



167-169 KENSINGTON
HIGH STREET
LONDON W8 6SH
T + 44 (0) 207 229 1558
WWW.NASHBAKER.CO.UK
MAIL@NASHBAKER.CO.UK

75 BELSIZE PARK GARDENS

DESIGN AND ACCESS STATEMENT

VARIATION OF CONDITION TO 2015/4758/P

This document has been produced to support a Planning Application for works to the lower and upper ground floor flats at 75 Belsize Park Gardens, including:

Installation of a new external stepped access to the garden, improvement works to the boundary materials, installation of a garden shed and general landscaping to the rear of property.

The above proposal seeks a retrospective approval for partially completed works and should be read in conjunction with all drawings, which are also submitted as part of this application. It relates to works previously approved under application 2015/4758/P.

CONTEXT

Number 75 Belsize Park Gardens is a semi-detached Victorian property located within Belsize Conservation Area. The property forms one half of a pair of five storey villas (including lower ground floor), and was part of development in the mid-19th century, undertaken by Daniel Tidey. Although initially built as a single family residence, it was consequently converted into flats, and roof extensions were added to provide additional accommodation. The property is not listed, however, it contributes towards the special character and appearance of the Belsize Conservation Area.

Currently the building consists of five flats, with only the lower ground floor flat having full access to the large rear garden. Prior to the recent works, boundary with No.73 consisted of no more than a short unbounded brick wall and an overgrown hedge.

PLANNING BACKGROUND

On 2nd February 2016 an application for a Variation to a Condition (ref. 2016/0563/P) was sought for the following works:

Separation of rear garden with additional new access steps from upper ground floor flat to garden and associated amendments to boundary walls/fence.

This application was considered acceptable in principle by the case officer subject a request to lessen the sense of enclosure between gardens. The below change was requested:

'... a 1.5m fence with 0.3m trellis atop thereby achieving 1.8m in total. This approach would reduce the sense of enclosure...'

Before new drawings were submitted, our client requested we withdraw the application as they decided to bring the property to market without the changes. Requests from potential purchasers has now convinced them of the demand for more amenity space for the upper ground floor unit. As such this application is a revision to the original Variation of Condition withdrawn by the application on 26 April 2016.

USE

The proposal aims to divide the gardens and provide additional amenity space to the upper ground floor flat. Additionally, the lower ground floor flat will benefit from the replacement timber shed in the position of the existing one.

AMOUNT

The proposal seeks to install an external staircase from the upper ground floor flat terrace and to divide the garden with timber fencing, hedging and soft landscaping. The division will result in both units benefitting from large gardens, which exceeds minimum space standards as set out in the London Housing Design Guide. There will be no gain or loss of the overall garden area. The existing garden shed will be replaced with a new timber 2m x 5.4m shed in the same location and will belong to the lower ground floor flat.

LAYOUT

The proposed staircase leading to the garden will be built to mirror the existing steps at No.73 Belsize Park Gardens and will be set against the shared boundary wall. The existing rendered brick

boundary wall on terrace is proposed to be extended upwards by approximately 300mm to retain privacy with No.73's terrace. The party garden wall will also be partially raised to form a 1100mm high protection barrier for the staircase.

The proposed replacement shed will be offset by min. 300mm from the brick boundary walls to and will have a single pitched roof, with the eaves at 2m and the ridge 2.5m high.

SCALE

The height and the scale of the shed were designed to match the existing structure.

APPEARANCE AND LANDSCAPE

The existing party fence wall with No.73 is proposed to be partially extended in brickwork and rendered. The loosely laid brick within the existing dwarf wall is proposed to be reconstructed to create a new boundary with timber woven fencing and trellis infill. The proposed works were developed to retain the existing hedging and with full consideration and support of the owners at 73 Belsize Park Gardens.

The new staircase and continuous handrail to the garden will be built in black painted metal and designed to match existing features. An additional 1500mm timber screen topped with 300mm high trellis will be added to the passage between the gardens to provide additional privacy continuity, but allow light penetration. The soft landscaping and hedges will be planted to the perimeter of the proposed boundary between the flats' gardens to reduce the sense of enclosure. The proposed garden shed will be finished in natural timber. All existing mature trees will be retained and protected.