

May 2016

Ref: 7905/1

## DESIGN AND ACCESS STATEMENT

In support of a planning application to erect a Umbris  
louvre gazebo to the rear garden

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 | 7905/301              |
| 1.3 | Photosheet                  | 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 erect an Umbris louvre gazebo to the rear garden constructing of a powder coated aluminium fram. The roof will be aluminium louvres with 4 supporting legs standing approximately 2600 millimetres high, 6000 millimetres in length and 4250 millimetres wide.

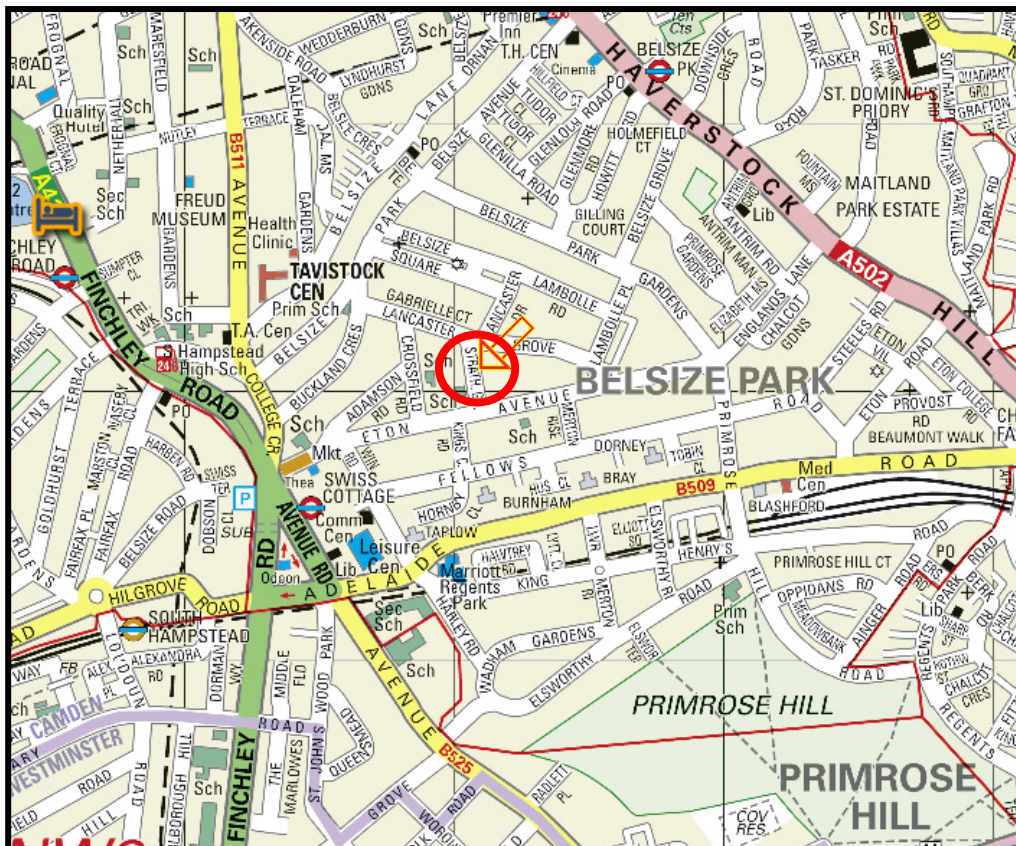
## 3. Location

- 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 three 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 erect an umbris louvre gazebo. The construction will mainly be powder coated aluminium with two timber louvre panels to the sides.

#### **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 18<sup>th</sup> March 2015. See application 2015/0300/P. These works have been implemented.

#### **6. Scale and Impact**

- 6.1 The powder coated aluminium and timber structure will blend tastefully within the surroundings.
- 6.2 The proposal is concealed from view by surrounding trees and boundary walls, and so will not have any detrimental impact on neighbouring properties.

#### **7. Access**

- 7.1 There is no change proposed to access.

#### **8. Sustainability**

- 8.1 The structure is constructed with recyclable materials.

#### **9. External Materials**

- 9.1. The structure is constructed with recyclable materials.