



Flat 3, 1 Belsize Park Gardens NW3

Design, Access and Planning Statement

Architect your Home *Putney*

March 2016

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Introduction

No.1 Belsize Park Gardens is a 4 storey semi-detached mid-Victorian Villa in a street of similar pairs of houses within the Belsize conservation area, subarea 1: Belsize Park. It was converted into flats in 1983. Flat 3 consists of the back of the raised ground floor.



1 Belsize Park Gardens front and side elevations.

The proposed works are to replace the existing non original French door at the rear of the flat with a 4-part door to be more consistent with the doors and windows on the upper levels and adjacent buildings. Minor work is also proposed to tidy up previous penetrations on the side elevation.

The existing French doors are not part of the original fabric. The opening is too low compared to other ground floor windows and No.3. Non-matching brickwork and comparison with neighbours suggests that this house originally had a semi-circular bay here, now removed and replaced by the existing doors and the patio door below. Comparable original bays exist on nos.7, 9, 11, 13 etc. and houses behind.



French door to be replaced (upper ground floor with the balcony)

Policies / Use

This is an alteration to a single dwelling, with no change of use. There will be no changes to the front elevation and no extensions. The relevant policies are those requiring any change to conserve or enhance the Conservation Area setting.

The proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Core Strategy, and policies DP24, DP25 and DP26 of the LDF Development Policies.

The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 and paragraphs 14, 17, 56 -68, 126 -141 of the National Planning Policy Framework.

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Vent Holes in the side elevation seen across adjacent gardens

Scale and Layout

The scale and layout of the rear elevation will not be affected, as the proposed doors will be of the same size as the existing and align with those above and below.

Daylight and Sunlight and overlook

The development will have no adverse impact on the adjoining neighbours' amenity in terms of loss of light and overlook.

Appearance and Materials

The doors will be timber, painted in white, to match adjoining windows, with moulded profiles matching the scale of original sash windows above. The changes at the side are essentially repair and will be rendered and painted to match the existing side elevation around.

Landscaping and Access

There will be no changes to access or landscaping.
There is a bathroom in the ground floor.

Other Matters Contaminated Land

The site has been in residential use for well over 100 years. There is no evidence to suggest contamination and no work at ground level.

Flood Assessment

The site is in Flood Risk Zone 1 (lowest risk) on the Environment Agency map. There is no significant risk of flooding, no need for specific measures to counter this, and no work at ground level.

Refuse and Recycling

The existing provision for bins and recycling is not affected.

Trees

No trees will be affected by the works.

Conclusion

The proposed replacement French doors will replace an over heavy and incongruous pair of doors with a door screen of the same overall size but designed to be in keeping with the original windows around it. Both this, and tidying up some of the existing holes in the flank wall will both enhance the Conservation Area and thus comply with all relevant planning policies.

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