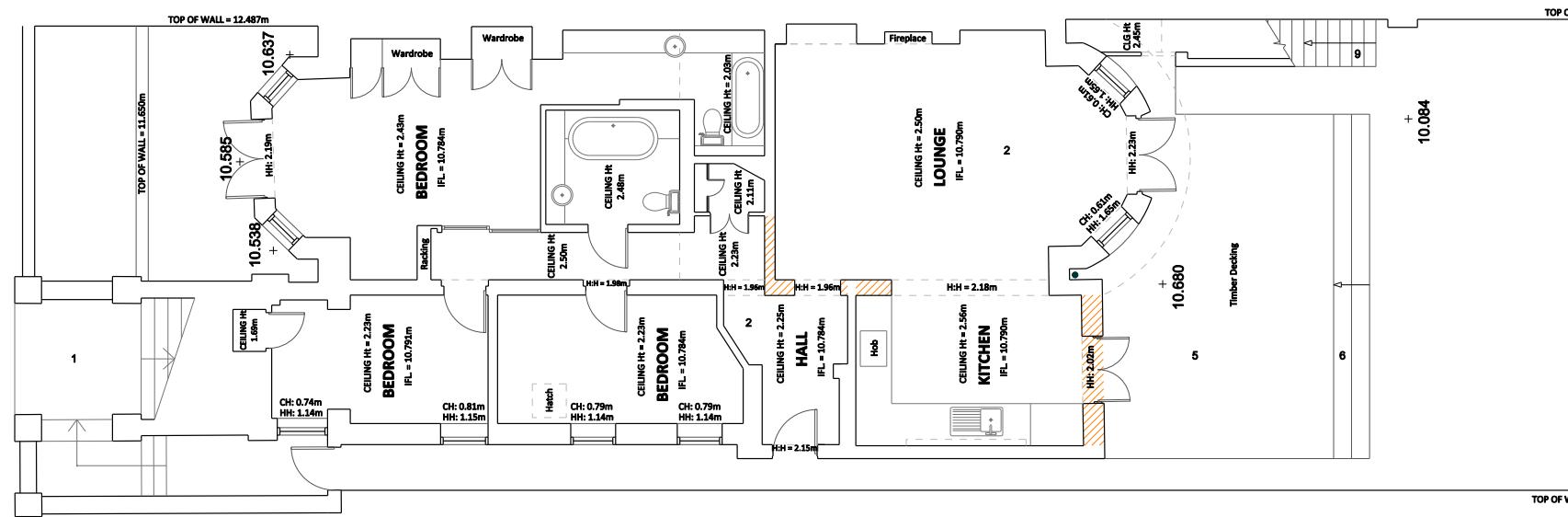
The property comprises the ground floor of a semi-detached house, which itself forms part of a street of similar houses with a strong sense of architectural identity and cohesion.



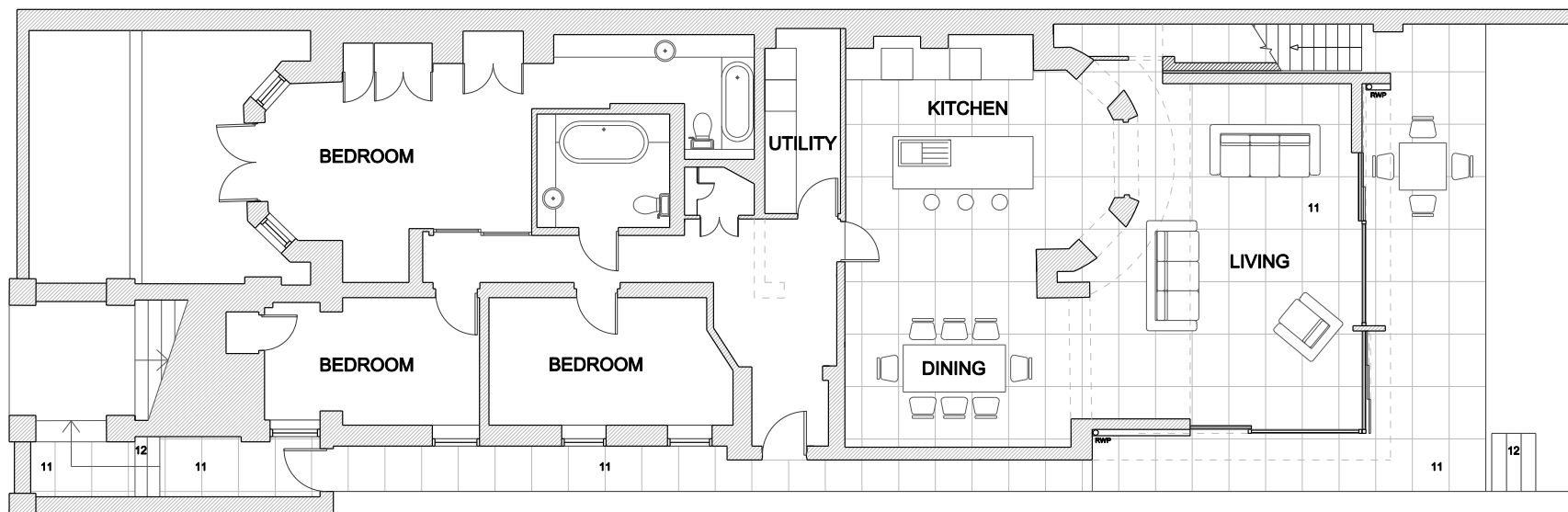
6.0 Exterior Context Rear

The property has an established garden to the rear, views of which the new proposals seek to take full advantage of.





Existing plan with demolitions



Proposed Plan

7.0 Removals and Demolitions

The proposals include several removals or demolitions.

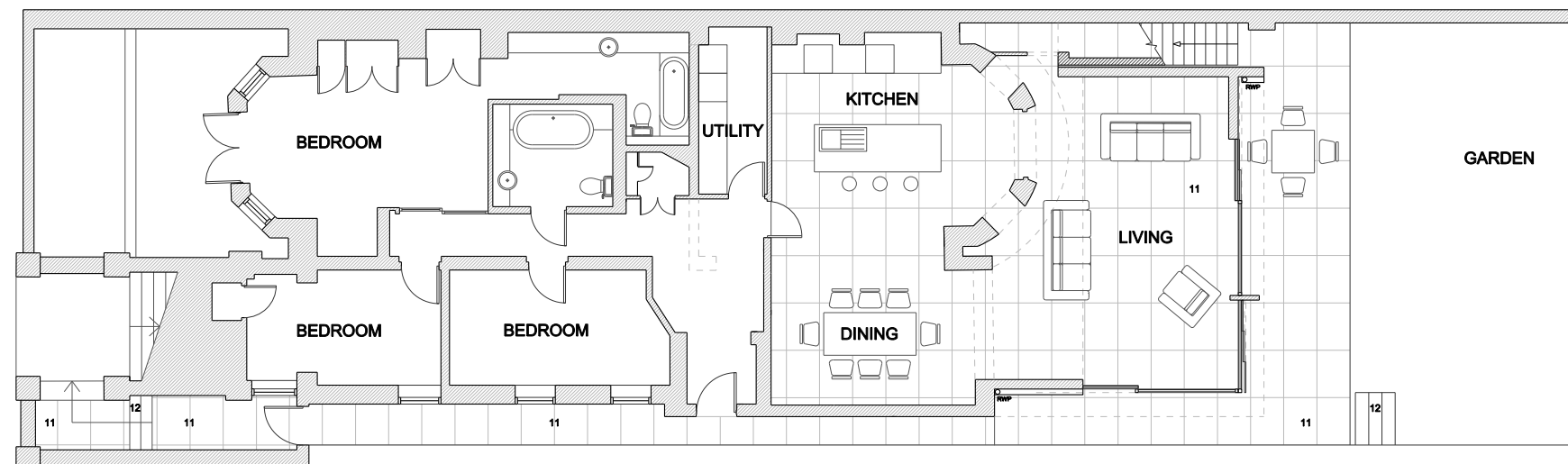
The proposed removal of the former kitchen exterior wall will open up the existing interior to the new extension, and allow light to penetrate further into the property.

The floor in the new kitchen/dining/living space will be lowered by 200mm to allow for adequate ceiling height, the proposal would be to reuse the existing timber joists and boarding at the lower level.

The rearrangement of the hall will provide a more generously sized entrance area, and provide a doorway to the new utility room.

8.0 Access Plan

Access arrangements will remain as they are, other than the new stone flooring to external areas and steps, which will stretch from the new rear terrace, along the access path to the front of the property.

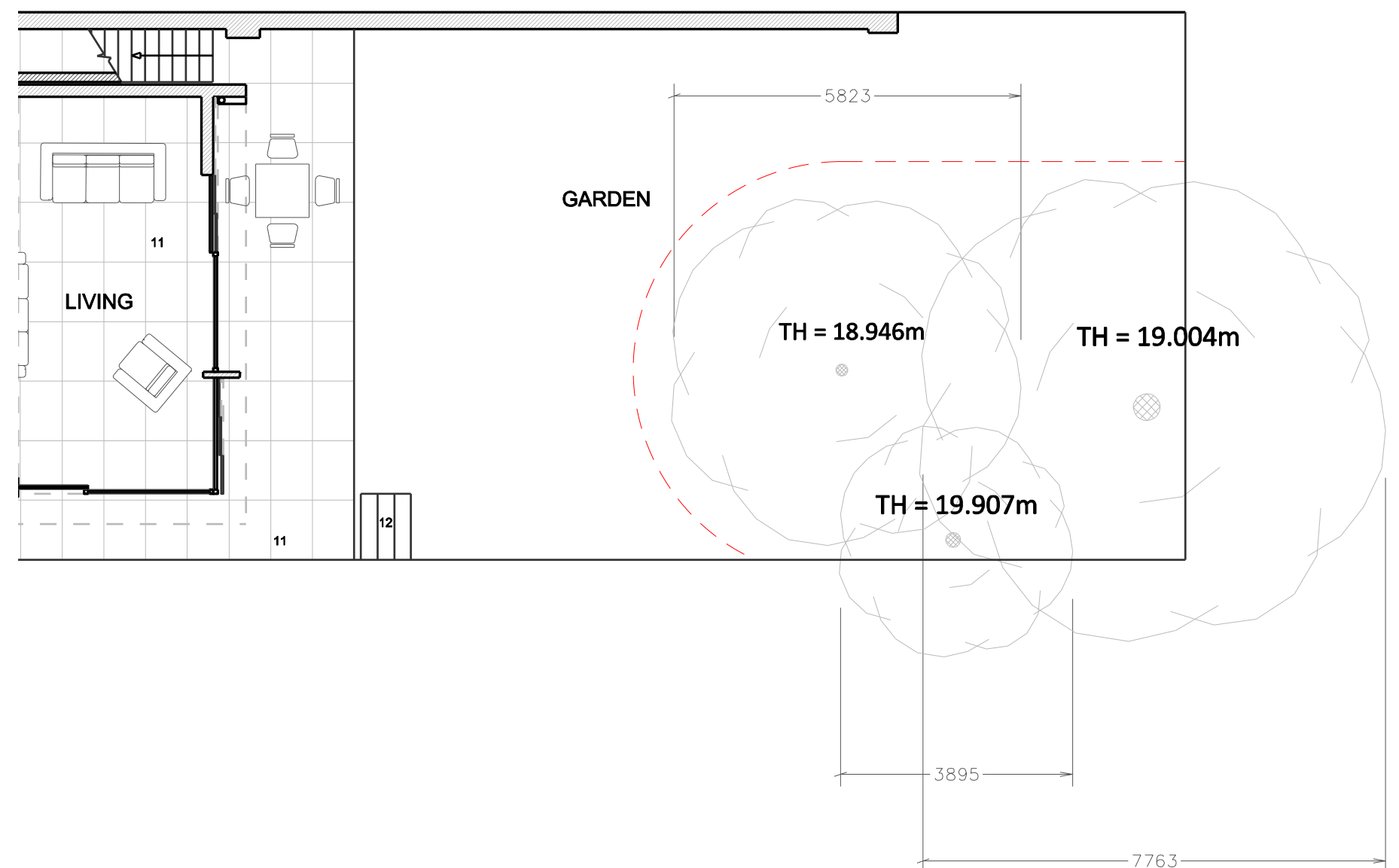


9.0 Trees

There are three trees in the garden of No.9 Belsize Square. None of these will be affected by the proposed works. The nearest tree is over 9m from foundations of the proposed extension.

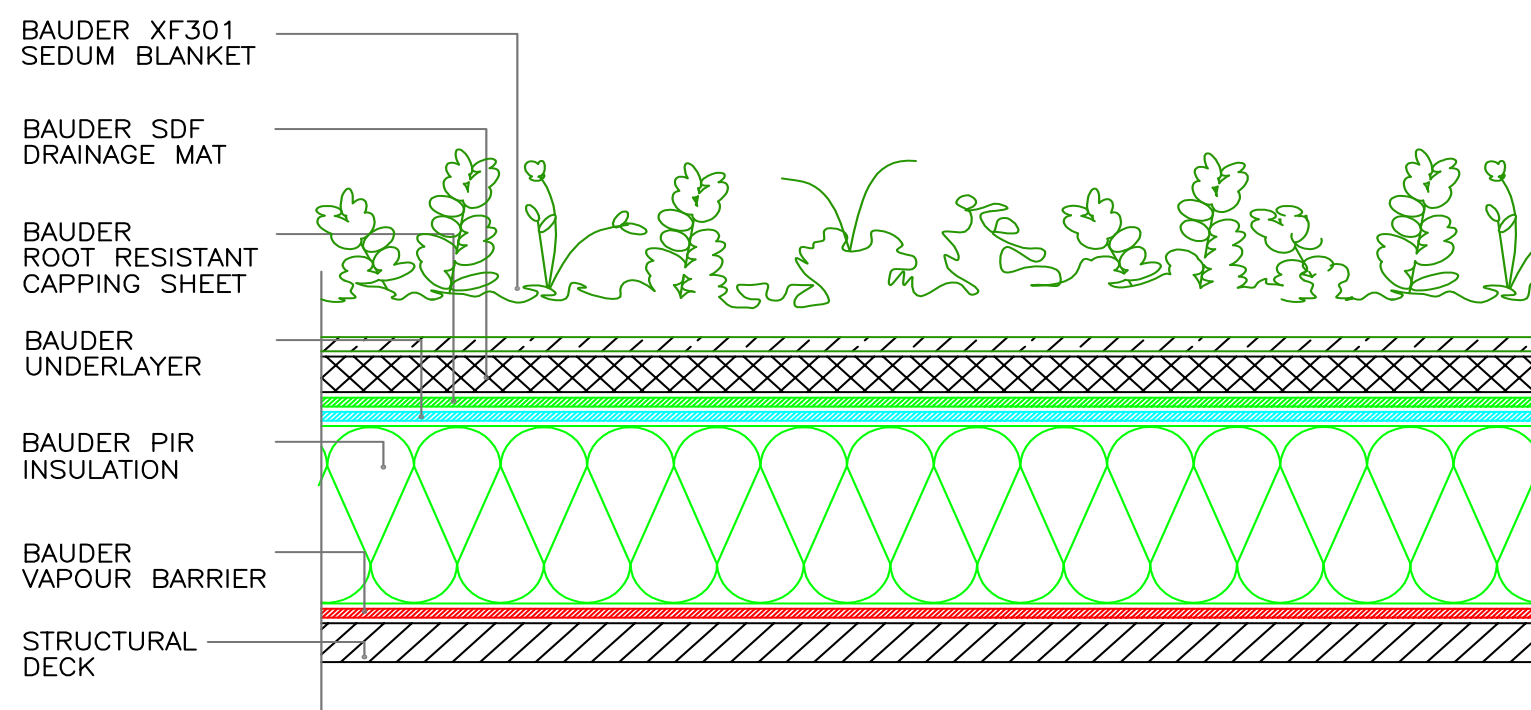
The diameter of the trunk at 1.5 m of the nearest tree to the development is 195mm.

During the proposed building works a fence will be erected 3.5m from the nearest tree to protect them from any accidental damage.





Bauder Total Green Roof System - Standard Detail Xero Flor Extensive Sedum Blanket System



10.0 Sedum roof

A sedum mat is a base layer of Polyester, Hessian, or porous polythene depending on the supplier, on which is laid the 2cm growing medium, on to which is sprinkled sedum cuttings. These grow into the substrate to maturity. When harvested the Sedum blanket is rolled up from the carrier upwards and delivered to site. When installed the Sedum blanket (including the 2cm of growing medium) is rolled out onto either 5 - 7cm of growing medium (standard method) or direct onto a moisture retention blanket (ultra light weight method).

Successful sedum roofs have an ability to bind dust particles, improving air qualities. They also can retain water during heavy rainfall, reducing localised flooding, through eventual evaporation back into the atmosphere.

There are approximately 8-10 different plant species in Bauder XF301 Sedum blanket, some being very similar in appearance to others, but perhaps being more 'drought tolerant' under certain conditions.

Initial Watering After Installation

- Apply fertiliser using the Bauder recommended applicator trolley to ensure correct coverage.
- Thoroughly water blankets immediately after installation or as soon as a sufficient area is laid that can be watered using sprinklers.
- Initial watering must be by surface mounted sprinklers to water in the fertiliser.

Provision for Watering During the First Month

- Periodically water during the first month
- Frequency of watering is dependent upon the time of year and current weather conditions, but is usually every 4-6 days during the summer months.
- Water for a period of approximately 1-2 hours to ensure that the blankets are fully saturated.

10.1 Sedum roof: Maintenance

General maintenance is normally carried out annually during springtime.

Basic roof related maintenance procedures:-

- 1 Ensure safe access can be gained to the roof and that relevant Health and Safety procedures are followed when working at roof level. Safety harness attachment points or man safe systems should always be used where provided.
- 2 Remove all debris and leaves from the roof surface, rainwater outlets, chutes, gutters, etc. Roofs in the vicinity of taller trees will need more frequent maintenance. We recommend removing dead leaves during the spring and again in the autumn, to ensure that fallen leaves do not cover and suffocate the sedum plants.
- 3 Open the lid of the inspection chambers and ensure that all rainwater outlets (including down pipes) are free from blockages and that water can flow freely.
- 4 Ensure that any protective metal flashings or termination bars remain securely fixed and in place.
- 5 Examine all mastic sealant and mortar pointing for signs of degradation, and repair or renew as necessary.
- 6 Where promenade tiles or paving slabs exist, ensure that they remain secure in position and in good condition.
- 8 Report any signs of damage or degradation to Bauder immediately, so that arrangements can be made for remedial work to be carried out if necessary. It is recommended that a roof plan marked with co-ordinates be used to record the findings of the inspection. This will avoid confusion and provide an on-going record of roof performance, which can be compared year on year.

Plant related maintenance tasks required:-

Any planting, which has encroached into drainage outlets, walkways and the vegetation barriers (pebbles), should be removed. This removed vegetation can be used to repair any bare patches if required (see below). If movement/settlement of the pebble vegetation barrier has occurred, then additional washed stone pebbles (similar to the existing) should be added.

The colour and rate of growth should be examined, to establish the health of the plants.

Weeds are a problem of aesthetics rather than damaging the roof, but large areas of weed or grass should be removed, as should saplings.

Bare patches can be repaired easily, but only during the growing season (ideally during March/April or late August until the end of September). Take clumps of Sedum from areas of abundant growth and place on bare patches pressing gently into the soil. They can then have a light sprinkling of sand mixed with compost or Bauder substrate to improve uptake of cuttings. The Sedum cuttings will grow best if this is carried out during spring maintenance and kept moist and free of temperature extremes (frost and intense sun).

The annual application of fertiliser is crucial to ensure that the plants remain healthy. Fertiliser should be applied during March/April. This should be applied at the rate of 80gm/m².

11.0 Architectural Language

The architectural language and expression of the extension has developed from the concept of two rectangular horizontal planes extending outwards from the existing house.

These two planes form the roof and terrace of the extension, and between them are held the windows, doors and wall elements.

In some ways the ideas within the design of this extension echo those found in one of the most well known modernist buildings shown opposite - the Barcelona Pavilion by Mies van der Rohe.





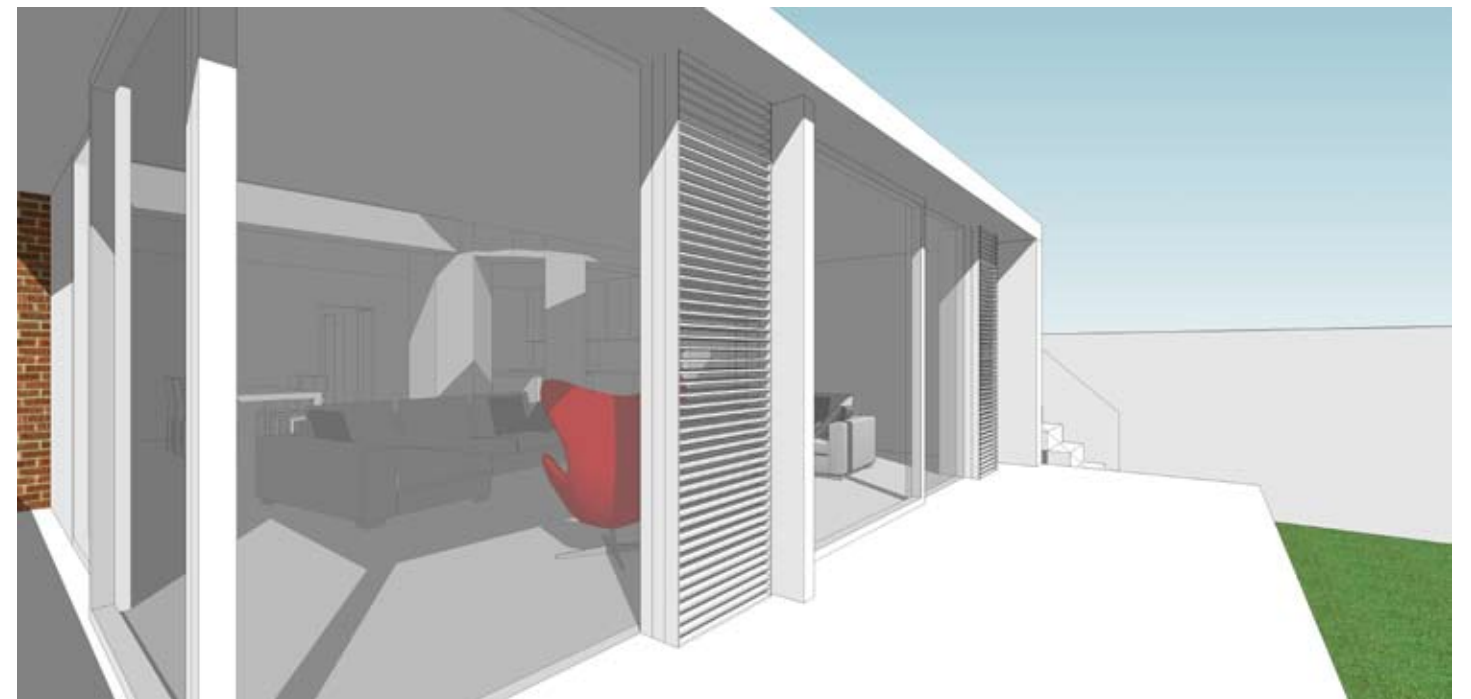
12.0 View Rear Proposed

Materials:

Floor: Stone cladding to floor, steps and soffit.

Roof: Sedum to the roof.

Doors : Metal framed double glazed sliding doors.





12.1 View interior proposed





12.2 View Rear Proposed

The external shutters can be opened or closed in order to control overheating and glare.



13.0 Drawing Register - this document to
be read in conjunction with the following:

LOOP ARCHITECTURE

PROJECT: 0814 - 9A BELSIZE SQUARE, LONDON

DRAWING AND DOCUMENT ISSUE SHEET

STATUS: PLANNING

We enclose copies of the drawings listed below:

We enclose copies of the drawings listed below.

				Date of issue	
				Day	31
				Month	03 10
				Year	09 09
DRAWING/DOCUMENT TITLE	SCALE	SIZE	Drawing No.		
Documents					
Draft Design and Access Statement	N/A	A4	N/A	/	/
Drawings					
Location Plan	1:1250@A3	A3	0814_AL_01	/	/
Existing Ground Level Plan	1:200@A3	A3	0814_AL_02	/	/
Existing Ground Floor Plan	1:100@A3	A3	0814_AL_03	/	/
Existing North Elevation	1:100@A3	A3	0814_AL_04	/	/
Existing South Elevation	1:100@A3	A3	0814_AL_05	/	/
Existing West Elevation	1:100@A3	A3	0814_AL_06	/	/
Existing Section AA	1:100@A3	A3	0814_AL_07	/	/
Existing Section BB	1:100@A3	A3	0814_AL_08	/	/
Proposed Ground Level Plan	1:200@A3	A3	0814_AL_12	/	/
Proposed Ground Floor Plan	1:100@A3	A3	0814_AL_13	/	/
Proposed North Elevation	1:100@A3	A3	0814_AL_14	/	/
Proposed South Elevation	1:100@A3	A3	0814_AL_15	/	/
Proposed West Elevation	1:100@A3	A3	0814_AL_16	/	/
Proposed Section AA	1:100@A3	A3	0814_AL_17	/	/
Proposed Section BB	1:100@A3	A3	0814_AL_18	/	/
Proposed Roof Plan	1:100@A3	A3	0814_AL_19	/	/
Proposed Section CC	1:100@A3	A3	0814_AL_20	/	
Proposed Section DD	1:100@A3	A3	0814_AL_21	/	
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