

De Beauvoir Design Ltd

DESIGN & ACCESS STATEMENT
Flat 5, 2 Belsize Lane, London, NW3 5AB
14 JULY 2016

INTRODUCTION

The property at Flat 5, 2 Belsize Lane is the basement flat in a block of 5 flats within a freestanding building. The building is of traditional style and is within the Fitzjohns Netherall conservation Area. The building is not listed.

Planning permission was *granted* on 10 June 2016, Ref 2016/1409/P – “Replacement and enlargement of single storey rear extension to lower ground floor flat. Alterations to fenestrations as well as the landscaping of rear garden. The creation of a side access/entrance”.

DESIGN

Subsequent to the Planning Permission being granted the owner would like to change:

- * Some of the design details on the approved rear garden
- * Move the approved new bathroom window to further along the building
- * The front garden plan

Details as follows:

REAR GARDEN DESIGN – RELANDSCAPE & DESIGN

The applicant would like to:

Render (grey) the existing 1m high perimeter brick wall.

Finish the brick wall to a height of 1.6m by adding slatted fencing as supplied by Silva Timber , as pictured.



Introduce a border for plants, which will be rendered.

Reduce the central height of the garden by 500mm, in order to make it a safer place for children

Extend the approved steps to the east as per drawing

Continue with the granted permission to remove the existing terraces

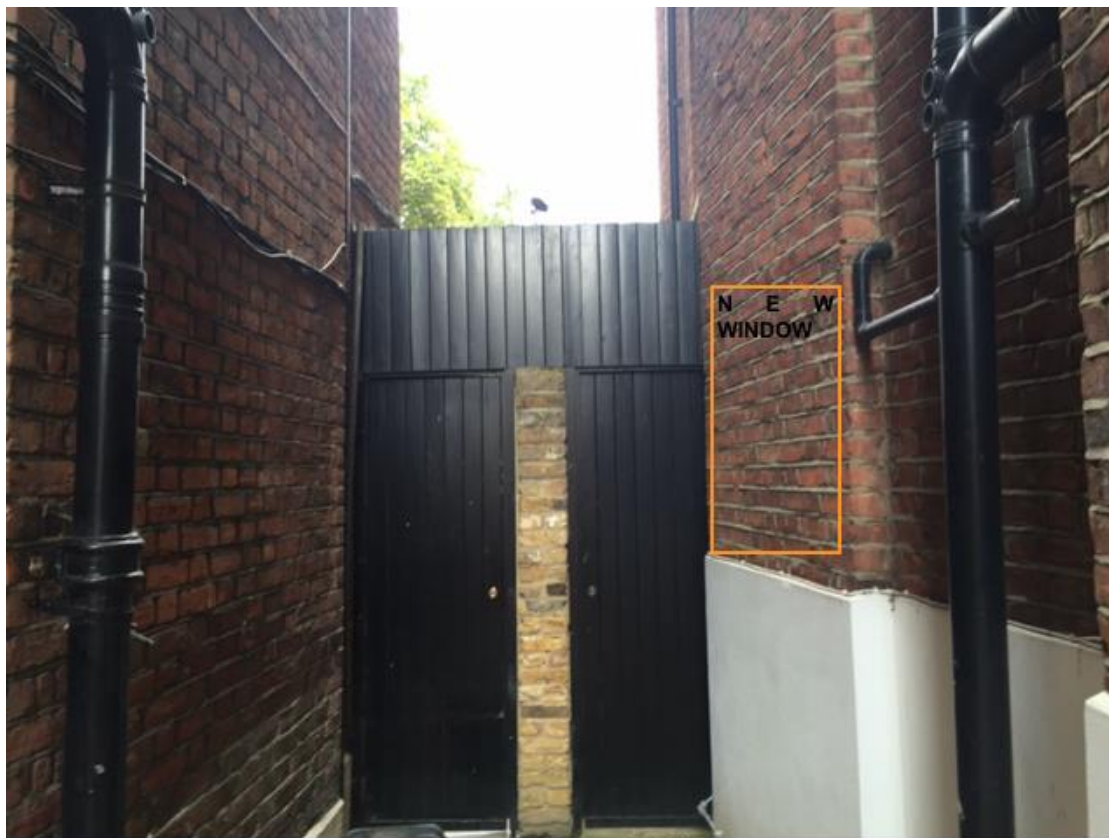
Maintain the two trees as noted under the granted permission

Implement an evergreen planting plan

REAR GARDEN USE – The proposed layout will make the garden a safer and more easily accessed environment for family life.

RELOCATION & REDESIGN OF CONSENT GIVEN FOR WINDOW

Under granted planning permission 2016/1409/P a new window was granted for a bathroom. Subsequent to the planning submission the internal layout of the property has changed, and with this in mind the owner would like to (instead of the bathroom window) propose a new window to be located less than 1m along the property than the approved window. This new window would be for natural light and ventilation into a study. The size of the window would be in keeping with the area to be installed, and the style would be of the same existing sash windows with clear glass. The new window does not overlook anything. As pictured below.



FRONT GARDEN DESIGN – RELANDSCAPE

Under granted planning permission 2016/1409/P a new gate and pathway were approved to access the new front entrance to the property. Subsequent to this the client with the support of the other Flat owners at No2 Belsize Lane, would like to propose hard landscaping the grassed area in the front garden with slate tiles (example pictured below). In doing this, the garden would appear much tidier and in keeping with many of the other front gardens in Belsize Lane – with the majority of properties having tiled front gardens. In proposing tiling the grassed area the owner would update the existing terracotta tiles to similar style grey slate.

The proposal is to maintain planting in the front garden around the borders, tidying up what is existing and adding similar style evergreen shrubs to complement the road.



CONCLUSION

The proposals will preserve the character and appearance of the property, they carefully consider the impact on the area and how they will blend with the surroundings. Whilst at the same time improving the owners utility of their home, as well as the other occupiers.