

# 17 BELSIZE PARK GARDENS, LONDON NW3 4JG

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## DESIGN AND ACCESS STATEMENT



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## 1.0 INTRODUCTION

- 1.1. We have been instructed by the residents of this property to prepare a scheme to improve the usage of the existing reception & enjoy the southerly views.
- 1.2. The scheme consists of the internal refurbishment of the flat together with the introduction of a roof terrace to the existing roof of the bay window to the flat below

House and the development of the estate. The building is located within the Belsize Park conservation area

- 2.2. The existing building is a four storey house comprising of a lower ground floor, ground floor, first floor and second floor. In addition there is also accommodation within the roofspace. The property is split into five flats.

## 2.0 SITE ANALYSIS/ CONTEXT

- 2.1. The existing building was constructed in the 1860's as part of the development of the Belsize area following the demolition of Belsize



Location plan



## 17 BELSIZE PARK GARDENS



View of the front facade of 17 Belsize Park Gardens



View of the rear facade of 17 Belsize Park Gardens



View of the bay window to the ground floor flat



View of the terraces to No.s 13 & 15 Belsize Park Gardens





View of the properties to Belsize square from the application property



View of the rear garden of the application property



View showing the terrace to No.15 Belsize Park Gardens

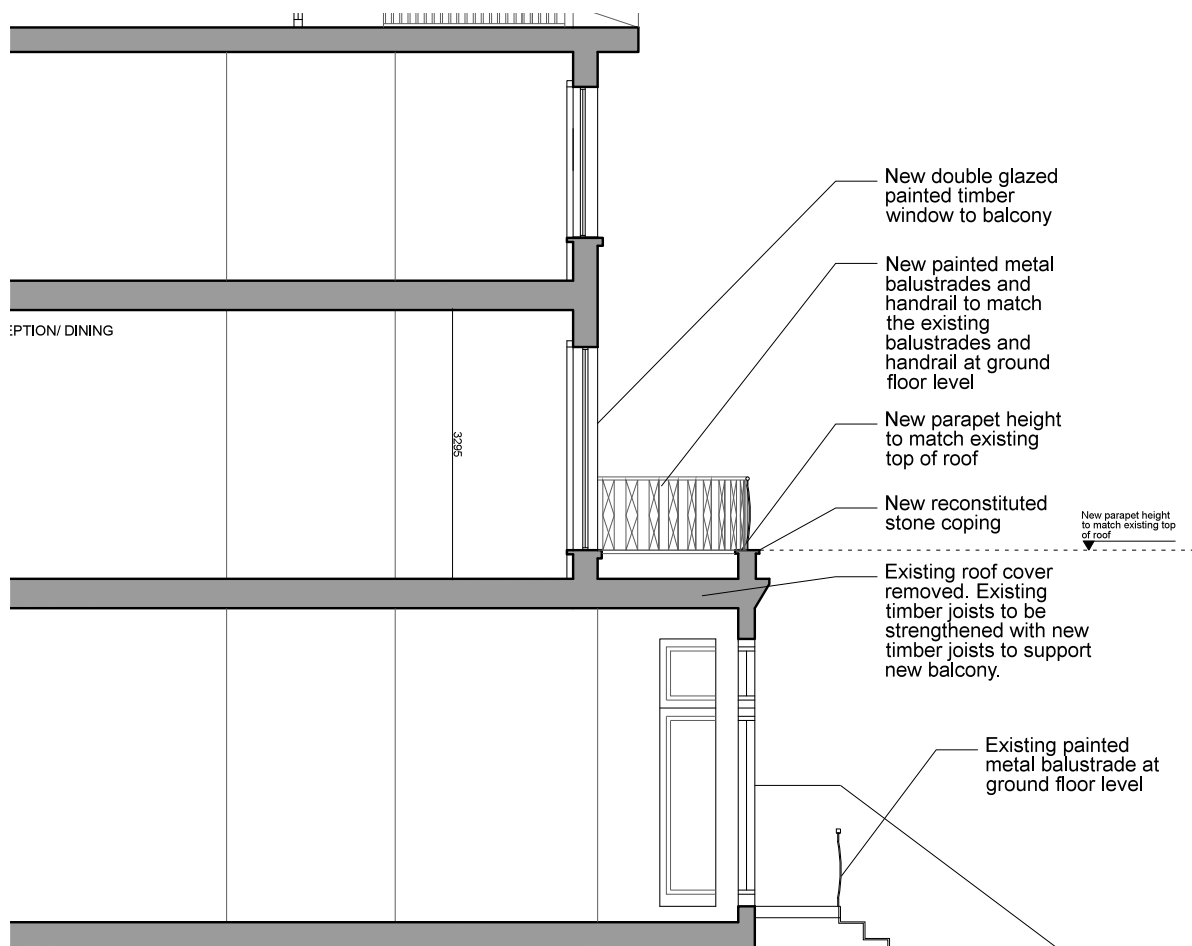


View showing the terrace to No. 21 Belsize Park Gardens

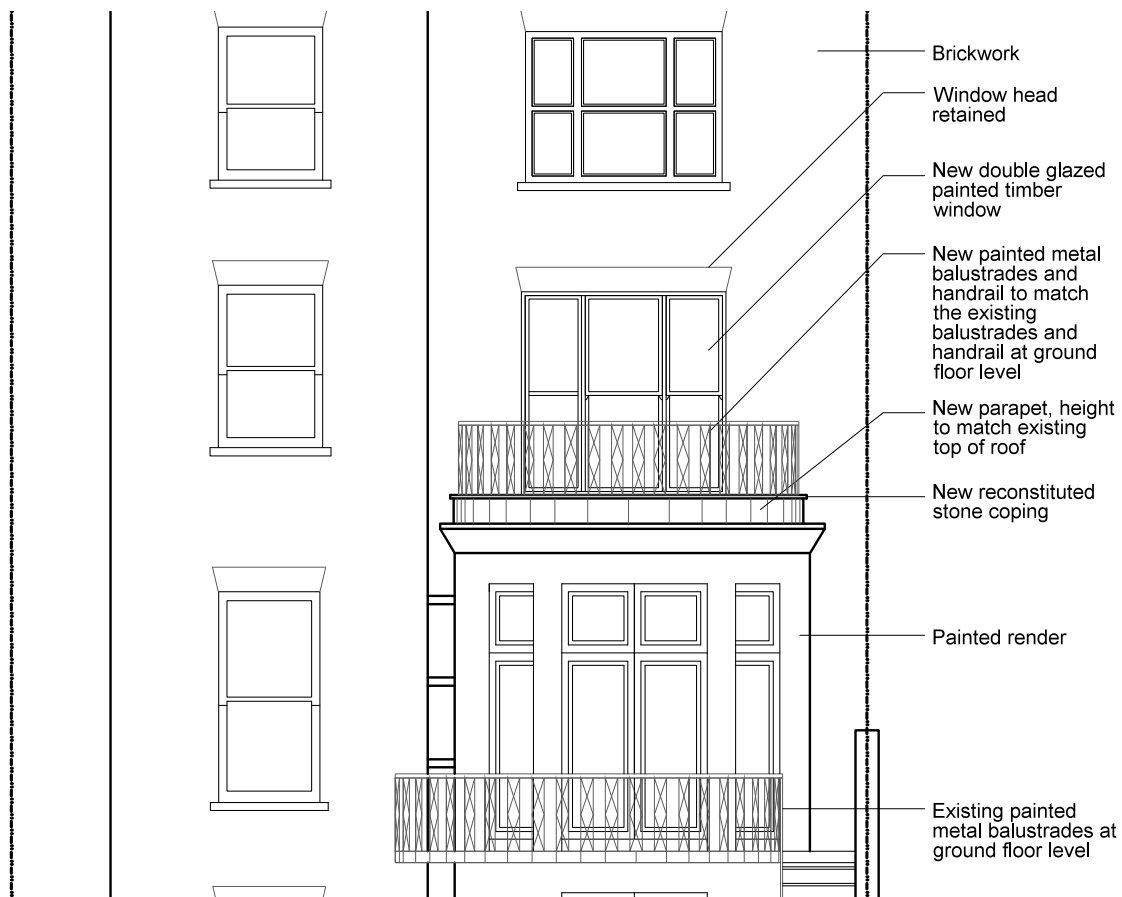


### 3.0 DESIGN

- 3.1. The works will consist of the internal reconfiguration of the property which does not require planning consent.
- 3.2. This application is for the provision of a new roof terrace on the roof of the existing bay window. The works will consist of the following:
  - The removal of the section of roof area to the bay window and positioning of a new roof structure and roof terrace paving.
  - Positioning of new painted metal balustrades to match the existing balustrades at ground floor level.
  - Removal of the existing timber window, lowering the opening, retaining the brick arch and positioning of new double glazed timber window as shown on the elevation (drawing no. 215-PL-SC1-102).
- 3.3. From photographs on page 3 it can be seen that no.s 13, 15 & 21 Belsize Park Gardens have positioned roof terraces to the roof of their bay windows and from the photograph on page 4 it can be seen that properties to Belsize Square have also positioned likewise.
- 3.4. The proportions of the existing rear elevations will be maintained by ensuring that the new parapet coping corresponds with the height of the existing roof.
- 3.5. The terrace will be only 5.8 sq m in size and this is positioned approximately 25m from the properties in Belsize square. The terrace will not result in any additional overlooking to that from the existing window to the property, whilst its size will ensure that its use will not result in the creation of unacceptable noise disturbance.



Section drawing showing the proposed terrace - Not to Scale



Elevation showing the proposed terrace - Not to scale