

04/06/2014

REV.00

Design and Access Statement

Flat A, 6 Belsize Park Gardens, London NW3 4LD

Introduction

The above property is the first floor flat of 6 Belsize Park Gardens, located in the Belsize Park conservation area.

The objective of the proposed scheme is to improve and optimise the usability of the existing space and provide for the requirements of the occupants. The proposed alterations integrate well within the context of the existing building with regards to scale and layout, thus greatly enhancing its use and appearance.

Use

The design reflects the client's requirements as follows:

- The existing small terrace measuring 1.1m x 2.3m must be made safe and usable through the provision of a balustrade measuring 1.1m high as per building regulation requirements.

Relevant national and local legislation and guidance

The proposal takes into consideration the following policies:

- Belsize conservation area statement – Camden (2003)

Amount

Many properties along Belsize Park Gardens benefit from a usable terrace space similar to this proposal. These are often occupied by chairs and plant pots which add to the natural surveillance (crime prevention) and green streetscape respectively.

Below are examples of first floor guarded terraces that can be seen from the street:



Terrace with balustrade:
27 Belsize Park Gardens



Terrace with balustrade:
1 Belsize Park Gardens



Terrace with balustrade:
23 Belsize Park Gardens



Terrace with balustrade & vegetation:
10 Belsize Park Gardens

Access

The existing full-height sash window already facilitates access on to the external terrace. No changes to the access are proposed with in this application.

Layout

The layout of the proposed balustrade is defined by the extents of the existing parapet wall. The proposed balustrade will be set-back 150mm to be centred on the existing parapet wall and will be defined by its perimeter.

Scale

The proposed balustrade height of 600mm is determined by the existing parapet wall and the building regulations requirement for 1100mm guarding. This is a similar size to the neighbouring properties.

Landscaping

Whilst there will be no permanent planting on the external terrace, it is envisioned that the occupant will populate it with a careful and limited selection of small plant-pots which will provide habitats for insects and help reduce carbon dioxide pollution from road traffic.

Appearance

The proposed black balustrade with cast iron primary balusters is designed to be in keeping with the Belsize Park Conservation area and its design principles/guidance respectively. The narrow diameter cast iron balusters are designed to be un-obtrusive and subordinate to the appearance of the existing property. All flashings will be lead, adding to the high quality appearance of the property and surrounding area.

Relevant Developments in the vicinity

- **No 31 Belsize Park Gardens**, received Planning permission in 2012 (Ref: 2012/2656/P) for '*Installation of balustrading above entrance porch and replacement of window with door at front first floor level in connection with the existing dwelling (Class C3)*'
- **No 72 Belsize Park Gardens**, received Planning permission in 2013 (Ref: 2013/4522/P) for '*Replace first floor front terrace balustrade with new steel balustrade to existing flat (Class C3)*'