

15/04/2016

REV.01

Design and Access Statement

FLAT 2A, Belsize Lane, NW3 5AB

This statement has been prepared in support of a planning application for alterations to the lower ground floor flat at 2 Belsize Lane. The statement is structured as follows:

1. Introduction
2. Design
 - a. The Use
 - b. Access
 - c. Scale and Appearance
 - d. Size
 - e. Layout
3. Conclusion

1. INTRODUCTION

The property is located within the Fitzjohns Netherhall Conservation Area. The property is not listed.

The proposal consists of:

- New pedestrian access path along western perimeter of the site.
- New side entrance on west elevation.
- New window with obscured glass for new bathroom on west elevation.
- Replace and enlarge window on east elevation.
- Replacement of single storey rear conservatory with structural glass extension.
- New rear garden landscaping.

2A Belsize Lane is a lower ground floor flat in a six storey detached house on the Northern side of Belsize Lane. The rear garden is divided between two levels, and is approximately 13.5m deep by 6m wide. The garden is well screened from neighbouring properties by high brick walls and planting.

2. DESIGN

a. The Use

No changes to the existing use are proposed as part of this application.

b. Access

The proposed new side entrance will replace the upper ground floor staircase and communal hallway as the primary entrance to the dwelling.

c. SCALE AND APPEARANCE

The proposal seeks permission for the following improvements to the existing dwelling:



Figure 1. Proposed location of new pedestrian access from street.



Figure 2. Proposed location of new side entrance (see ground floor window on right of picture).

New pedestrian entry gate in front wall and pathway along western perimeter

This would provide safe access to the proposed new entrance to the flat on the west elevation of the building. (See Figure 1)

New side entrance on west elevation

The current entrance to the dwelling requires ascending to the upper ground floor before proceeding to the lower ground floor via communal hallway and private internal staircase. The proposed side entrance would be based on the specifications of the existing entrance to the lower ground floor flat of No.4 Belsize Lane opposite – which sets an immediate precedent for this popular alteration in the surrounding area. (See Figure 2)

New window with obscured glass on west elevation

A small new window is proposed on the west elevation of the ground floor so as to provide natural light for the proposed bathroom within. The frame will be specified to match the appearance and material palette of the existing building, as well as being fitted with obscured glass in accordance with regulations.

Replace and enlarge window on east elevation

This minor alteration is proposed to improve natural light into the proposed bedroom. The existing window is at lower ground floor level and looks into an enclosed courtyard, below the existing fence line of the site perimeter. This alteration would have minimal impact on the appearance and character of the existing building and the surrounding area.



Figure 3. Existing conservatory



Figure 4. Existing garden planters

Replacement of single storey conservatory with structural glass extension.

The existing conservatory (See Figure 3) is orientated very close to the boundary with No.4 Belsize Lane, making access along this boundary impractical for the applicant, with access for a bike currently impossible. The existing materials have very low energy efficiency, in particular the polycarbonate roofing. The proposed development would replace this with glazing to comply with modern energy efficiency standards.

The proposed development would be set out further away from this boundary to improve access, a reduction of 3m² to the overall property area. The proposed rear extension increases the building area by approximately of 5.5m², this constitutes a net 2.5m² increase in the overall area of the existing property.

The existing pitched roof of the conservatory would be replaced with a self-supporting structural glass roof and wall system. This would serve to lower the overall height of the structure, improving its relationship to the terrace at upper ground floor level. The area around the curved bay window would be infilled with a metal clad flat roof so as to create an orthogonal framework for the structural glass extension, while having minimal impact to the appearance of the existing building.

The proposed rear sliding doors would be fitted within a structural steel frame. Simultaneously, this creates a strong means of support for the structural glass roof and side elevation. The framework would be glass clad, so as to create a neat and elegant connection between the different materials and surfaces.

New rear garden landscaping.

Existing brick planters would be removed to enlarge the rear terrace (See Figure 4). Subsequently new steps to the higher level of the garden are proposed, again set back from the rear elevation. The Tree Protection Plan would be adhered to throughout the undertaking of these works.

As stated in the Arboricultural Report submitted in support of this application, “the construction proposed, subject to precautionary measures as outlined [in this report] and as per the recommendations outlined ..., will not be injurious to the trees to be retained, nor will require any trees to be removed.”

3. SIZE

As explained above, we believe the overall size of the extension will not detract from the original character or appearance of the existing building. The proposed development is lower and narrower than the existing conservatory, and the net gain in floor area is modest in the context of both the property as a whole and the well screened garden.

4. THE LAYOUT

Throughout the development of the proposed scheme, the client has placed great emphasis on functionality and energy efficiency. All alterations are aimed to improve and optimise the usability of the existing flat, in order to improve family life.

The combination of the rear extension and internal alterations will dramatically improve the layout of the kitchen and reception rooms. The proposed development would allow for the kitchen to be moved towards the garden, while improving connections between main living spaces.

The proposed side entrance is based upon the precedent set by No.4 Belsize Lane where a side entrance to the lower ground floor has already been installed (See Figure 1).

5. CONCLUSION

The proposal preserves the amenities of the occupiers of the neighbouring properties as well as the character and appearance of the individual property, street scene and conservation area, and does not have a detrimental impact on the existing qualities.

The proposal aims to protect the character of this part of the Fitzjohns Netherhall Conservation Area and enhance the house for the applicant while being sympathetic to the existing structure and its surroundings.