

DESIGN AND ACCESS STATEMENT

PROPOSED SIDE INFILL CONSERVATORY AT Flat C (LOWER GROUND FLOOR LEFT), 3 STRATHRAY GARDENS, BELSIZE PARK, LONDON NW3 4PA

1. Introduction

The Design and Access Statement (DAS) accompanies an application for the erection of a small side infill conservatory at Flat C, 3 Strathray Gardens, London NW3 4PA. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this proposal is for a minor extension/conservatory to an existing house, some aspects such as the social and economic context are of limited applicability.

2. Design Principles and Concepts

The site has an area of 195m². 3 Strathray Gardens is a large Victorian town house in the Belsize Conservation Area. The house is constructed mostly of red brick walls, with a pitched roof. Both front and rear elevations have had some minor changes done throughout the recent years. The house is divided into 5 flats of which two occupy the lower ground floor dividing the garden into half.

The existing single storey rear extension to Flat C was constructed in 2010.

The proposed conservatory, being simple and elegant in form, with glazed roof will complement the existing rear elevation, without pretending to be part of an original structure.

The side infill conservatory will occupy the small area to the side of the existing extension. Due to its location, height of the existing garden wall and lack of direct sunlight, the area of the proposal (side of the extension) doesn't serve any purpose to the occupiers of the flat. The proposal will occupy only 6 sq.m., the rear garden area will remain as existing.

The extension will have no effect on neighbouring properties, as it will be hardly visible from any neighbouring houses except from the flats above.

Access to the property will remain unaltered.

3. Layout

The proposed extension/conservatory will increase the size of the existing flat by only 6 square meters. The conservatory will be used as an additional study and recreational area. The size of the garden will be minimally reduced. As the side part of the garden is not usable, the fact that the proposed garden will be smaller is not relevant.

4. Scale

Rear elevation drawings are included with the application.

5. Landscaping

Landscaping of the site will be unchanged.

6. Appearance

The design concept has been to create a small modern conservatory which will complement the original house, use otherwise useless area and add more space to the lower Ground Floor Flat C.

7. Access

The access to the property will remain unaltered.