

1 BELMONT COURT, 150 LOUDOUN ROAD, LONDON NW8

DESIGN AND ACCESS STATEMENT

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INTRODUCTION AND BACKGROUND

This Design and Access Statement accompanies an application for forming a new external food hoist and associated works to provide dumb waiter access from ground to third floor level to the rear of this single family house at 1 Belmont Court, 150 Loudoun Road.

The third floor level proposed has not yet been constructed but the applicants intend to implement the consent ref. 2011/5327/P - Erection of extension on existing flat roof to provide additional accommodation at third floor level and formation of a roof terrace to single family dwelling house (Class C3).

PLANNING HISTORY

1 Belmont Court, 150 Loudoun Road is the southernmost property of Belmont Court. Belmont Court a development completed in 2008, and is of modern design. The property is not listed or within a conservation area. It lies at the northern end of Loudoun Road between junctions with Boundary Road and Alexandra Road in the St John's Wood area of the London Borough of Camden but is not in the Alexandra Road conservation area, which encompasses the area to the west. 150 Loudoun Road adjoins 11- story Southbury flats on Boundary Road to the east and All Souls Church is adjacent to the north of the site, which has been converted into residential dwellings. The general area around the site is predominantly residential in character with some shops and offices and in the proximity of the site, there are mostly modern residential blocks constructed during the 1960s and 1990s.

PROPOSAL

The proposal comprises the installation of a vertical dumb waiter from ground floor to the roof level with new access at each floor level. The hoist has independent framing within a masonry shaft. The new external food hoist is proposed to the rear of the building. The external lift shaft dimensions are 1.35m wide and a depth of 1m. It will have a sloping roof reducing in height towards the rear of the building. The maximum height of the food hoist is to align with the new roof level once built.

DESIGN

The food hoist shaft is proposed to be finished in white render to match existing adjacent walls. The proposal will only be visible from the rear. The bulk is minimized The proposal will be in materials sympathetic to the neighbouring properties. The size and shape has been designed to be as sympathetic as possible with the height and extent being fixed by the geometry of the neighbouring properties.

DAYLIGHT ASSESSMENT

It is not considered that the proposal will materially alter the daylight assessment that accompanied the previous application and this has not be amended in respect of the proposal.

ACCESS

There are no changes to the access to this property.

DRAWINGS

531.P000 Site Location Plan 1:1250

531.P01 Existing Basement, Ground and 1st Floor Plans 1: 50

531.P02 Existing 2nd, 3rd and Roof Plan 1:50

531.P03 Existing Elevations 1:50

531.P04 Proposed Basement, Ground and 1st Floor Plans 1:50

531.P05 Proposed 2nd, 3rd and Roof Floor 1:50

531.P06 Proposed Elevations 1:50

531.P07 Existing & Proposed Sections 1:50

CONCLUSION

The proposal has minimum volume to the rear of the property and there is minimal impact on the subject property or the adjacent house or flats opposite.