

23/01/2015

REV.02

Design and Access Statement

Flat 5, 50 Belsize Square, NW3 4HN

Introduction

The above property is the first floor flat of 50 Belsize Square, NW3 4HN located in the Belsize Park conservation area.

This Design and Access Statement is supporting a retrospective planning application for the addition of an external metal balustrade above the portico at the front and also the replacement of a timber sash window with white painted timber French doors with double glazed inserts and a fixed pane above which are also located above the portico on the front elevation.

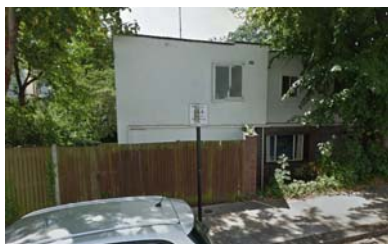
The flat is part of a semi detached property, to the right is no. 49; this property is a later addition that has been designed to follow the scale and proportion of properties with in Belsize Square but has not retained original features characteristic of the area. To the left is 50A; a coach house that is atypical to the scale, form & character of the existing streetscape. Directly facing no. 50 Belsize Square are two other properties that do not share the character of the square. For this reason it is envisaged that the proposed additions at Flat 5 has not had a detrimental impact on the immediate streetscape.



No. 50a Belsize Square on to the left of No.50 Belsize Square



No. 49 Belsize Square on to the right of No.50 Belsize Square



Property no 1. Directly facing Flat 5, 50 Belsize Square



Property no 2. Directly facing Flat 5, 50 Belsize Square.

In view of over looking issues it is our understanding that there are none present due to the terrace being at the front of the property and therefore situated with in the public realm.

The client has paid special attention to the design of the additions in order to materially & proportionally match with the many similar developments located on Belsize Square.

The objective of the proposed scheme is to improve and optimise the usability of the existing space and provide for the requirements of the occupants. The proposed alterations integrate well within the context of the existing building with regards to scale and layout, thus greatly enhancing its use and appearance

Use

The design reflected the client's requirements as follows:

- The existing small terrace with a footprint measuring 1.1m x 2.2m was to be made safe and usable through the provision of guarding measuring 1.1m high from the terrace floor finish level as per building regulation requirements.
- New French doors to match French doors on similar developments were added to serve as a practical means of access to and from the terrace.

Relevant national and local legislation and guidance

The proposal takes into consideration the following policies:

- Belsize conservation area statement – Camden (2003)

Amount

Many properties along Belsize Square benefit from a usable terrace space similar to this proposal. These are often occupied by chairs and plant pots which add to the natural surveillance (crime prevention) and green streetscape respectively. Below are examples of similar developments that can be seen from the street:



Terrace with balustrade & French doors:
No 2 Belsize Square



Terrace with balustrade & French doors:
No 6 Belsize Square



Terrace with balustrade & French doors:
No 8 Belsize Square



Terrace with balustrade & French doors:
No 9 Belsize Square



Terrace with balustrade only:
No 10 Belsize Square



Terrace with balustrade & door:
No 11 Belsize Square



Terrace with French doors only:
No 13 Belsize Square



Terrace with balustrade & French doors:
No 14 Belsize Square



Terrace with French doors only:
No 39 Belsize Square



Terrace with balustrade & French doors:
No 40 Belsize Square

Access

The full height timber sash window did not facilitate a practical means of access to the external terrace. The client required a safe and more convenient means of access provided by the French doors.

Layout

The existing opening has been unaltered.

The layout of the proposed balustrade is defined by the extents of the existing parapet wall. The proposed balustrade has been centred on the existing parapet wall and is defined by its perimeter.

A suitable floor covering of timber decking has been added to the external terrace to provide a safe, anti-slip surface.

Scale

The proposed balustrade height is determined by the existing parapet wall and the building regulations requirement for 1100mm guarding. This is a similar size to the neighbouring properties.

Landscaping

Whilst there is no permanent planting on the external terrace, it's envisioned that the owner will soon populate it with a careful and limited selection of small plant-pots which will provide habitats for insects and help reduce carbon dioxide pollution from road traffic.

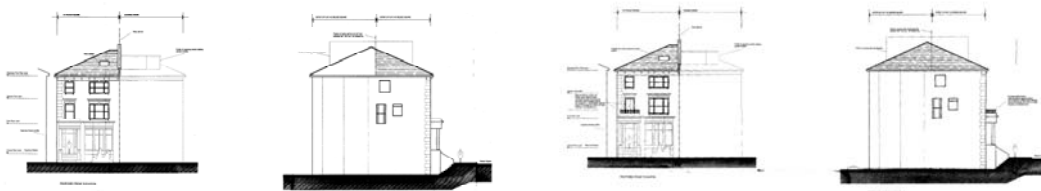
Appearance

The proposed French doors are constructed of wood and are painted white. Each door leaf contains a double glazed insert, and a fixed pane is located above to maximise the amount of natural light coming into the property.

The proposed metal balustrade painted black with metal balusters is designed to be in keeping with the Belsize Park Conservation area and its design principles/guidance respectively. The narrow diameter metal balusters are designed to be un-obtrusive and subordinate to the appearance of the existing property.

Relevant Developments in the vicinity

- **Flat D No 14 Belsize Square**, received Planning permission in 2008 (Ref: 2008/0174/P) for *'Installation of French doors and railings above the entrance portico at front first floor level in connection with existing first/second floor level maisonette (Class C3)'*



- **Flat A No 6 Belsize Park Gardens**, received Planning permission in 2014 (Ref: 2014/3857/P) for *'The installation of balustrade on the existing flat roof at first floor level for the provision of a first floor roof terrace, at the front elevation'*

