

Planning Design and Access Statement

Flat 6, 9 Belsize Square

London
NW3 4HT

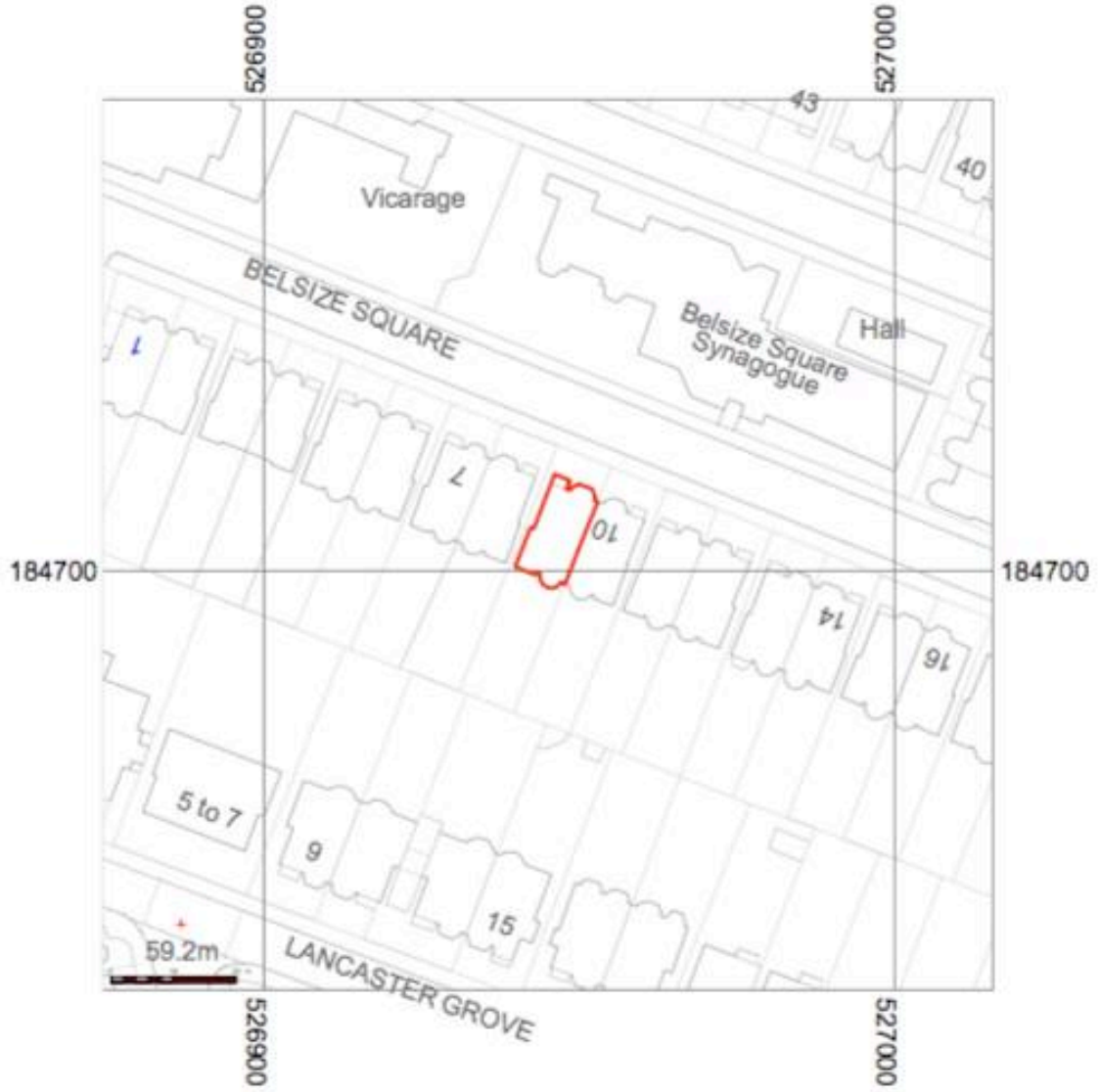
Householder Planning Permission for:

- Addition of a side dormer

Contents

Site Location Plan
Photographs of the Existing Site
Design Statement
Access Statement

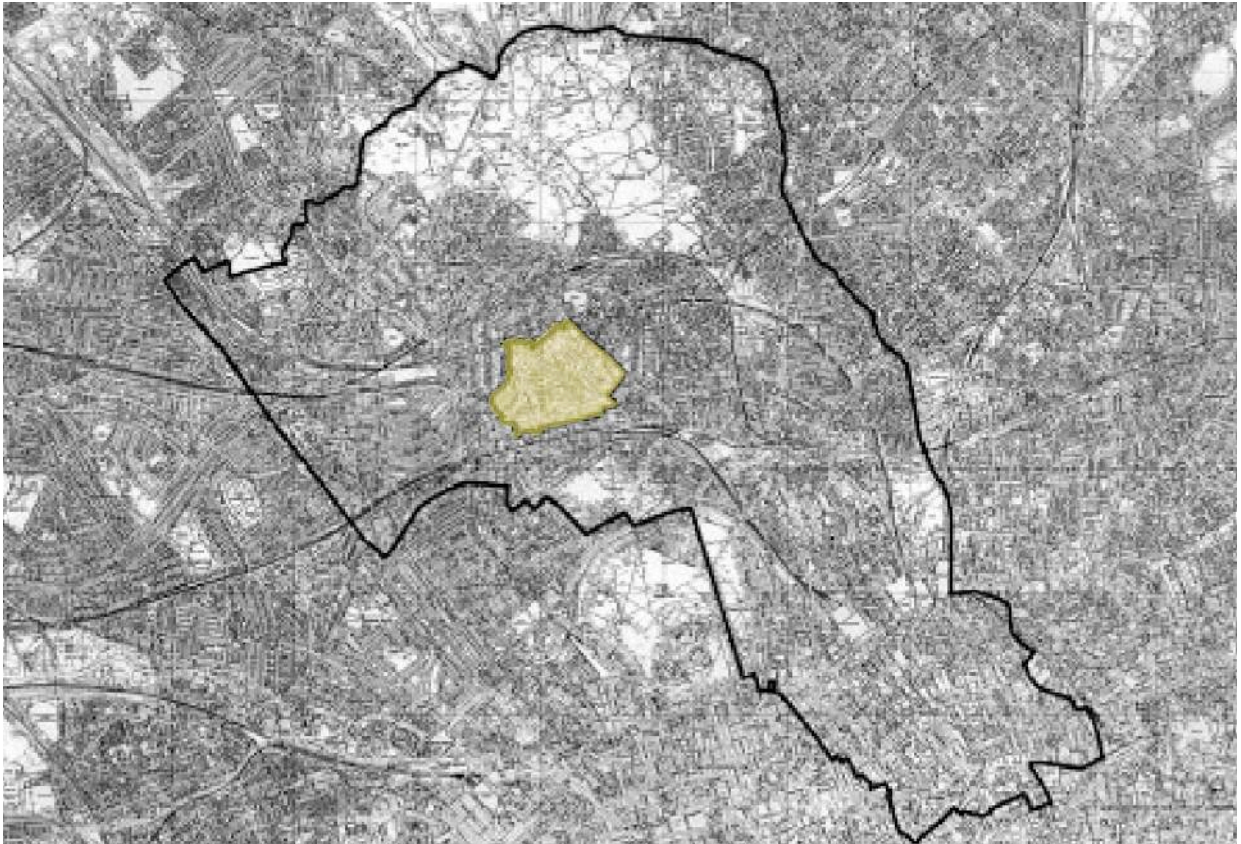
Site Location Plan



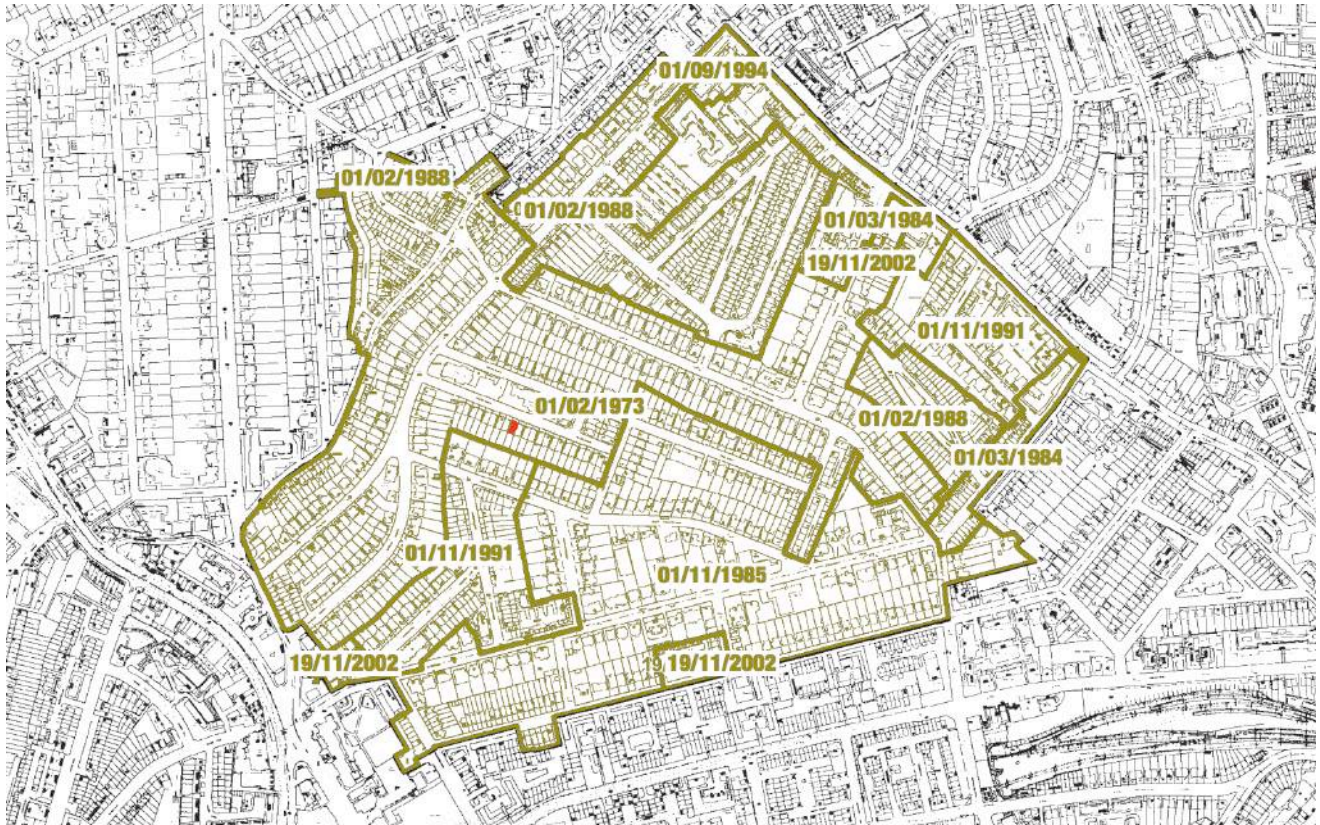
Existing Site and Conservation Area

The application property is situated in the London Borough of Camden. The property is located within Belsize Park Conservation Area.

Belsize square is a residential street characterized by semi-detached Victorian villas.



Camden and Belsize Park Conservation Area



Belsize Park Conservation Area

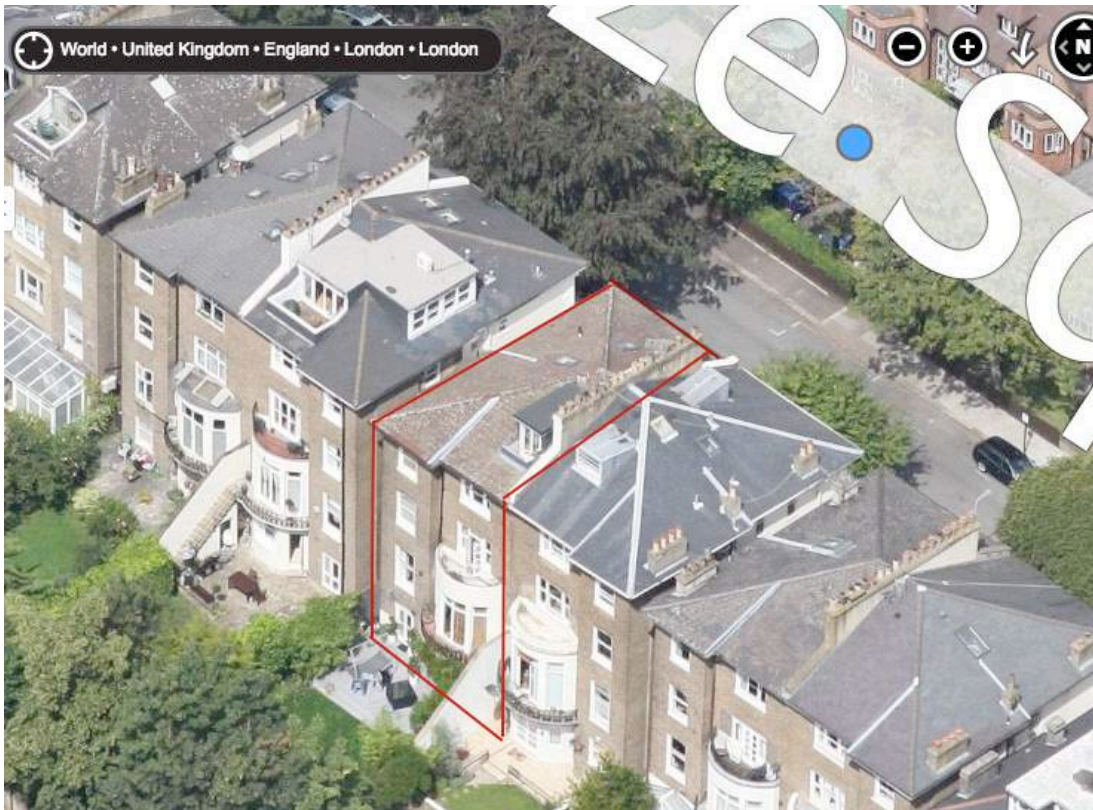
9 Belsize Square is a large semi-detached Victorian town house arranged over 4 floors. The front of the house is rendered and painted white, while the rear elevation is constructed mostly of brick, with a white rendered, two-storey high bay. It is flanked to the left side by 10 Belsize square. The front of the house faces a low building that welcomes the Belsize Square Synagogue. The house is divided into 6 flats of which flat 6 occupies the upper floor.

The upper flat (Flat n°6) has been developed in the past with the erection of a rear dormer window with inset roof terrace in association with the conversion of the roof space to additional living accommodation (Application n° 2004/2136/P granted on 04.06.2004).

The entrance floor of the flat (secon floor) comprises kitchen, bathroom and two bedrooms. The loft floor welcomes a living space enlightened by two roof lights on the front pitched roof and a dormer door facing the rear garden of the property.

The overall condition of the flat is satisfactory but could be benefit from some modernisation.

Existing Photographs





WEBB ARCHITECTS LIMITED



8 Belsize Square Side Dormer View



9 Belsize Square Side Elevation

Design Statement

Addition of a side dormer

It is proposed to add a side dormer at 9 Belsize Square to allow a better utilization of the loft floor. The proposed side dormer will enable to place the kitchen on the loft floor together with a small living area. The entrance floor to the flat will welcome two bedrooms and two bathrooms.

We believe the proposal of side dormer is acceptable since:

The proposed dormer is not visible from the street: the overall scale of the dormer is not obtrusive. 3D views taken from the street show the proposed dormer's impact. From everywhere except from one position standing from the street the side dormer would not be visible. From positions B, D and F (approximately cover 8 metres length of pavement) just a small portion of the side dormer can be glimpsed. N° 8 Belsize Square has an existing side dormer, which is much larger in terms of height than that proposed for n°9 but it should be noted that because of the height of the host building this existing dormer is barely visible from the street. We do appreciate that the side dormer to n°8 is not well design and doesn't sit satisfactory on the roof of the building.

The proposal for the side dormer to n°9 has been designed to be more sympathetic to the existing building than the example next door.

Please see 3D views document attached at the end of the Design and Access Statement, which shows the proposed dormer's impact from Belsize Square.

Moreover 9 Belsize Square is located in front of Belsize Square Synagogue, a two storey building, a height that is low in comparison with the terrace housed in the rest of the street. For this reason we believe that the presence of the side dormer in 9 Belsize Square won't be significantly visible from this building opposite.

Additionally, from the aerial view, it can be noticed that in several buildings within Belsize Park Conservation Area various side, front and rear dormers have been introduced. There are only obvious from the aerial photos and are not at all apparent from the street.

A previous application for the erection of a side dormer (1003/0285/P) in 9 Belsize Square has been refused on the basis that *"the proposed side dormers, by reason of their location and size, would result in direct overlooking into the top floor flat living room of n° 8 Belsize Square to the detriment of their residential amenities, contrary to policy HG12 of the London Borough of Camden Unitary Development Plan 2000"*.

The windows of the proposed side dormer is not thought to be contentious in terms of overlooking since we proposed a obscured glazed window facing the side dormer of n° 8 Belsize Square and a clear glazed side hung window in the section of the dormer clear from the view of n° 8 Belsize Square side dormer.

Furthermore we considered that:

- The proposed dormers won't exceed the height of the highest part of the existing roof;
- The proposed dormers won't include the construction of verandah, balcony or raised platform;
- It's proposed to use construction materials that complement the dwelling;
- Windows will be partially side hung casement timber framed and partially fixed obscured glazed detailed to match the original windows. The window frames will be white timber. The windows will be double glazed to improve energy efficiency;
- The total width of the side dormer is 3160 mm and it will be set back 900 mm from the eaves.

Transport

9 Belsize Square is within close proximity to the Overground Line from Belsize Park, and the Jubilee Line from Swiss Cottage. There is also bus routes along Belsize Park and Haverstock Hill. The introduction of this dormer will introduce more satisfactory living space into the flat. It is not proposed to incorporate a new bedroom and therefore the number of people living in the address will remain unchanged, additionally to the fact that street parking is available along Belsize Square, Lancaster Drive and Landcasrer Grove, therefore we don't foresee that the proposals would increase parking stress in the vicinity although there is not an off-street parking space.

Access for All

Within the constraints of an existing building the works to the house have been designed to allow ease of accessibility and use. The design complies as follows with the 16 Lifetime Homes Standards:

The proposal is the refurbishment of the existing house.

01 Car Parking

Cars will be able to stop outside the property where street parking is available as existing.

02 Access from car parking

Access from the car to the front door of the building is through eight steps as existing.

03 Approach

Access from the car to the front door through internal communal staircase as existing.

04 External Entrances

The entrance is illuminated by overhead lights as existing.

05 Communal Stairs

The property is a second floor flat within a four-storeys building. The communal staircase will remain unchanged.

06 Doorways and Hallways

Any new internal doors will have a minimum 700mm clear opening width.

07 Wheelchair accessibility

Access to the property is stepped as existing.

08 Living Room

A living room features on the upper floor level.

09 Bed space at ground floor

All bedrooms are located on the main floor of the flat as existing.

10 WC at ground floor

A WC is present on the entrance level of the house.

11 Bathroom walls

New walls in the bathrooms will be constructed with timber stud and plywood that would be capable of supporting adaptations such as handrails.

12 Lift

The inclusion of a future lift within the dwellings is not possible.

13 Main Bedroom

The main bedrooms and bathrooms are located on the same level.

14 Bathroom Layout

All bathrooms are generous in size.

15 Window Specification

Top and side hung casement windows will match the original windows.

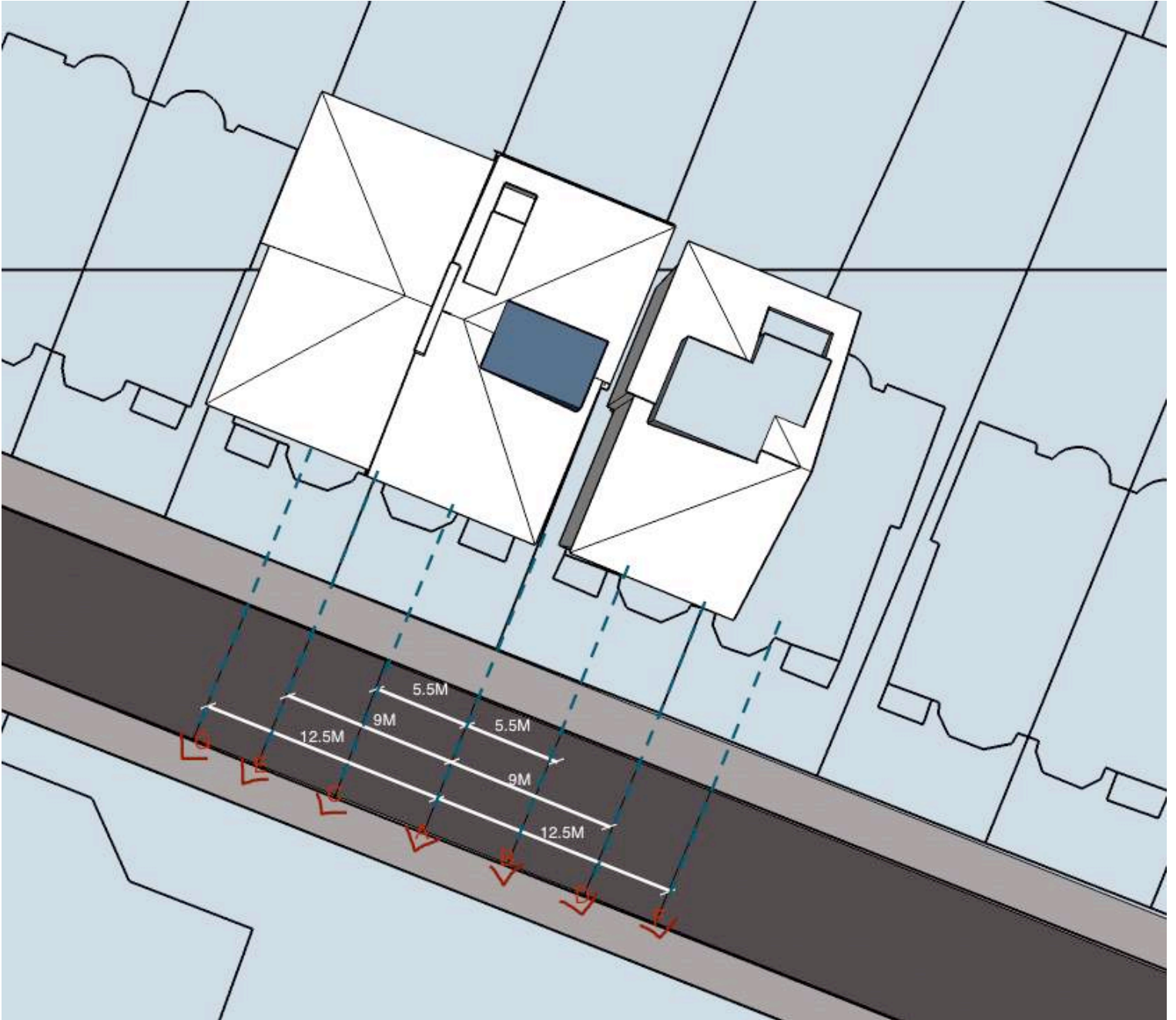
16 Fixtures and Fittings

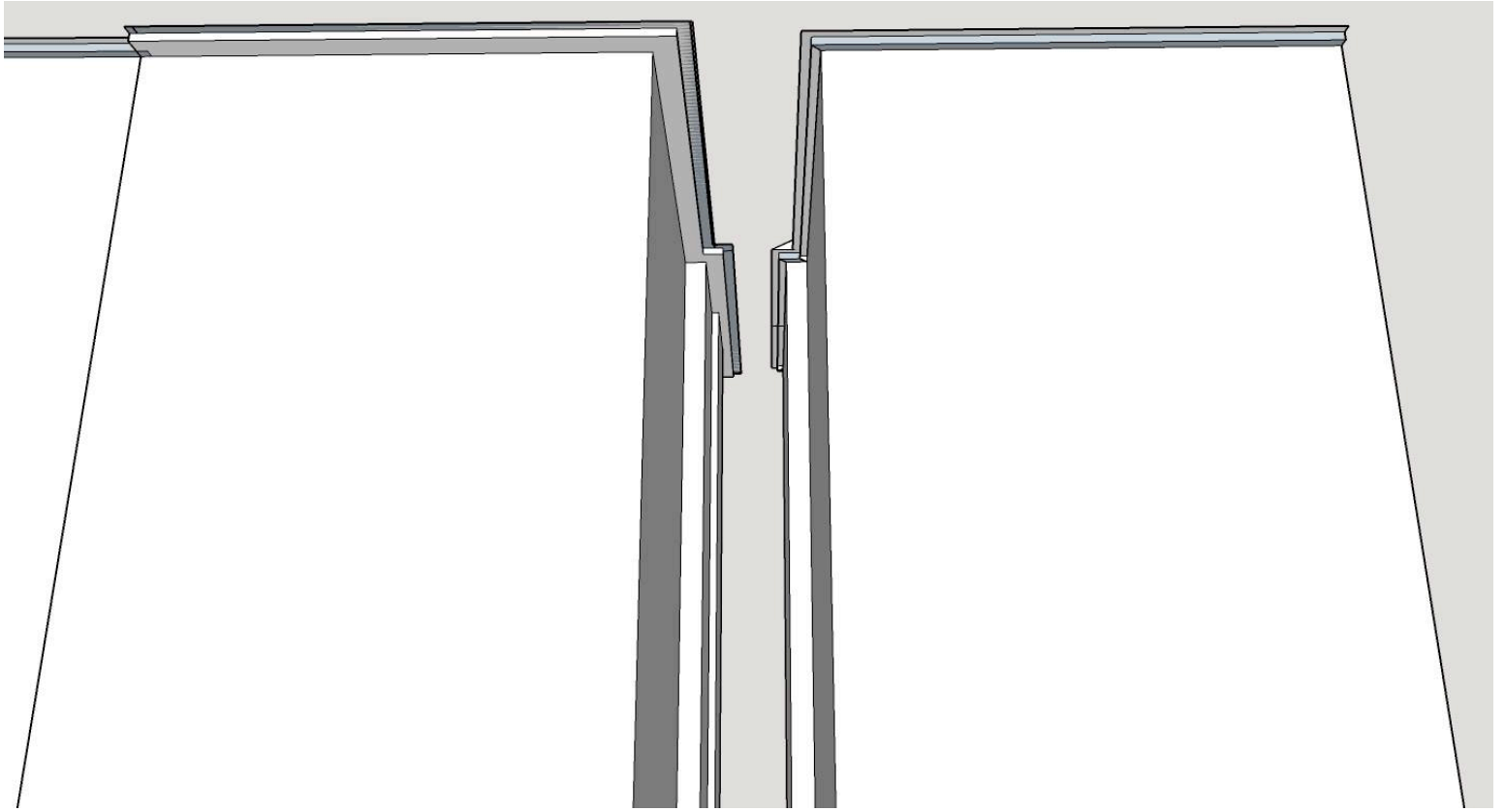
New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor.

Street Views

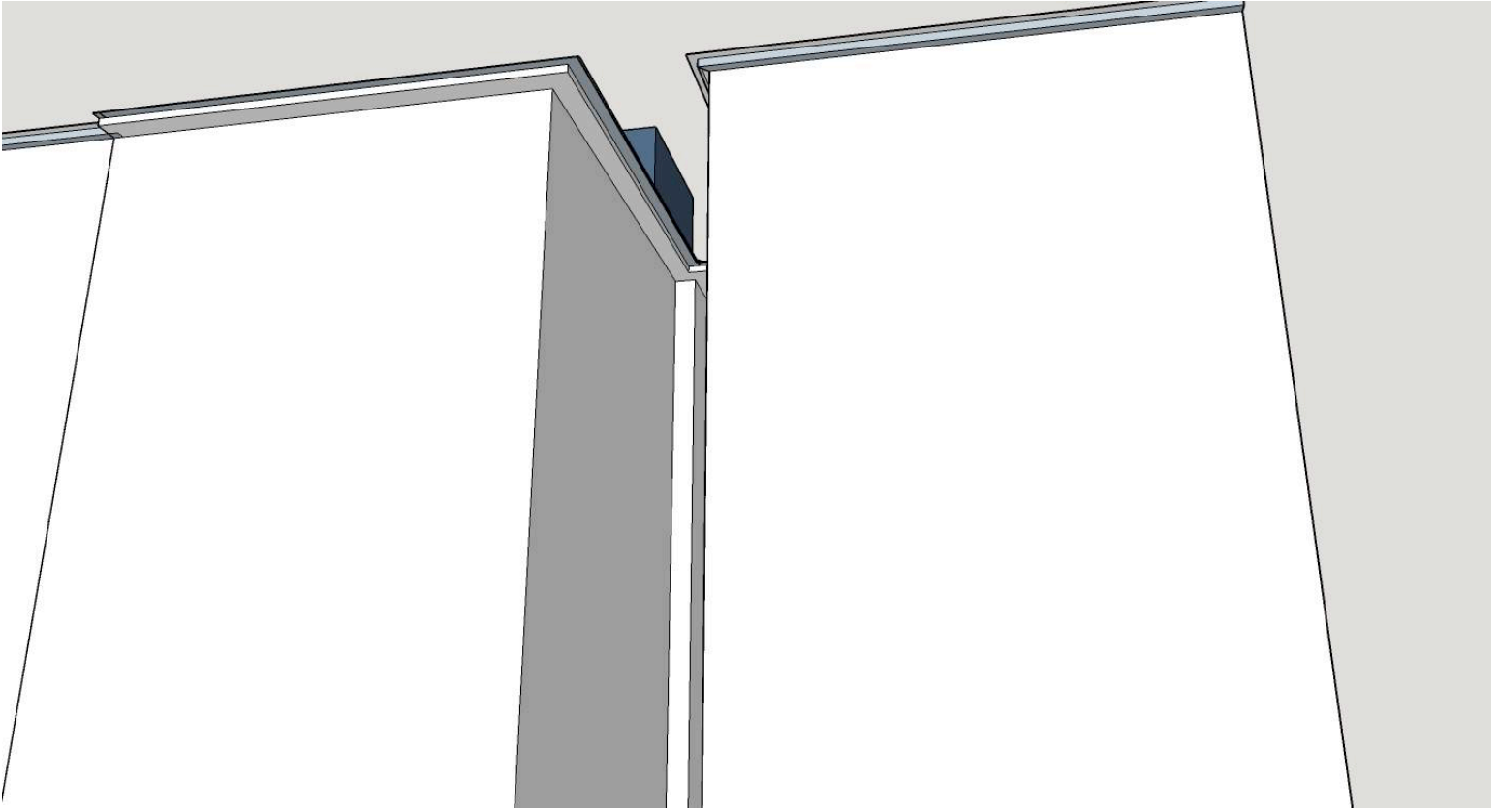
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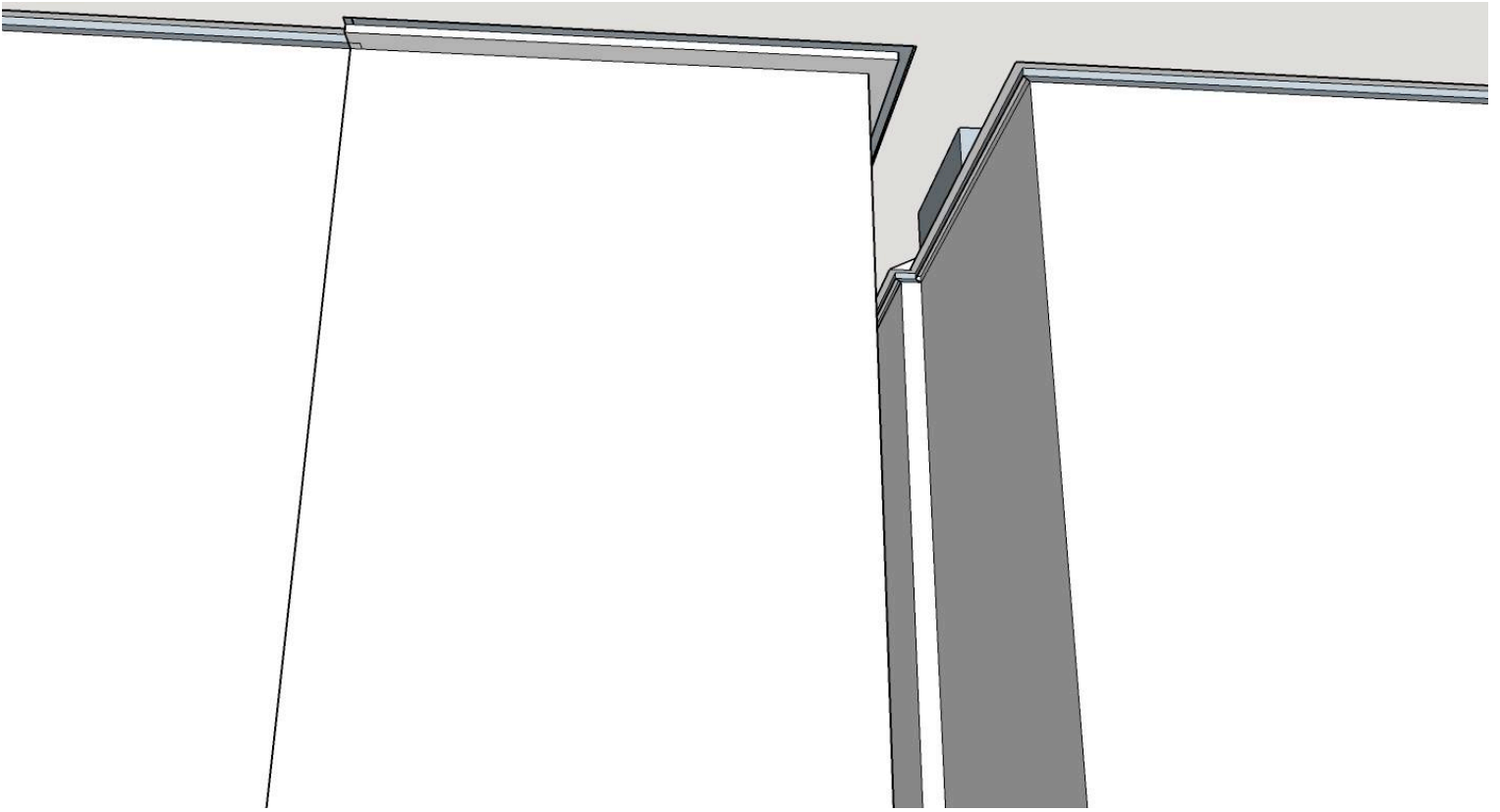




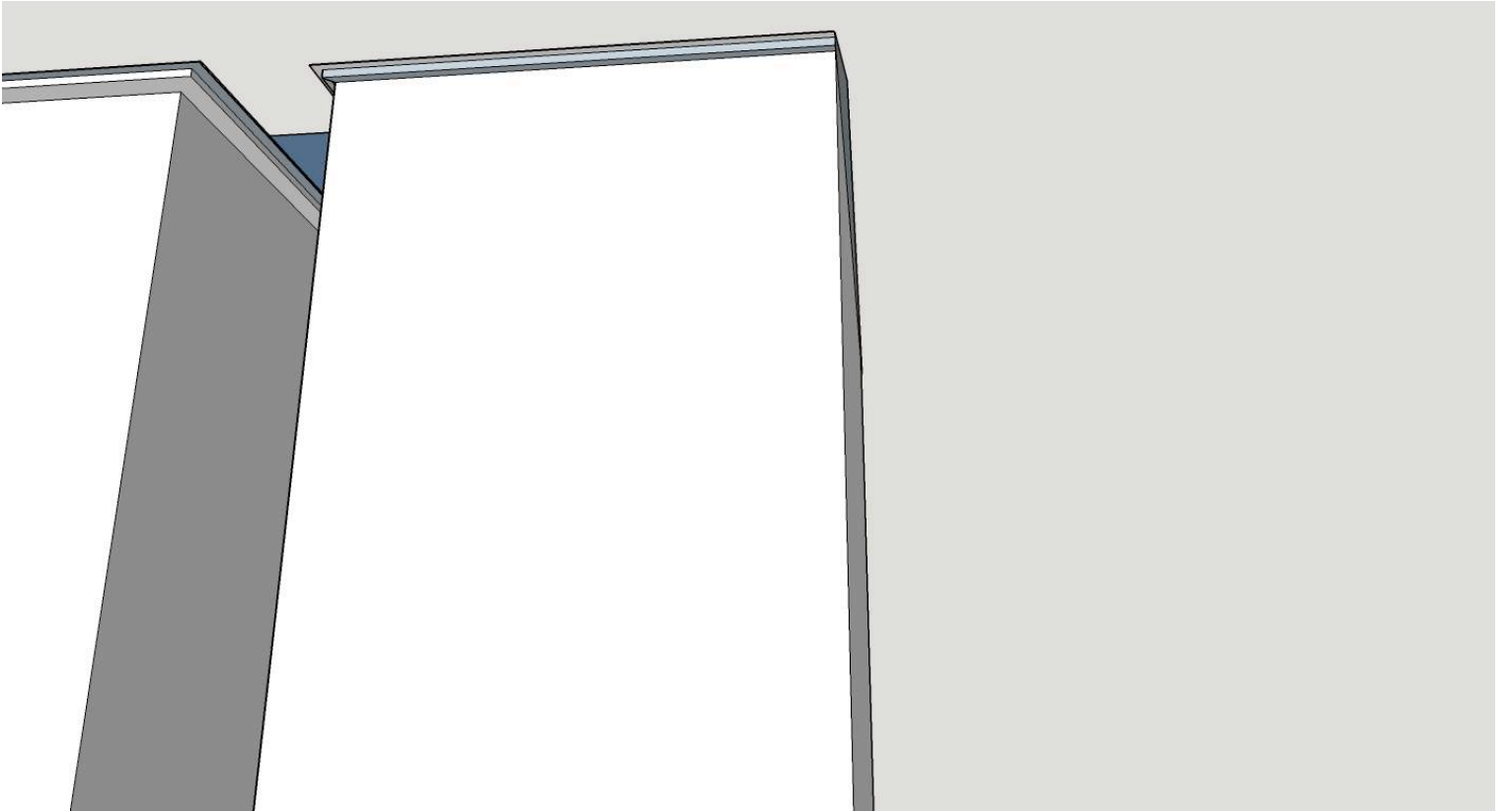
VIEW A



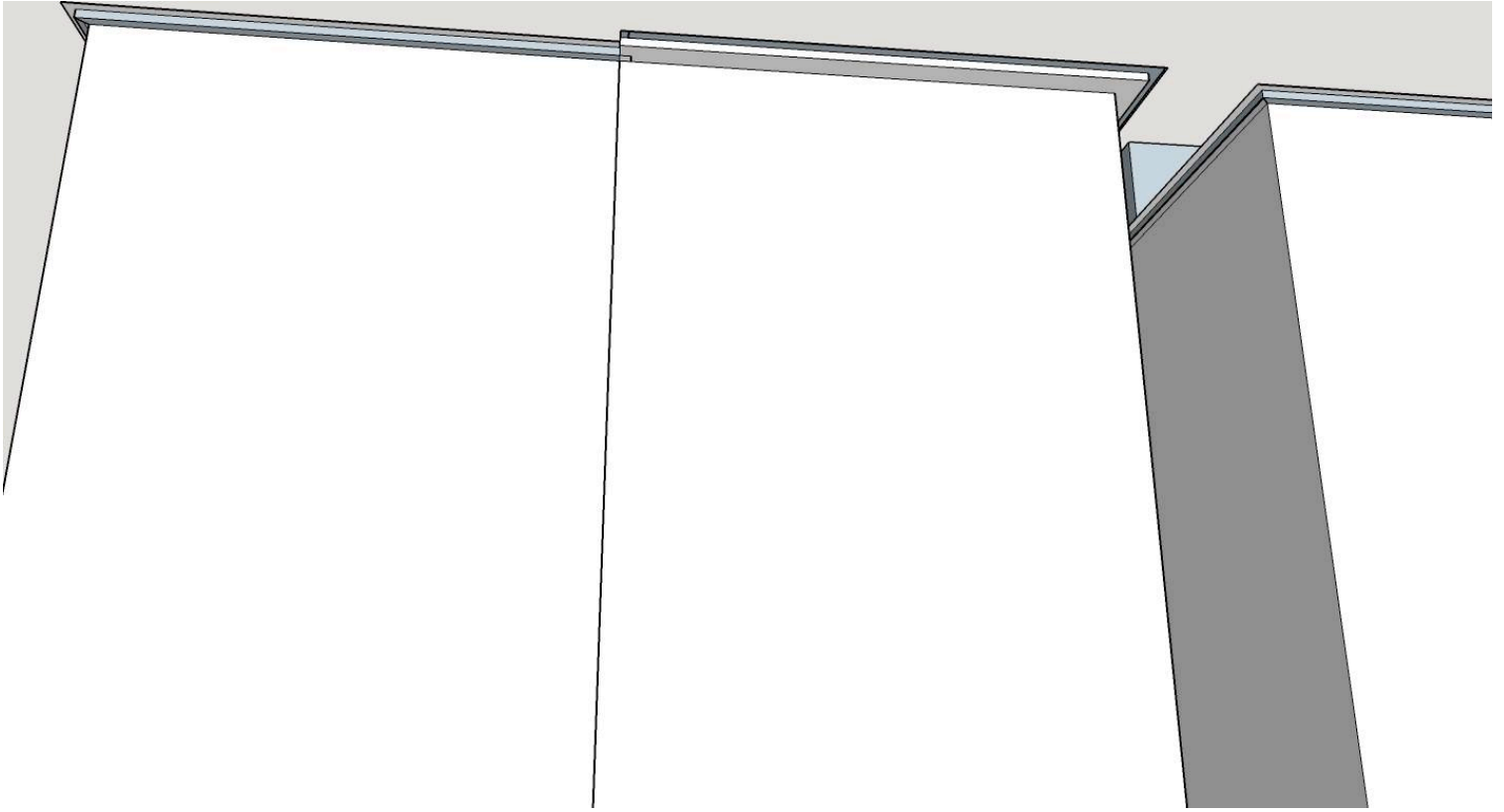
VIEW B



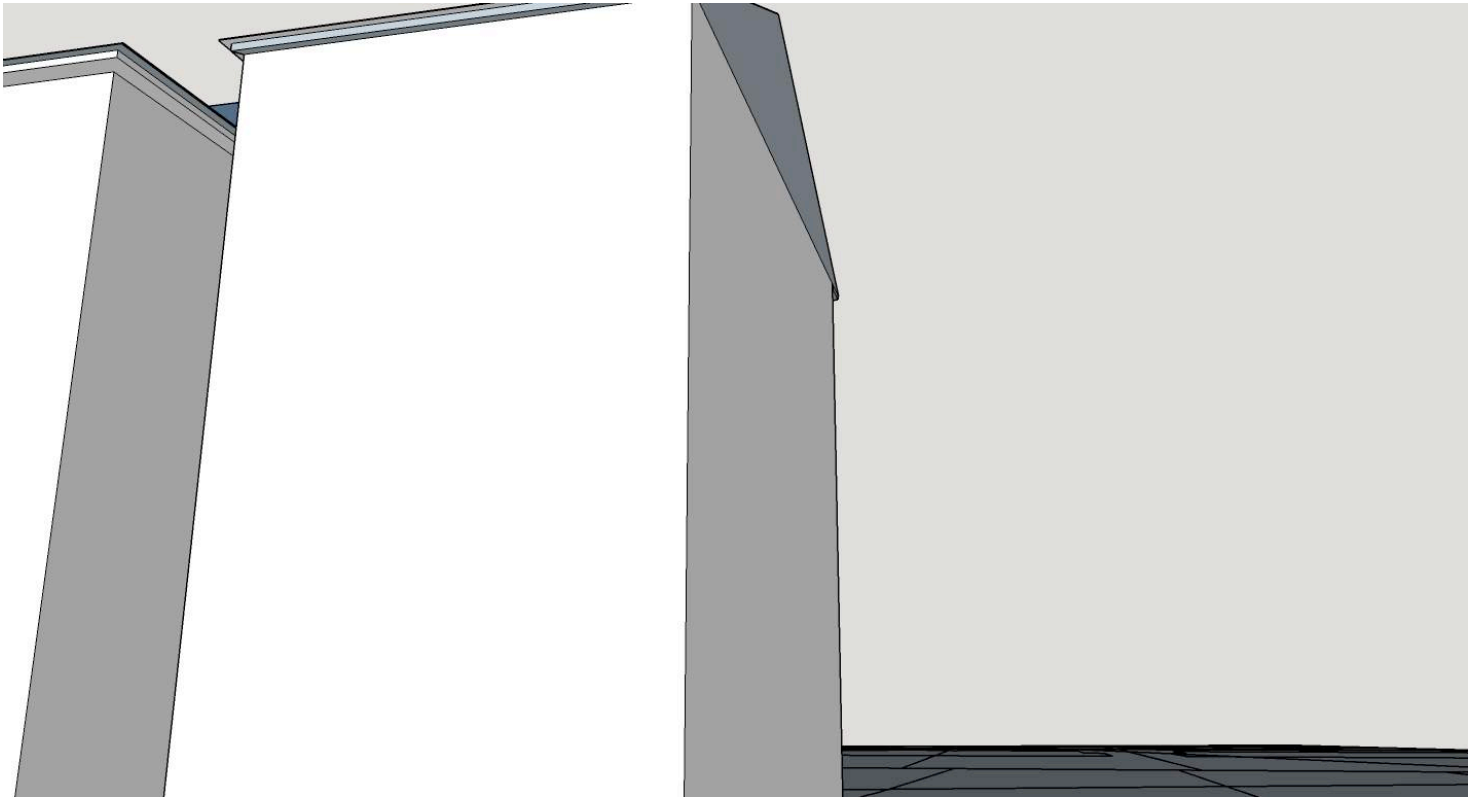
VIEW C



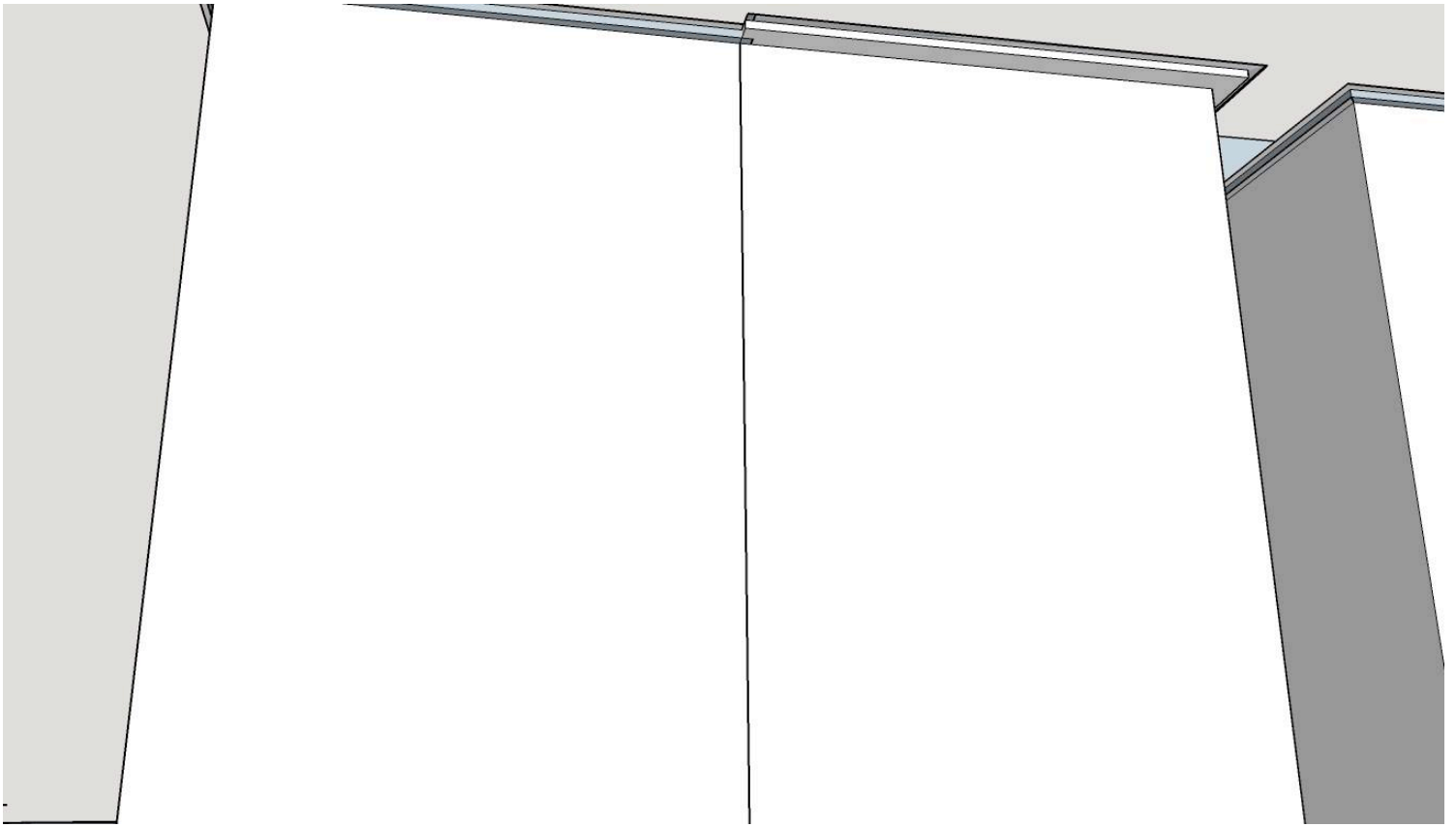
VIEW D



VIEW E



VIEW F



VIEW G