

DESIGN AND ACCESS STATEMENT IN RELATION TO THE PROPOSED  
CONSTRUCTION OF A SMALL CONSERVATORY IN THE REAR GARDEN  
AT 25A BELSIZE PARK GARDENS LONDON NW3 4JH      MARCH 2016

The client would like a small glazed enclosure measuring 2.4m x 1.8m. as an adjunct to the present kitchen at garden level so that breakfast can be taken in the sun. The form of the structure is intended to reflect a simple neo-classical model which it is thought will fit well with the brick and stucco faced house.

An earlier proposal for a larger conservatory was submitted for a pre-app in October 2015. Subsequently, this design was thought to be too expensive and larger than required. However the comments made by Mr. Carlos Martin of Camden Planning Control which are found in his letter to the architect, Nicholas Hills dated 9 November 2015 are a useful foundation for considering the revised, smaller design.

As part of the application a small section of balcony outside the first floor room over the kitchen, which was not part of the original design for the house, is to be removed. The window opening behind is to be fitted with a section of railing within the window reveal.

The revised design has also been shown informally to Mr. Martin and was felt to be acceptable within the terms of the earlier comments.

No change is proposed for access to the conservatory or to the house itself.