

75 BELSIZE PARK GARDENS

DESIGN AND ACCESS STATEMENT

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

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

USE

The use of the garden will remain the same and the lower ground floor flat will benefit from the replacement timber shed in the position of the existing one.

AMOUNT

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 structure in the same location and will belong to the lower ground floor flat.

LAYOUT

The existing rendered brick boundary wall is proposed to be extended on one side to replace the existing timber fencing and provide more uniform look and maintain the privacy with No.73's garden.

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 will be built 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 proposed garden shed will be finished in natural timber. All existing mature trees will be retained and protected.