

## DESIGN & ACCESS STATEMENT

41 Belsize Lane  
London  
NW3 5AU

03/06/2009

Applicant: Ray Fawehimi

### DESIGN

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The proposal is a resubmission of a recently withdrawn application for a 2-storey side extension to the existing house (Ref: 2009/1388/P). This application is for a reduced single storey ground floor extension to provide enlarged accommodation for an additional bedroom to this family dwelling.

The house is a 2-storey building located in the Belsize Park Conservation Area, and has been recently renovated and modernised after obtaining a previous planning approval in 2005. It was improved considerably with a basement extension, new windows and a new light yellow painted render finish to bring the house up to standard to the quality expected of houses in the Conservation Area.

On behalf of our client we are now applying for a side extension to the house, which will extend into the rear of the existing front yard. As a single storey addition, the extension will have minimal impact on the existing street scene.

The extension will be of a high quality finish to match the workmanship shown on the recent renovation, and will consist of a matching yellow painted render finish and reused white painted timber sash windows. A reconstituted stone coping will be used to cap the parapet walls.

We are also proposing to replace the existing hinged vehicular entrance gate with a sliding gate to match the original. The existing brickwork boundary wall will remain unaffected.

Please refer to Figures A & B showing photographs of the existing condition of the house.

## ACCESS

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The proposal is for a single storey side extension to the existing house to provide enlarged accommodation for an additional bedroom to this family dwelling.

The main access to the dwelling is as existing, with the new ground floor extension to be constructed to ensure a flush threshold with the existing finished floor level.

The steps down to the rear garden will be as existing, simply relocated alongside the new side extension.

There is currently car parking within the bounds of the plot on the existing courtyard. This will be slightly smaller but still large enough to park 2 cars. Secure parking will be ensured if the proposed sliding gate is implemented. There is also easy access to bus and underground services from Belsize Park station.

Any new internal doors will have a minimum opening width of 800mm.

All new switches, sockets, ventilation and service controls will be at a height usable by all (between 450 and 1200mm from the floor).



Figure A View South towards 41 Belsize Lane



Figure B View South-West along Belsize Lane