



METROPOLITAN DEVELOPMENT CONSULTANCY LTD.

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Design and Access Statement

In support of a Planning Application for a side extension creating Office Accommodation at

**SHERIDAN COURT, 47-49 BELSIZE ROAD,
21-23 HILGROVE ROAD, LONDON NW6**

1 Location

The existing property is located in the London borough of Camden, at the corner of Belsize Road and Hilgrove Road. The local area supports a general mix of uses including Shops, Houses, Flats and Offices. The Building is well served by most amenities including the Underground, Bus routes, neighbourhood shopping, all of which are within convenient walking distance.

2 Use

The existing property comprises of a Basement car park accessed via a car lift off Hilgrove road. The Ground floor is retained as a Public House, which is currently vacant. The First to Fourth floors are self contained residential flats. In addition there is open car parking at Ground Floor level.

3 Amount

The proposed works involve a side extension over four floors and infill of part of the existing Ground floor commercial premises car park area to create office space. The proposed side extension is set out on the existing building line to the front and is in keeping with the existing structure. The impact on the local area and surrounding will be minimal.

The relationship between the existing buildings on the site and immediately adjacent properties will be balanced by the proposed proportions of the extension. The terracing of the existing building and the proposed extension seek to relate to the adjacent residential buildings.

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4 Layout

The proposals are for Office Accommodation over four levels. The height and massing treatment as viewed from the main elevation on Belsize road, are both lower subservient to the existing property. Parking is provided for Office accommodation together with cycle racks and refuse / recycling areas

5 Scale

The proposed scheme respects the overall scale of the existing property and is sensitive to the scale of the surrounding properties.

The proportions of the elements of the extension are set to compliment and where practical, mirror those of the existing building

6 Landscaping

There are no existing soft landscaped areas and with the restricted external space at ground floor of the property, soft landscaping is limited. The proposal introduces new planting zones to the front and rear of the side extension in the form of raised planters. The Belsize road elevation will be modified to create a pedestrian and vehicular access via new metal gates. The proposals will provide a combination of gently ramped and level access into the Office accommodation.

7 Appearance

The property is a typical example purpose built flats in the area.

The materials, proportion and detailing of the existing property will be echoed on the proposed side extension. Proposed new windows will match the existing in style and dimensions

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8 Access

Four car park spaces are provided for the proposed office accommodation. Multiple bus services and Swiss Cottage underground station are a short walk away from the property and will allow for a low level of vehicle usage. Secure Bicycle storage facilities are provided at the rear of the proposed extension.

A new, single width, crossover from Belsize Road is proposed.

Refuse and recycling facilities are provided on the front forecourt area in a discreet enclosure, behind the existing boundary wall that fronts onto Belsize Road.

The scheme is compliant with the requirements of Part M of the Building Regulations.

The front forecourt area will have level paving with level and ramped access into the property. Security and path lighting will be automated to allow safe pedestrian access at night.

Within the Office Accommodation the main stairs are designed to be suitable for ambulant disabled persons and will serve all floors.