

Design and Access Statement

Garden Flat, 64 Belsize Park Gardens, London NW3 4NE

6th January 2015

Site Description

No. 64 Belsize Park Gardens lies within the historic development dating from the 1850s that forms the heart of Belsize Park Conservation Area. The row of buildings at nos. 62-82 Belsize Park Gardens is identified as making a positive contribution to the Conservation Area. The substantial, five storey, stucco-fronted, semi-detached villas in this row have fine rear elevations with large, semi-circular bays at lower and upper ground floor levels. The bays are rendered and painted while the rest of the rear elevation is in brick.

The application property is the lower ground floor flat of no. 64 Belsize Park Gardens. The Garden Flat is in Leasehold ownership and the ownership extends to the whole garden and side passage at lower ground floor level. The flat is entered from the side passage and has a gross internal area of 155 sq m. The garden is 237 sq m in area and the main rectangular area of the garden measures 10.3m x 20.8m. There is an original stone flight of stairs leading from upper ground floor to the garden but the stair is not used and no other flat in the building can access and use the garden.

Both of the adjacent houses have single-storey fully glazed rear extensions (conservatories) at lower ground floor level, and there are a number of other glazed rear extensions in the immediate vicinity (e.g. 44 Belsize Park Gardens, 2010/1751/P; 56 Belsize Park Gardens, 2009/2068/P).

Proposal

The application proposal is the erection of a fully glazed, single storey rear extension in a contemporary design, in association with the lower ground floor flat. The extension is to be used to provide additional living accommodation to the existing flat (a dining room). The proposed extension measures 5m in depth and 4m in width, and has a maximum height of 3.1m, measured from the garden level to the rear of the house.

Design

The proposed glazed extension continues the line of the side wall of the existing house, leaving a gap of 1.2m from the boundary and 2.4m from the side wall of no. 66 Belsize Park Gardens. The extension will not be visible from the street.

The scale of the proposal is in keeping with the existing building and the rear garden and will leave a reasonable sized garden after extending.

Care has been taken to avoid imposing on or interrupting the curved bay at the rear of the existing building. The top level of the extension will pass below the existing upper ground floor level balcony.

The simple form, modest scale and lightweight, all-glass construction of the building are all intended to make the extension subservient to the existing house. The design is clearly expressed as a contemporary addition, preserving the integrity of the existing house.

The building will appear as a simple glass box. Two of the walls and the roof of the extension will be made of insulated glass panels, while the third wall will be composed of fully glazed triple sliding doors. The supporting structure will be a combination of glass beams, glass fins / columns, and a minimal framework of slender, dark painted aluminium beams and posts, above the door and at the corners of the building. The structural elements will all be internal to the building, covered by the glass panels. Examples of similar structures are shown in the 'Site Information and Reference Images' document.

The proposal involves the removal of one existing window in the rear of the property to form a new, enlarged opening between the proposed kitchen and the new dining space in the proposed glazed extension.

Amenity

It is considered that the proposed works would not adversely impact on the amenity of the adjacent properties and flats above with regard to daylight, sunlight and outlook.

Access

The proposed extension may be accessed from the garden and the proposed kitchen of the Garden Flat. The floor level is 200mm (one step) below the kitchen) and 200mm above the garden. It is not possible to provide level access from both sides due to the change in level.