

75 Belsize Park Gardens

DESIGN AND ACCESS STATEMENT

This document has been produced to support a retrospective application for non-material amendment to an approved planning application ref. no. 2015/4758/P works to the lower ground floor flat at 75 Belsize Park Gardens, including

“Amendments to the internal layout of the lower ground floor flat B to provide additional single bedroom and WC “.

This application should be read in conjunction with all drawings, which are also submitted as part of this application.

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 villas, with generous rear garden.

This five storey villa (including lower ground floor) was part of development in mid-19th century, undertaken by Daniel Tidey. Although initially built as a single family residence, the building was consequently converted into flats, and new 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.

Planning approval for the below works were granted on 8th December 2015 (2015/4758/P) and are now completed. The approved description was as follows:

‘Change in unit mix of property containing 5 flats from (1x 1 bed, 1 x 2 bed, 3 x 3 bed) to (1 x 2 bed, 4 x 3 bed) plus erection of new front entrance portico, rear extensions at lower ground and upper ground floors, both with roof terraces above, and enlargement of side and rear dormers with new rear roof terrace and associated external alterations.’

USE

The use of the property will be retained as residential C3.

AMOUNT

The proposed works relate to the internal layout only.

LAYOUT

The layout of the flat will be amended to accommodate additional single bedroom and WC. The flat is 179m² and significantly exceeds the minimum GIA for a four-bedroom/ 7-person flat at 108m² as required by National Housing Space Standards.

SCALE

There will be no change to the scale of the proposal.

APPEARANCE AND LANDSCAPE

There will be no change to the external appearance of the property, except for relocation of the en-suite window in the lower ground floor and installation of a door to the proposed plant room, both of which are not visible from the public realm.