

October 2015

Ref: 7905/2

DESIGN AND ACCESS STATEMENT

In support of a planning application to remove the existing Leylandii and replace it with Privet hedge and erect black painted metal safety railings to low level basement lightwell wall.

at

Flats 1 & 2, 7 Strathray Gardens London, NW3 4PA

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1. Associated Documents

This Design and Access Statement should be read in conjunction with the following documents:

- 1.1 Site Location Plan 7905/SLP
- 1.2 Existing and Proposed Plans, Sections, Elevations 7905/200
- 1.3 Photosheets 7905/PS01, 7905/PS02

2. Introduction

- 2.1 Metropolitan Development Consultancy Ltd has been instructed by Mr and Mrs C. Bell (the long leasehold owners of Flats 1 and 2) to prepare and submit a planning application to replace the existing Leylandii and replace it with a Privet hedge and black painted metal safety railings to the existing low level wall to basement lightwell.

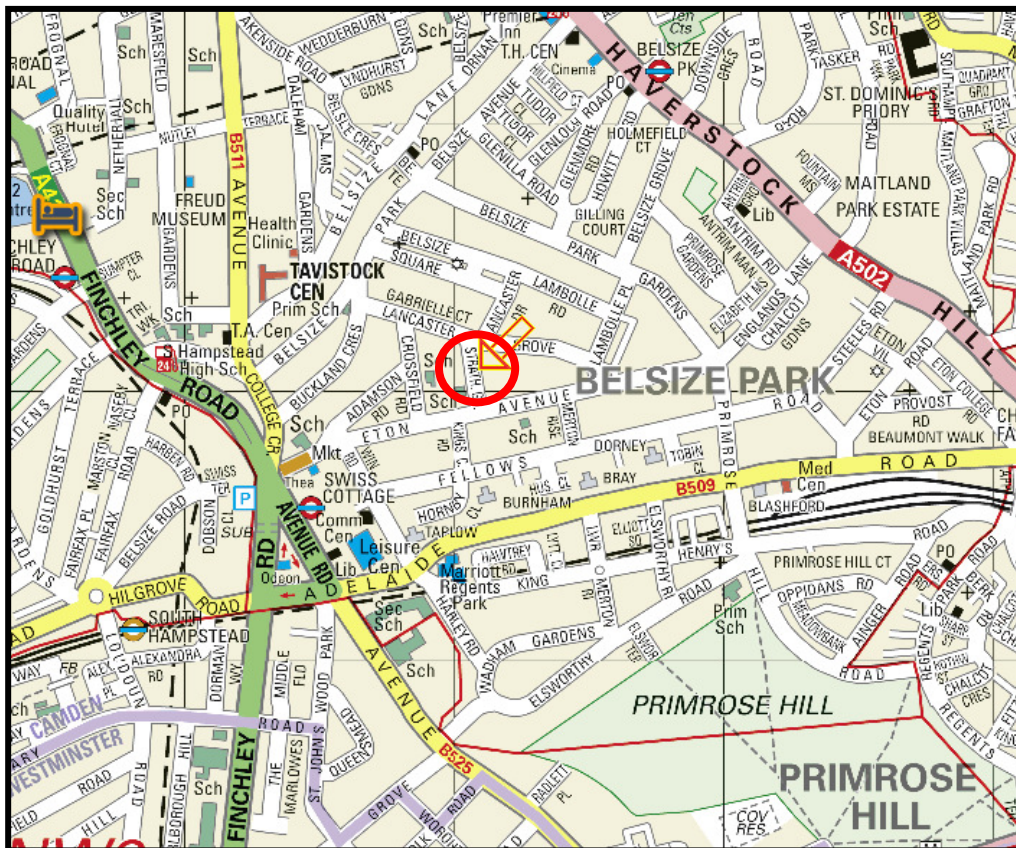
3. Location

- 3.1 The subject property is located within the Belsize Park Conservation Area.
- 3.2 Located in the Borough of Camden, the application site lies within the Belsize district as shown in the map below. The site is near Finchley Road (A41) and Haverstock Hill (A502) which, together with Fitzjohns Avenue/College Crescent (B511), are main north-south routes to/from central London.
- 3.3 The property is a large mainly detached Victorian town house divided into four self-contained flats with brick built and rendered façades. The front elevation comprises red and buff brickwork similar to other houses in the street. The application property is five storeys in height. Its frontage features a richly decorative gable, bay windows over two floors and an arched front entrance porch.
- 3.4 Public transport links in the surrounding area are excellent; the site being within a few minutes of Finchley Road and South Hampstead railway stations. Belsize Park and Swiss Cottage underground stations are also close by along with Fitzjohns Avenue, Haverstock Hill and Finchley Road for local bus routes.

3. Location (Contd.)



OS Map (Not To Scale)



Street Map

4. Proposal

- 4.1 It is proposed to change the existing Leylandii to a Privet hedge.
- 4.2 The existing low level brick wall and Leylandii is a hazard. As you can see on Photosheet 1 Photo A there are gaps in between the Leylandii, which does not currently prevent a fall should one of the owners three young children accidentally trip over.
- 4.3 It is also proposed to erect safety railings in black painted metal to the low level wall to the existing basement wall. The proposed railings will be 1100mm high and similar to those shown on Photosheet 02. Photosheet 2 shows that number 2, 8, 10 and 12 Strathray Gardens have metal railings to the basement lightwell walls.



Proposed metal safety railings

5. Planning History

- 5.1 The site has previous planning permission granted for a residential conversion to join Flats 1 and 2 to make a single dwelling, together with side extension which was granted on 18th March 2015. See application 2015/0300/P. These works have been implemented.

6. Scale and Impact

- 6.1 The proposal does not generate any change to the scale of the building.
- 6.2 The impact of the new Privet hedge and black painted metal safety railings in the street is minimal because they will simply match many of the other properties which have a similar style of railing. Furthermore, the proposed will assist with the safety of the owner's young children and partly disguised by the hedge.

7. Access

- 7.1 There is no change proposed to access.

8. Sustainability

- 8.1 The black painted metal safety railings will not only be similar in appearance to the surrounding properties, but also act as a safety barrier for the young children protecting them from falling over 2 meters to an existing concrete floor.

9. External Materials

- 9.1. The metal safety railings will be painted black and similar to others in the surrounding area.