



DESIGN & ACCESS STATEMENT

Single Storey Rear Glazed Conservatory Extension.

Project: Flat 4, 2 Belsize Lane NW3 5AB

Project No: 0185

Date: 11/05/2016

This document was prepared by AA Drafting Solutions on behalf of our client Mr Vivek Khanna & Ms Maya Bhandari. The information contained within this document has been based on site visits, survey information, OS Maps & client supplied material.

Drawings within this document are not to scale and images are indicative only.

Introduction

The contents of this Full Planning Application Document are presented by AA Drafting Solutions in support of the single storey rear conservatory. In accordance with the London Borough of Camden planning policy requirements. The application is accompanied by plans and the necessary documentation together with the application fee.

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

Flat 4, 2 Belsize Lane occupies two floors ground Floor and 1st floor in a six storey detached building. The rear garden is divided with the Lower ground Flat 5 and is accessed by a raised walkway to the rear of the garden. The rear area of the building is well screened from neighbouring properties.

Design - Use

We propose the use of the existing 12m² patio area to contain a rear conservatory this area will be enclosed providing a garden sun room for my clients use. This design is similar in context to Flat 5 (Lower Ground) who currently have a glazed rear conservatory extension in there garden area.

Design – Access

The proposed rear conservatory will be accessed through the master bedroom of the flat through the existing patio doors.

DESIGN & ACCESS STATEMENT

Project: Flat 4, 2 Belsize Lane NW3 5AB

Project No: 0185

Date: 11/05/2016

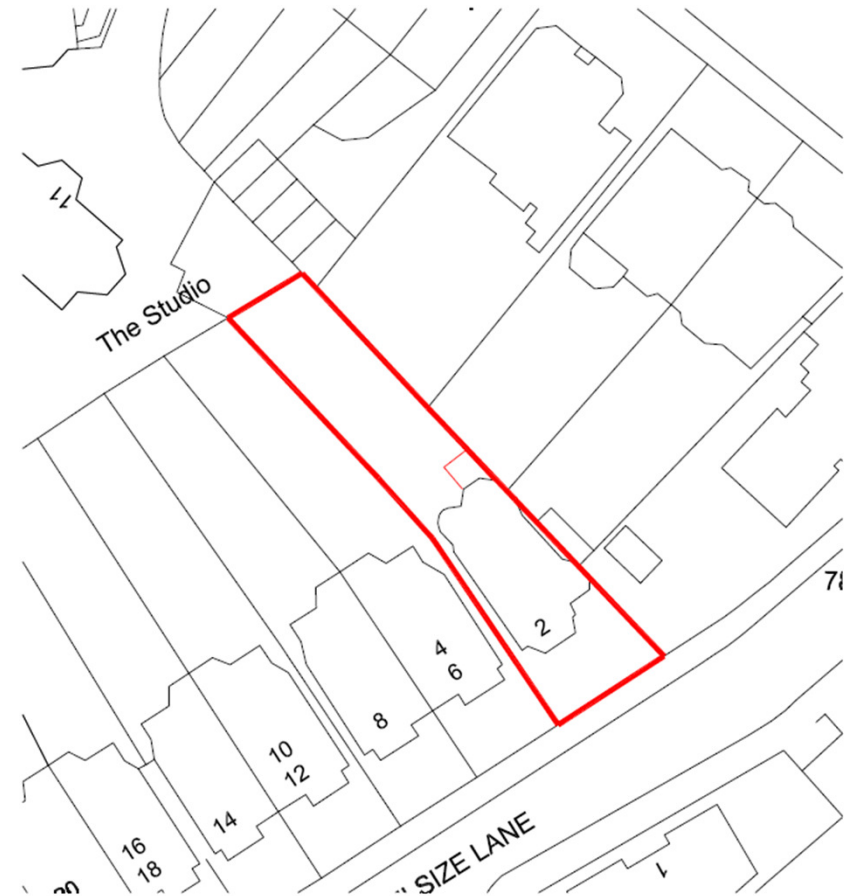


Figure 1: Block Plan NTS

DESIGN & ACCESS STATEMENT

Project: Flat 4, 2 Belsize Lane NW3 5AB

Project No: 0185

Date: 11/05/2016

Design – Scale & Appearance

The proposed conservatory will provide a internal area of 10m². The conservatory will be constructed using thermal structural glass with structural steel framework supported on a brick wall base on either side of the conservatory. The max height of the flat glass roof will be 3m. Figure 2 shows the neighbouring properties glass conservatory along with the large hip roof installed. We propose a much more sleek and elegant flat roof design with straight lines to enhance the rear area of this patio area.

To improve the energy efficiency and allow the conservatory to be self sufficient to aide in the councils environmental awareness the conservatory will be constructed using Solar UV Thermal glass to provide a cool area in the summer and retain heat in the winter.

The glazed roof proposed will be made from structural opaque glass for added privacy while still providing natural light. The roof will also contain a retractable section to provide a open sunroof effect.

Design – Size

Due to these design factors and the similar construction by neighbouring properties we feel the proposed conservatory extension would appear in scale with the property and sympathetic to its design without harm to the visual amenities or character of the area.

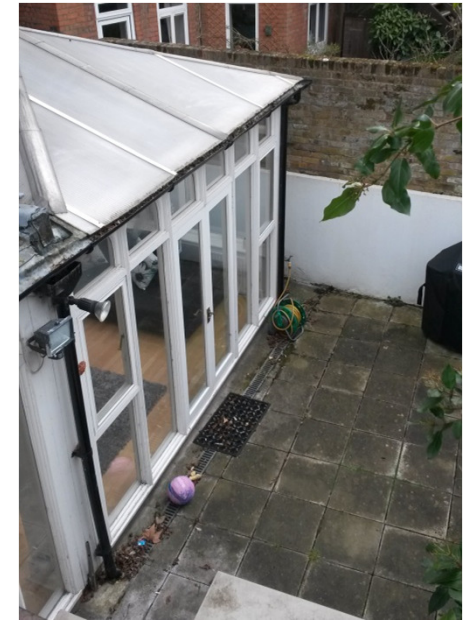


Figure 2: Existing Flat 5 conservatory. Located in the lower ground level of the building.



Figure 3: Existing patio area for the proposed conservatory.

DESIGN & ACCESS STATEMENT

Project: Flat 4, 2 Belsize Lane NW3 5AB

Project No: 0185

Date: 11/05/2016

Design – 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 patio area, in order to improve family life.

The proposed development would allow for a outside feel entertainment space as well as an important small office area for my client.

Conclusion

The proposal preserves the amenities of the occupiers of the neighboring 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 property for the applicant while being sympathetic to the existing structure and its surroundings.



Figure 4: Existing patio doors will be retained.

Manufacture Design Examples



Figure 5: Example full brick wall, part brick part glazed wall design. The pre chosen manufacture has constructed in the past.

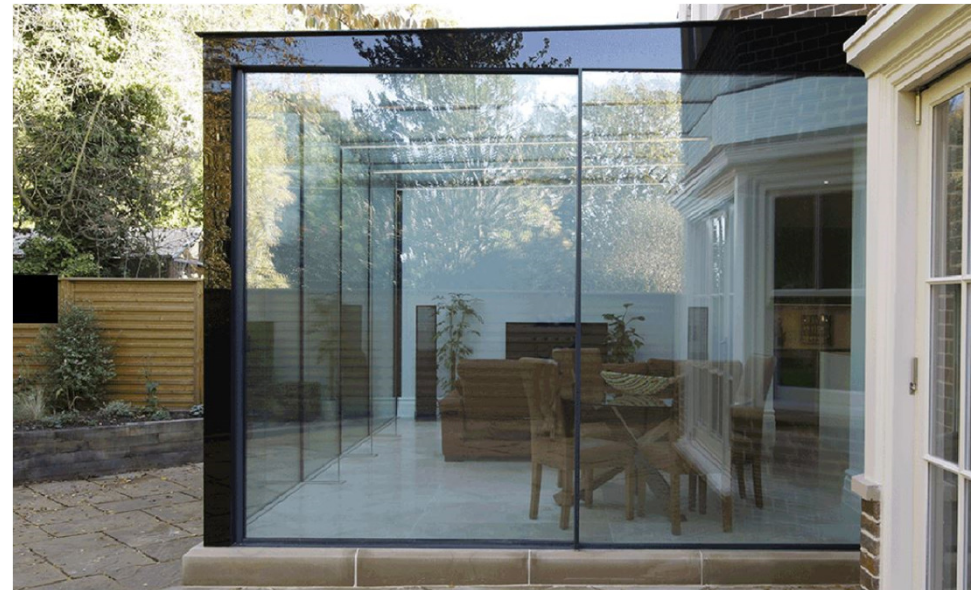


Figure 6: Example showing the minimal framed sliding doors and hidden steel supports creating a frameless glass finish.