



**Householder Planning Application
42 Belsize Avenue, London NW3 4AH**

**Design and Access Statement
Kilburn Nightingale Architects**

The application site is located at the junction of Belsize Avenue and Tudor Close. The building on the site is a five-storey end of terrace house and is divided into 3 self-contained flats. The north elevation of the house and the boundary wall front onto Tudor Close. The building is not listed, but the site is located in the Belsize Conservation Area.

Previous planning permissions were granted on 28 June 2011 (Application Reference: 2011/1749/P) for an enlarged rear extension, and on 13 February 2012 (Application Reference: 2011/6224/P) for a rear extension with basement excavation.

The current proposal is for a rear extension and alterations to the front lightwell that follow the same massing and footprint as the recent approved application, while omitting the basement excavations.

The rear extension follows the same design principles and details of the approved scheme, though the existing external terrace to the rear is to be kept at its current level and extended.

The extension will be built out of brick to match the existing house, with an asphalt flat roof with gravel/stone slabs finish and a large powder coated metal window.

The front lightwell is enlarged to bring more light into the current basement bedroom and will be terraced to provide an area for soft landscaping. A new window is proposed for this bedroom, with a lowered sill, to be more in keeping in style and proportion to the existing frontage.

A new gate in the existing fence will provide access from Tudor Close. Other access is not affected by the proposals.