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DESIGN AND ACCESS STATEMENT

Hunters Lodge, Belsize lane, Belsize Park NW3

PROPERTY

Grade II Georgian house set in the heart of Belsize Village with a very large south-facing garden. Gothic style building dates back to 1810.

USE

The extension will be built at lower ground floor level, next to the sitting room and will be used as a relaxing family room with a direct access to the garden, whereas at the moment it is not possible to access the garden at the rear of the house.

LAYOUT

The garden room will be built at the back of the property on the right hand side (looking at it from the garden) adjoining an existing party wall. The garden room will have rendered walls with glass doors and a glass lantern, which is set back on flat area in order not to be visible at all from the street level and very little from the garden level.

The existing wall facing the street will stay as it is, while a new wall (1m apart) at lower ground level will be built to be part of the extension.

The idea is to design an extension on the side of the house, where at the moment there is some scope of improvement, which blends in as much as possible with the fabric of the building. Rendered and round walls with decorative fascia to match existing and lantern roof set back from walls to remind of the same proportion and design of the circular towers in the centre of the house.

There will be no overlooking onto neighbours and no interfering with the garden, as the garden is big enough to take it.

APPEARANCE AND MATERIALS

It is a rendered structure to match the house with painted wooden doors (double glazing units). Aluminium capping is powder coated white to match the doors.

Lead finish to the outside of the flat roof all around the lantern roof and behind the parapet walls. Suggested colour for all woodwork and aluminium capping is Warm White from our colour schedule.

The extension will not be visible from the front of the house or from the street as it is built at lower floor level. Referring to the drawings PP5, the line drawn at 25-degree angle and coming from the centre point of the window of the adjoining property does not cross the roof or wall line of the proposed garden room.

GLASS

Double-glazing argon filled sealed unit will be used in order to give best insulation and comply with Part "L" of building regulations.

ACCESS

The access to the property will not be changed. Access to the back garden will now be through the new garden room.