



66 Belsize Park

## Design and Access Statement

**105\_PLA\_DAS**

October 2014

66 Belsize Park

ungar architects

## Contacts

**Owner:** **Mr. Freddie Sayers**  
66 Belsize Park  
London  
NW3 4EH

**Architect:** **Mr. Peter Ungar**  
Ungar Architects Ltd.  
10 - 12 Perrins Court  
London  
NW3 1QS

Tel: 020 7431 7547  
Email: [peter@ungararchitects.com](mailto:peter@ungararchitects.com)

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## 1.0 Assessment

The property is situated within the Belsize Park Conservation area. Planning Policies relevant to this area include:

Planning Practice Guidance 12 Conservation Areas

The detached white stucco Victorian villa is typical of many that line the street and has been divided into separate flats for many years. The application site is the raised ground floor flat which covers the whole of this floor apart from the common hallway and stairs that rise centrally through the floor plan.

## 2.0 Summary of Proposal

The application proposes the following alterations extension to the rear of the property only:

- Extension of a rear bedroom over an existing rear roof terrace
- Removal of one wc window and the relocation of the second window



3.0 Site History

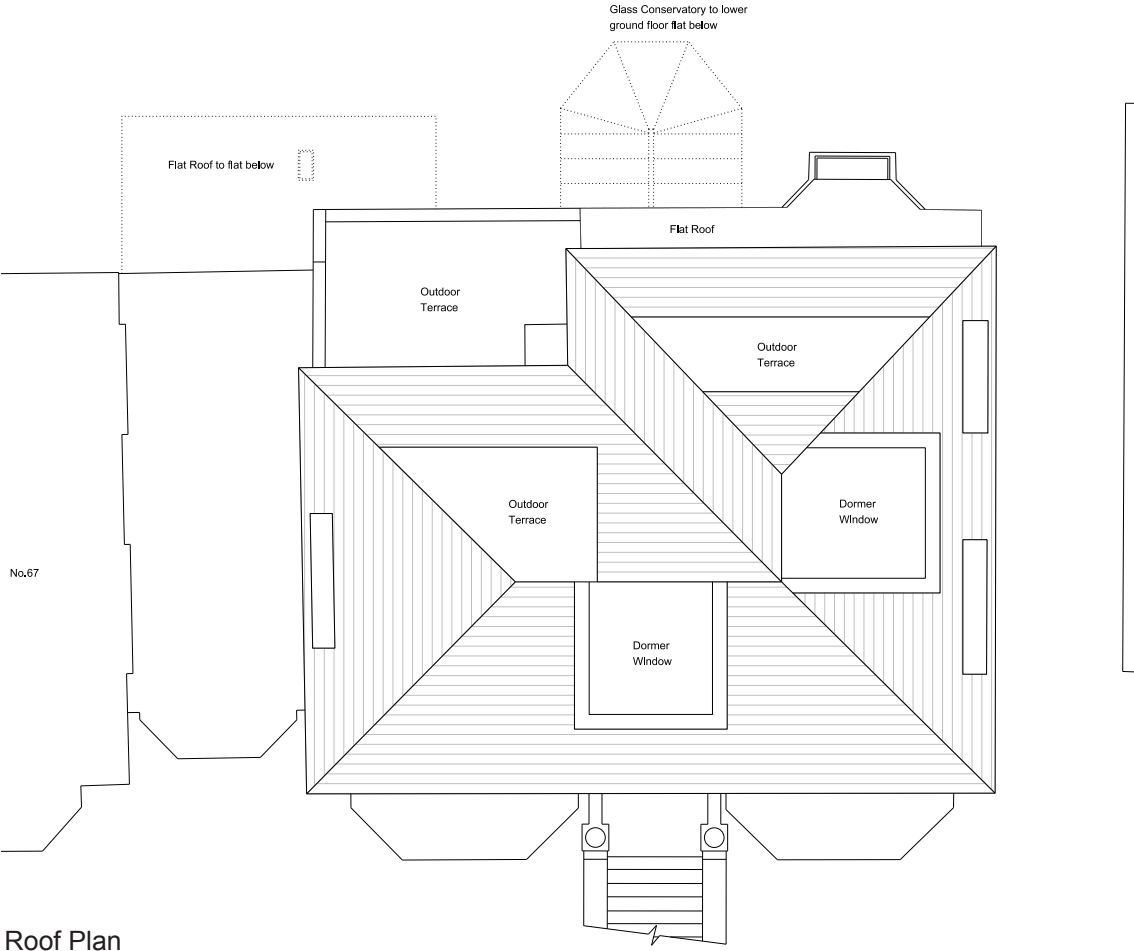
3.1 Planning History

The raised ground floor flat has not been subject to a planning application. Other flats however have had significant alterations to the roof and in particular the lower ground floor flat which has been the subject of multiple applications since the mid 1980's:

- 2011/0523/P Granted 05-04-2011  
Erection of a single storey extension and a window replacement at basement level to rear of residential garden flat
- 9201147 Granted 07-01-1993  
The erection of two storey side extension to form a self contained maisonette
- 8905502 Granted 21-02-1990  
Alterations to rear ground floor elevation to form rear extension
- 8400435 Granted 15-05-1984  
Erection of a single storey rear extension to provide additional habitable floorspace for the existing self- contained basement flat



Aerial View of rear of property



Roof Plan



4.0 Photos



Existing extension over rear roof terrace



Existing extension over rear roof terrace



Rear roof terrace



WC window looking towards rear roof terrace

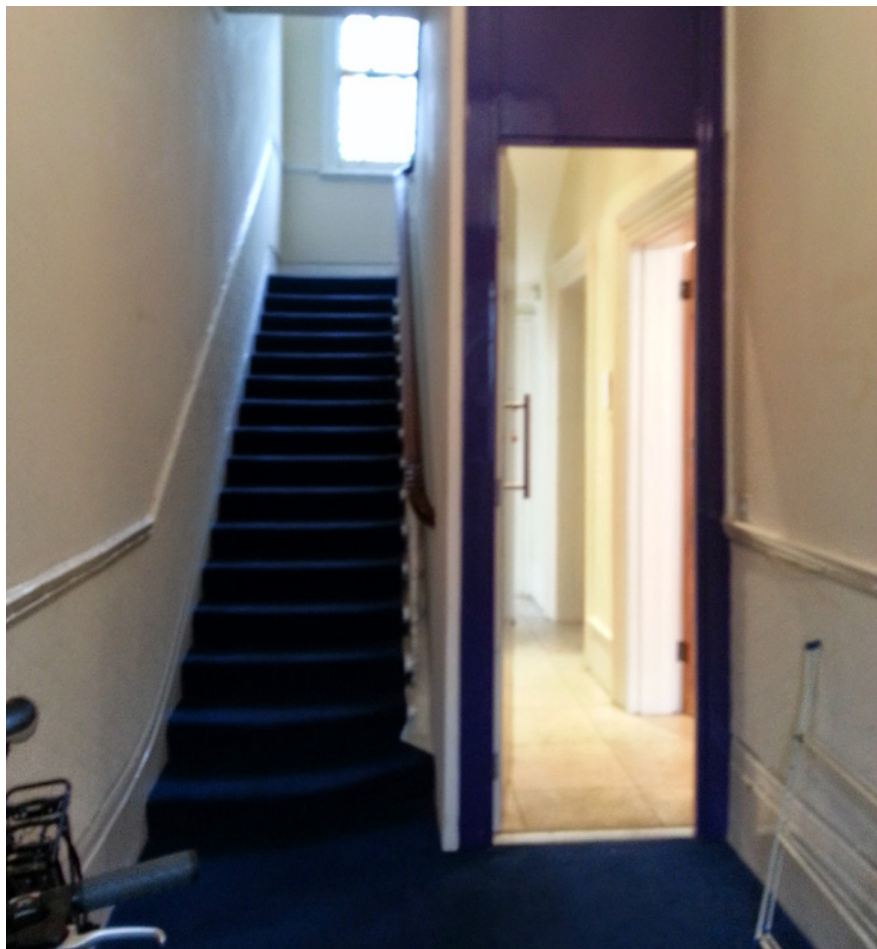


Conservatory extension to lower ground floor flat



Rear garden

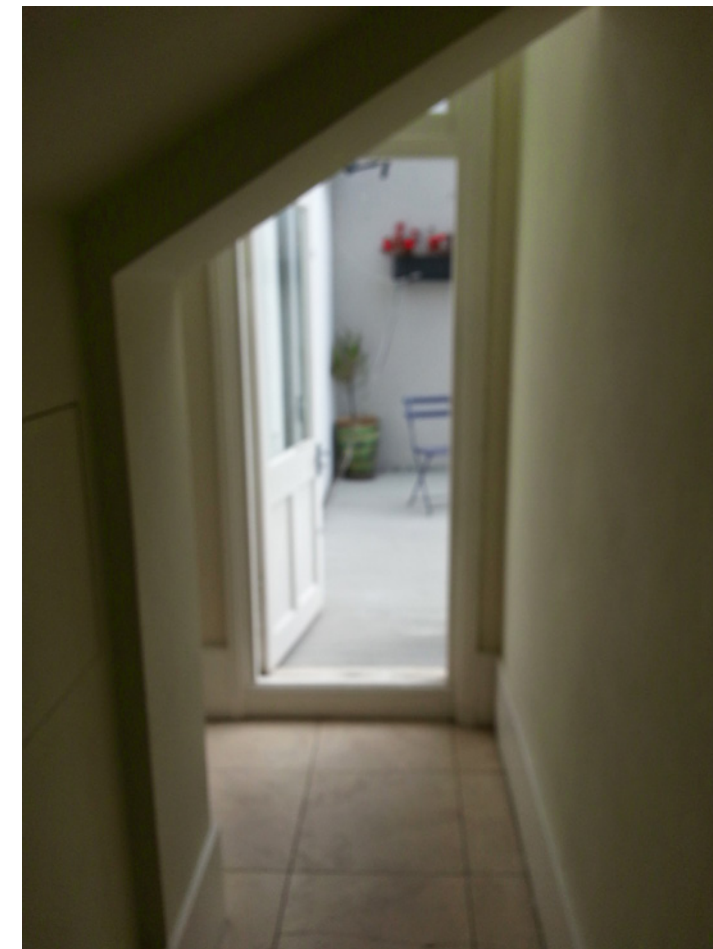




Entrance to flat from common hallway



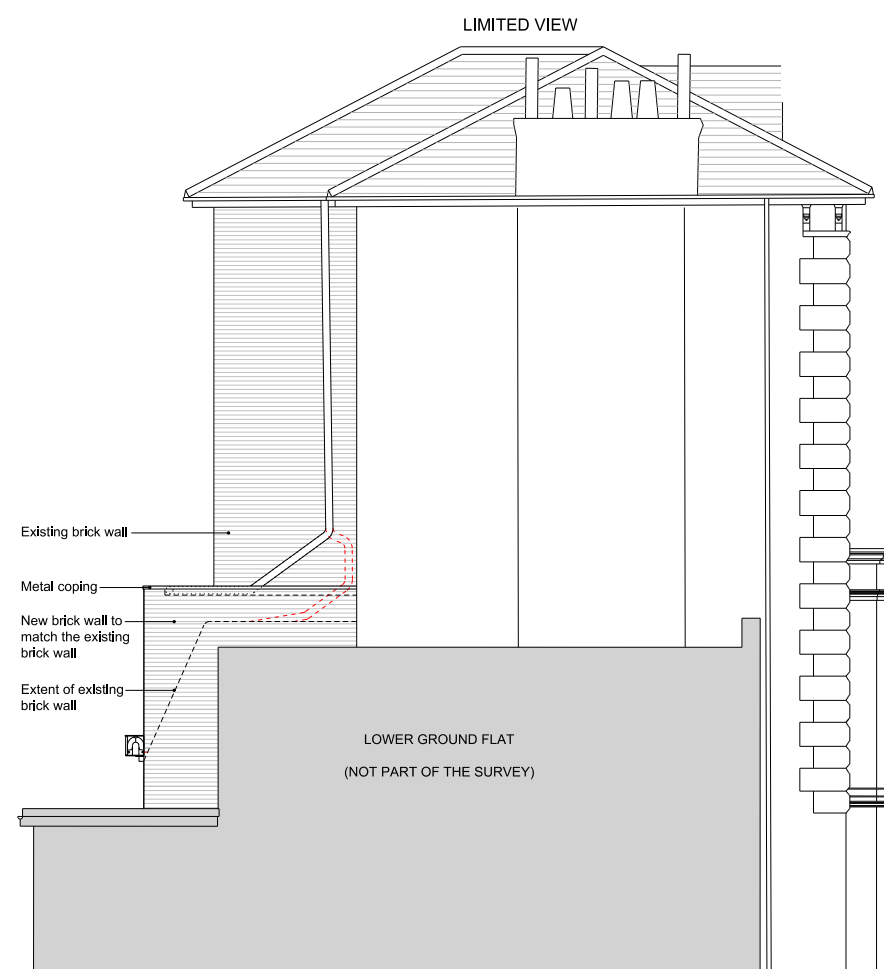
Entrance hall to flat



Restricted height corridor between one side of flat to the other



Proposed rear elevation showing facade treatment - NTS



Proposed section showing the side elevation and the existing condition in red - NTS

## 5.0 Proposal

### 5.1 Aims

The constraints of the original conversion have created an awkward division between the two bays of the flat as the central stair impinges on the circulation between the two sides due to the unchangeable common staircase which gives a very restricted head height in the main corridor.

The owner wishes to make a very modest enlargement to the flat by enlarging an existing extension over an existing roof terrace. This will permit both improved amenity and also resolve the restricted headroom to the corridor.

### 5.2 Proposal

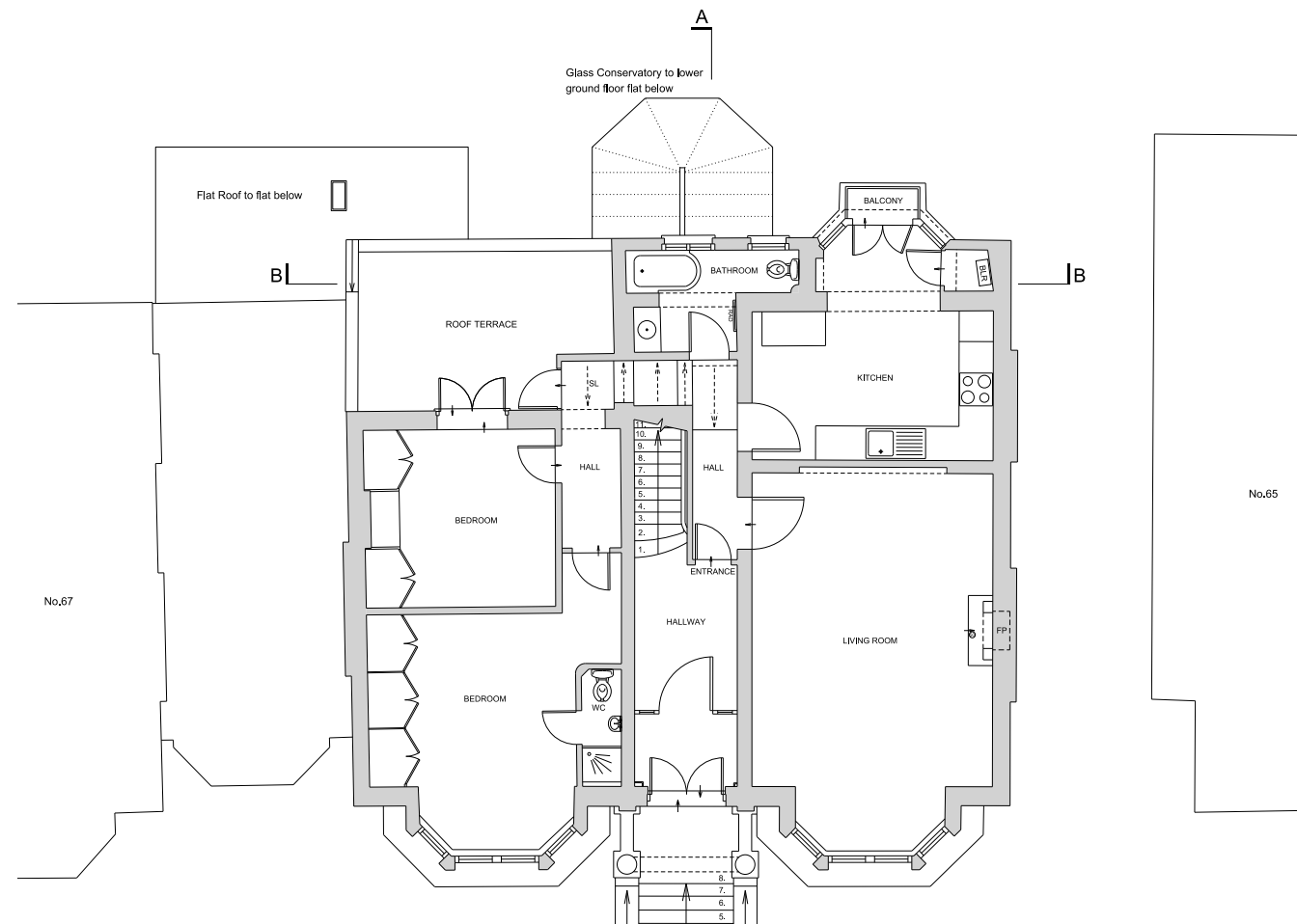
The lower ground and raised ground floor facades are faced in a mixture of white stucco and brick. The lower ground floor flat has made many additions and enlargements. These have significantly eroded the character of the building at this level where the window and patio door character has been significantly altered from the original.

This proposed insertion takes its cue in height and from the bay on the other side of the house and moderates between this existing bay window and the new side infill bay. The existing terrace is not in keeping with the existing house with both an existing awkward part extension and undistinguished modern patio doors. Although the detailing to the new proposed extension will be simple and minimal, a single window will replicate the original window above.

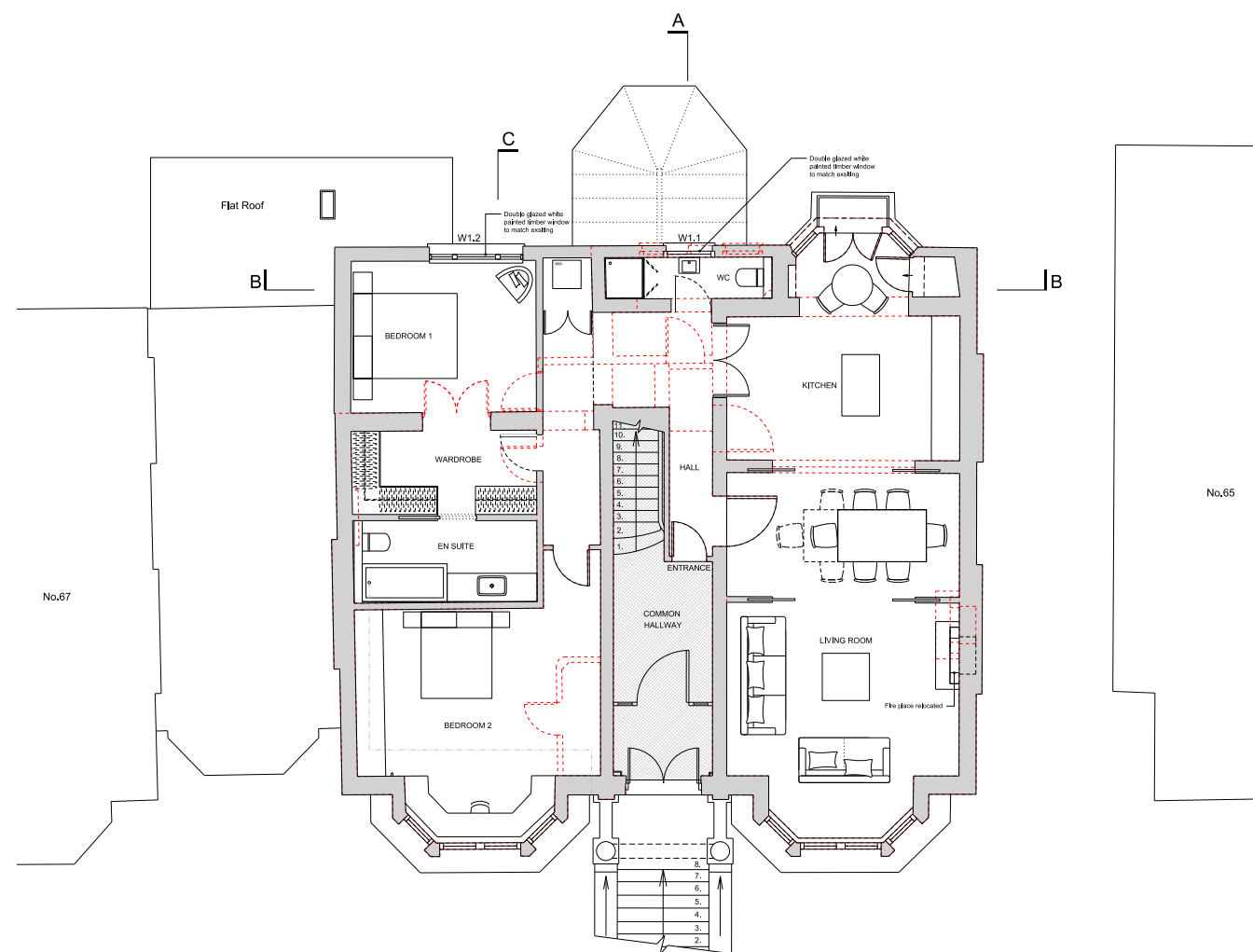
Overlooking will be greatly minimised as this will now be restricted to the window only and not the entire balcony. A black painted steel window box to match the existing ironwork on the original bay balcony will be fixed below and in front of the window to provide further privacy.

Externally the proposal introduces a careful and sympathetic addition to the existing rendered facade. The wc window is placed central to the left corner of the first floor window above in an attempt to provide symmetry and direct light distribution into the flat's central hall.

The works will be carried out paying close attention to existing features whilst being considerate to the composition and proportions of the rear facade. The alterations will continue the process of adaptation and modernisation that the building as a whole has undergone throughout its lifetime while adopting some of the special characteristics of the existing building into the proposed works.



Existing Condition Plan - NTS



Proposed Plan showing the existing condition in red - NTS

## 6.0 Impact Assessment

### 6.1 Sustainability

All materials will be sourced with reference to the BRE Design Guide. Energy efficiency is an important consideration during the design process.

**6.2 Access**  
Unaltered

**6.3 Refuse Strategy**  
Unaltered