

DESIGN AND ACCESS STATEMENT

In respect of

**31 Primrose Gardens
London
NW3 4UL**

For

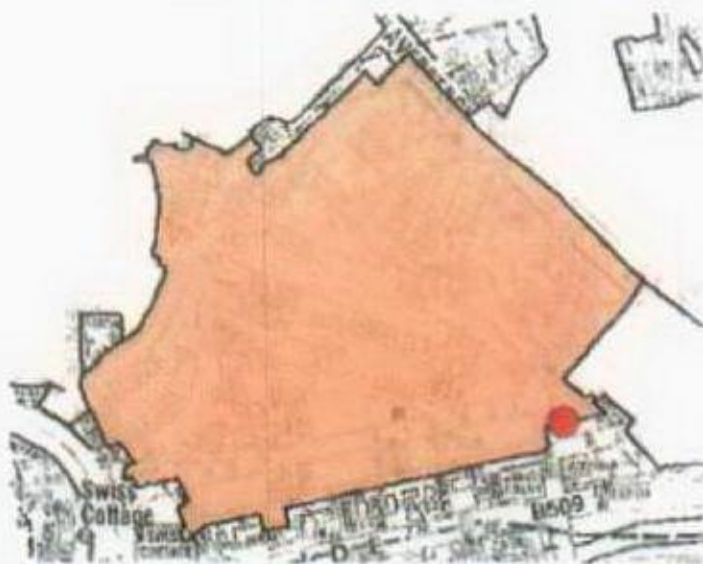
Lazarus Properties Ltd

Prepared by

**Barraton Design Studio Ltd
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1.0 The Site Location:

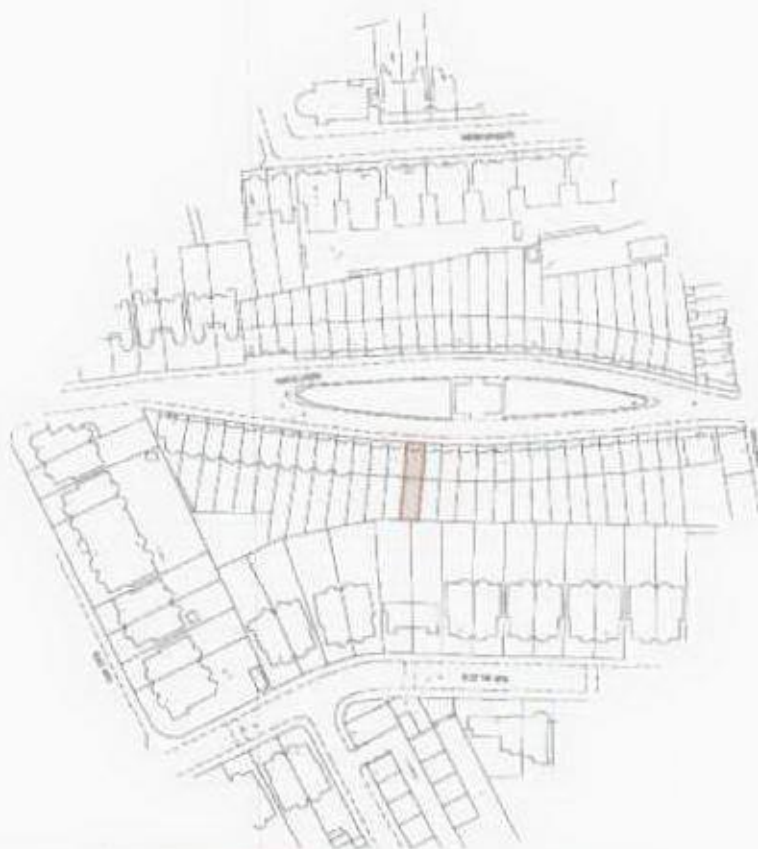
The existing house is located on Primrose Gardens on the south-east boundary of the Belsize Park conservation area in the Royal Borough of Camden



Belsize Park Conservation Area



Aerial Photograph (property highlighted in red)



Ordnance Survey Plan (property highlighted in red)

2.0 History:

The application site was formerly a single dwelling but has subsequently had a conversion to two apartments utilising the lower ground floor and ground floor for the one apartment and the 2nd apartment being utilised by first and second floors.

3.0 Use:

The existing use will be retained and no change of use is proposed.

This application proposes for additions and alterations by way of massing involving a new dormer roof extension.

4.0 Amount:

The existing footprint remains un-changed although we are seeking permission to create dormers in the roof space to create a more useable space to the third floor.

5.0 Layout:

The proposed layouts are simple, light and spacious designed. All new created space has a specific purpose and together with the proposed changes to the existing spaces it compliments the overall new layout of the proposal. There will be no more overlooking than in the existing conditions.

6.0 Scale:

The proposed extension will be limited to the third floor roof space that is in keeping with the majority of properties along Primrose Gardens that have been subject to a similar type of conversion.

7.0 Landscaping:

The proposals have no impact on the existing garden and no trees are affected.

8.0 Appearance::

The aspects affecting the external appearance are to the front and rear, by the addition of new dormers to the roof. Also it is intended to create a balcony to the rear first floor. The proposed roof dormers building style and appearance will be maintained and are in keeping with previously approved extensions to properties along Primrose Garden

9.0 Access:

The existing access will be retained and no change to the existing access is proposed

10.0: Policy Issues

We are confident that not only do our proposals not conflict with any relevant policies of the UDP (particularly in the light of the new guidance on PPG3), but in fact go far to meet the ambitions of many of the policies.

Planning Policy Guidelines

Planning Policy Guidance 3: Housing

Clearly the proposed extension of an existing house is fully consistent with the spirit of this policy

Para 2.14 states;

'In general it is better that old buildings are not set apart, but are woven into the fabric of the living and working community. This can be done, provided that the new buildings are carefully designed to respect their setting, follow fundamental architectural principles of scale, height, massing and alignment, and use appropriate materials. This does not mean that new buildings have to copy their older neighbours in detail: some of the most interesting streets in our towns and villages include a variety of building styles, materials and forms of construction, of many different periods, but together forming a harmonious group.

Conservation Area:

Assessment and designation of conservation areas

Para 4.2 states;

'It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings – on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings... Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings'.

Para 4.17 states;

'What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has well-established character and appearance of its own'.

Camden's UDP

Design, Scale & Setting

Policy EN13 the proposals meet the criteria of this policy

Policy EN14 the proposals are entirely consistent with the requirements of the relevant sections of this policy

All proposals for development should be sensitive to, and compatible with, the scale and character of their surroundings. The council will take into account the following:

The character of the area – see Para 4.0 above, which describes the character of the conservation area.

- B prevailing architectural styles of the area. – It is accepted that there is not one – see Para 4.0 above.
- C the scale and general proportions of the surrounding development, Inc bulk, massing, height, footprint, relationship to any nearby 'landmark' building. – Which it does (there are no landmark buildings).

Policy EN19 the proposals are entirely consistent with the requirements of the relevant sections of this policy.

Environment

The proposals are entirely consistent with all the environment policies, in particular Policy EN23 the Council will seek to ensure that extensions do not materially reduce the amenity value of existing open space.

Transport Policies

Nothing in the proposal is at odds with the ambitions of these policies.

Housing:

Nothing in the proposal is at odds with the ambitions of these policies.

Economic activities

The proposals go some way to fulfil the ambitions of these policies;

Policy EC2 Where planning permission is required; the Council will assess proposals, which involve working from home in light of residential and environment policies standards.

Working at home can not only increase employment opportunities and flexibility but can also reduce the need to travel?

Special Policy Areas

Nothing in the proposal is at odds with the ambition of these policies.

10.0 Conclusion

Notwithstanding the fact that the site falls within the Belsize Park Conservation Area, the proposal is an architecturally exciting proposal of exception quality, and is therefore in complete accordance with the requirements and restrictions of all the relevant policies. The proposal has no detrimental affect on any of its neighbours. For these reasons, and in the light of other policies, Camden should grant planning and Conservation area consent.