

Design and Access Statement

Garden Flat 8 Belsize Lane London NW3 4AB

26.9.07

- a) **Amount and Use.** The development refers to alterations to garden flat to an Edwardian, five storey, residential unit. A single storey extension at basement level to the rear elevation of 7.4sq/m is proposed together with alterations to the rear and side elevation windows.
- b) **Layout.** The existing circulation and general layout of the internal spaces has been redesigned so that access into the flat occurs at the garden end by the construction of a new entrance hall. This single story rear addition also forms a storage area for bicycles, buggies and garden equipment. The existing garden shed at the back of the garden is to be removed
- c) **Scale.** The existing building is 16000mm deep with a front elevation totaling 16000mm. The height of the building from basement to parapet on the front elevation totals 13500mm. The proposed new rear addition is 7430 x 2030 wide by 2750mm tall.
- d) **Landscaping.** It is proposed to extend the basement terrace area and form steps to the garden level. The steps have been widened so that the view into the garden is more accessible from the sitting room.
- e) **Appearance.** The new addition is proposed to be constructed from rendered blockwork and it is proposed to render the rear elevation at basement level, so that these elements are tied together. The new party wall is to be faced in matching brickwork to the face of No 10. A single opening within the addition to the garden is formed to marry the existing opening to the sitting room and fitted with a single aluminium framed sliding door. The existing rear window openings have been dropped to provide a common language of openings. The main existing window opening is frameless glazed with a sealed unit to dissolve the boundaries between the interior and exterior spaces. Opening doors are also constructed from anodized aluminium frames with sealed double glazed panels.
- f) **Use.** Single family to be retained as existing. The flat is for residential use and the design has been created by the needs of a young family and whose means of transport around London is generally by bicycle.
- g) **Access.** As existing, the front door from a shared passageway from Belsize Lane.