



LINIC CONSULTANTS DESIGN AND ACCESS STATEMENT

Proposal for the Retention of Existing Glazed Conservatory at 3a Daleham Mews, Belsize Park, London NW35DB.



Front Elevation

I Introduction

- I.1 This Design and Access Statement accompanies the planning application for the retention of an existing glazed conservatory within a conservation area.
- I.2 The application follows a refusal for a certificate of lawfulness (Ref. 08/2723/P) issued 25-11-2008. The applicant has fully reflected upon the reasons for refusal, and has communicated with the planning department with a view to obtain pre-application advice and subsequent approval.
- I.3 The proposal is to apply to retain existing structure. Additional information to be supplied to enhance the application by way of design statement and photographs of adjacent structures with relation to existing context.
- I.4 The format of the statement complies with the Commission for Architecture and the Built Environment (CABE) and Camden Planning Guidelines

2 Planning History

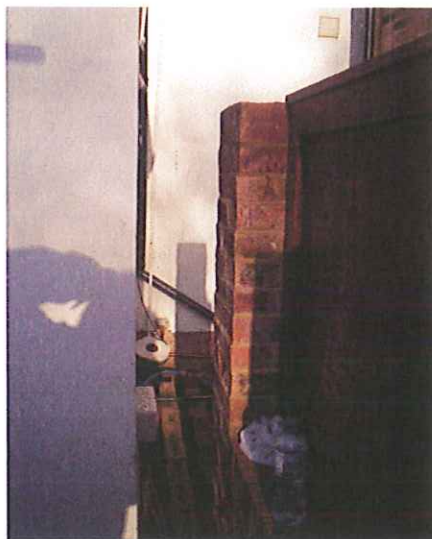
2.1 From local Authority planning records there are no previous applications on this site.

3 Context

3.1 Daleham Mews is situated in The London Borough of Camden, a residential suburb of North West London. Local area specifically Belsize Park

3.2 Belsize Park is situated approx 6km from central London. It benefits from good underground train links with Belsize Park, Camden Town, Chalk Farm, Swiss Cottage, and Hampstead Heath, all within 15 minutes walking distance from Daleham Mews providing excellent transportation links to central London, and out-lying areas.

3.3 3A Daleham Mews is a small residential three storey terraced property. It is situated on a corner plot on the North East boundary of Daleham Mews. The property benefits from a patio area to the front elevation with hard standing area for a vehicle. The area to the front is enclosed by a face brick wall with vehicle and pedestrian access gates. There is a partially constructed car port to the vehicle hardstand. Both the carport and brick wall will be subject to a separate planning application. The new conservatory is attached to the existing structure and has a footprint of 2800mm deep x 4700mm wide, giving approx 1000mm clear access both sides to boundary where service meters are located



Access Points Both Sides of Conservatory

4 Scale and appearance



Adjacent Properties

- 4.1 Both the structure and glazed element have been selected to match the context of the host Property. The roof design has been carefully considered with regard to height in relation to surrounding elements to minimize the affect on the street scene and adjacent structures.



Existing Conservatory Rear Elevation

- 4.2 The complete structure and associated rainwater goods have been fabricated in white Upvc framework to match and complement the fenestration to face of host structure. As can be seen from photographic evidence adjacent structures have, over time, replaced original timber framed window units with new white Upvc framed double glazed units.



View From First Floor Window of 3a Daleham Mews.

4.3 As can be seen from the view above although not in a prominent location a small conservatory has been constructed in an adjacent property constructed from self colour aluminium framework.

5 Representations.

From local records no objections from adjacent owners were apparent. The planning application for retention of conservatory was raised and discussed at the Belsize Residents Association on the 06th of November 2008. No objections were raised.

6 Policy.

Due care and consideration has been given to research of relevant policies to cover this application for retention of the structure. The main policy being UDP Policy B7 – Conservation Areas. Character and appearance. Guidance has been sought from planning department with regard to retention.

7 Conclusion.

To conclude, the design of this structure albeit within a conservation area is sympathetic to the street scene, and mirrors the context of the host dwelling and adjacent structures. The structure has no impact on the adjacent owners who have no objection to the retention of the structure. Discussions with the planning department were positive, and client would be willing to accept any minor conditions applied by the Local Authority. On this basis, it is hoped the Local Authority will look favourably upon this request for retention of structure.