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DESIGN & ACCESS STATEMENT

for 20 BELSIZE LANE, NW3 5AB

1.0 Introduction

This design and access statement has been prepared by ReDesign Architecture Ltd and documents information pertaining to the proposed development for loft extension at the above mentioned site.

2.0 Proposal

The proposal consists of a loft extension to increase the habitable space in the roof space.

The scheme has been designed to meet local authority planning standards and the building regulation standards.

3.0 Amenity Space

There is an existing amenity space to the rear of the site, labelled as a balcony. It is also proposed to utilise an area of the roof as a terrace and additional amenity area to the larger proposed split level flat.

4.0 Layout / Standard of Residential Accommodation.

Aforementioned the extension has been designed to meet the recommended local authority standard areas.

We believe that the standard of accommodation provided by the proposed dwellings is satisfactory. The room sizes and proportions within the building allows for the flexibility of future use. Built in wardrobes and storage spaces free up rooms for ease of movement, circulation and for living in general. The proposed extensions allow to better use of the proposed space in the roof and incorporate a much needed external space for the larger split level flat above the roof space without impacting the visual aesthetics or privacy of neighbouring occupiers.

5.0 Scale.

The site is located within a terrace of properties. The majority of properties in the vicinity have extensions as well as loft conversions.

With the above in mind we believe that the scale of the proposed development is in keeping with the local area.

6.0 Car parking.

Unaffected.

7.0 Conclusion

In conclusion it is our belief that the proposed development will provide both high quality living accommodation and a much needed extension to the existing building to provide additional bedrooms for a growing young family.