

0839 - 9 Belsize Park Mews
Date: 15/10/2016

DESIGN & ACCESS STATEMENT

Existing Ground floor area (gross floor area):	45 sq m
Existing First floor area (gross floor area):	45 sq m
Existing Second floor area (gross floor area):	38 sq m
Proposed new roof finish	N/A

DESIGN STATEMENT

This Design and Access Statement forms part of the complete application for planning permission for a replacement roof finish to an existing roof at 9 Belsize Park Mews .

The proposal endeavours to replace an existing failing roof with a new slate and zinc roof to avoid further failures. The existing green sedum roof was installed two years ago and unfortunately the orientation of the building and the degree of the pitch has meant that there is movement with the soil and therefore constant blockages and leaks (Refer to photos P1, P2). This also means that the roof is unsightly for the neighbours on Belsize Crescent. A slate and zinc roof would therefore resolve all the practical and aesthetic issues mentioned above

Materials

The choice of materials is to replicate and remain in keeping with the other roofs adjacent to this property (Refer to photos P3,P4). A new roof finish would consist natural slate, fixed with copper nails to the pitched roof section and zinc applied to the flat roof section.

ACCESS STATEMENT

The property is an existing terraced two-storey building, with three bedrooms, open plan kitchen-living space and two bathrooms. There is access to the property on the ground floor through the front door and also through two sets of folding doors. None of the current layouts will be changed and the proposed application is material changes to the existing roof of the property which cannot be seen from the street. (Refer to photos P5,P6)

REFERENCE PHOTOGRAPH NO P1

Date taken: 27th September 2016



REFERENCE PHOTOGRAPH NO P2

Date taken: 27th September 2016



0839
9 Belsize Park Mews
London
NW3

REFERENCE PHOTOGRAPH NO P3

Date taken: 27th September 2016



REFERENCE PHOTOGRAPH NO P4

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0839
9 Belsize Park Mews
London
NW3

REFERENCE PHOTOGRAPH NO P5

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REFERENCE PHOTOGRAPH NO P6

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