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# Design and Access Statement

**Mr Ganesh Arunachalam**

Flat 4, 47 Belsize Park Gardens, London, NW3 4JL.

**Revision: P0**

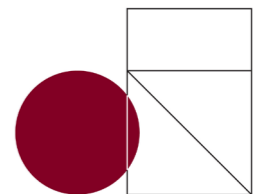
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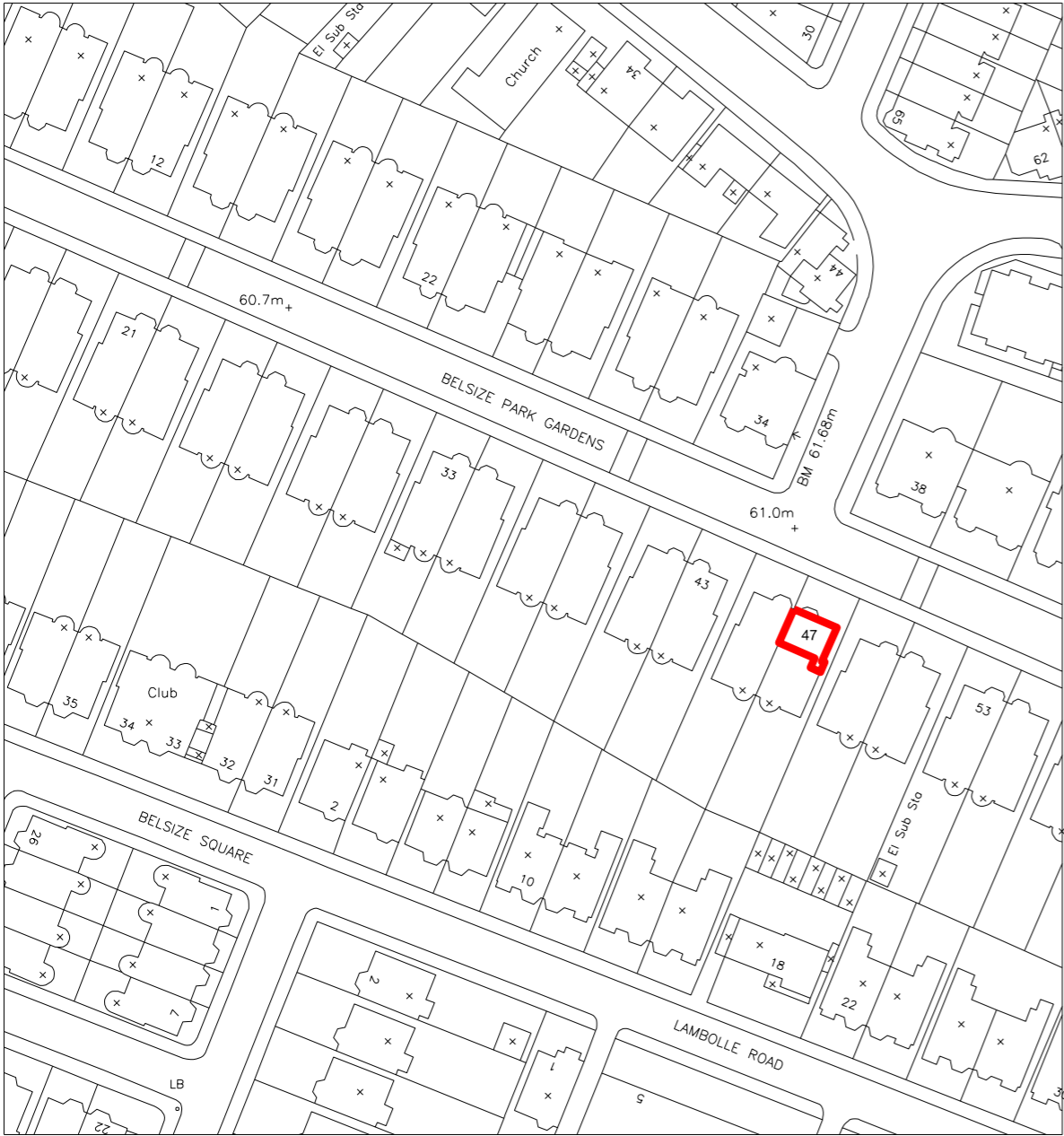
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design-NA architects

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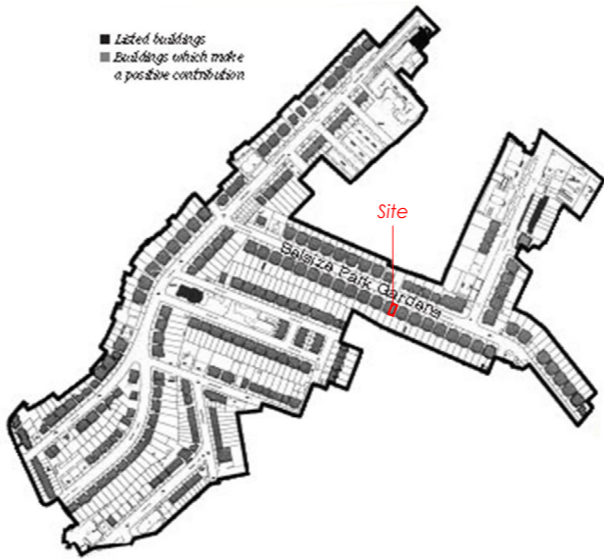
Site Location



01. Location Plan



02. Belsize Conservation Area



03.Sub Area 1: Belsize Park

Introduction

This is a Design and Access statement prepared by Design-NA Architects in support of the planning application submission at Flat 4, 47 Belsize Park Gardens, London NW3 4JL. The site lies within the Belsize Conservation Area.

Permission is sought for the erection of new painted metal balustrade on an existing first floor terrace to provide protection from falling in compliance with Building Regulation requirements.

The proposals have taken into consideration the guidance in the Belsize Conservation Area Statement (2003).

Recent approved developments of a similar nature:

- **31 Belsize Park Gardens**, received Planning permission in 2012 (Ref: 2012/2656/P) for 'Installation of balustrading above entrance porch and replacement of window with door at front first floor level in connection with the existing dwelling (Class C3)'
- **72 Belsize Park Gardens**, received Planning permission in 2013 (Ref: 2013/4522/P) for 'Replace first floor front terrace balustrade with new steel balustrade to existing flat (Class C3)'
- **6 Belsize Park Gardens**, received Planning permission in 2014 (Ref: 2014/3857/P) for 'The installation of balustrade on the existing flat roof at first floor level for the provision of a first floor roof terrace, at the front elevation'

This Design and Access Statement aims to demonstrate that the proposals will not harm the character of the Conservation Area, nor have detrimental effect on the neighbouring properties, as well as will enhance the building's use and appearance.

Use and Landscaping

Existing Building



01. Existing Elevation, 47 Belsize Park Gardens.

Neighbouring Buildings



03. Front Elevation, 28 Belsize Park Gardens.



05. Front Elevation, 26 Belsize Park Gardens.

Use

47 Belsize Park Gardens in a Class C3 dwelling and will continue to be used for residential purposes. The small, existing terrace above the entrance porch will be made safe with the new balustrade. Many of the properties on Belsize Park Gardens already have the railings installed and the proposals will be in keeping with the existing streetscape.

Landscaping

There is no proposed permanent planting on the terrace, but as with the neighbouring properties, placement of flowering shrubs and greenery will enhance the streetscape and provide habitat for insects as well as help reduce pollution.



02. Existing Balcony, 47 Belsize Park Gardens.



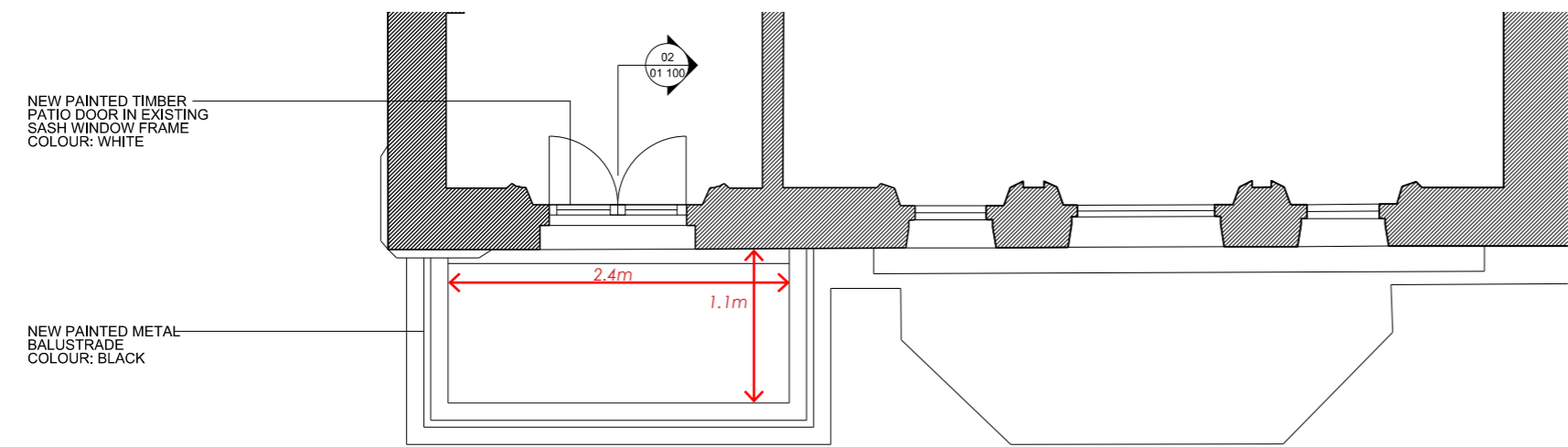
04. Balcony Detail, 28 Belsize Park Gardens.



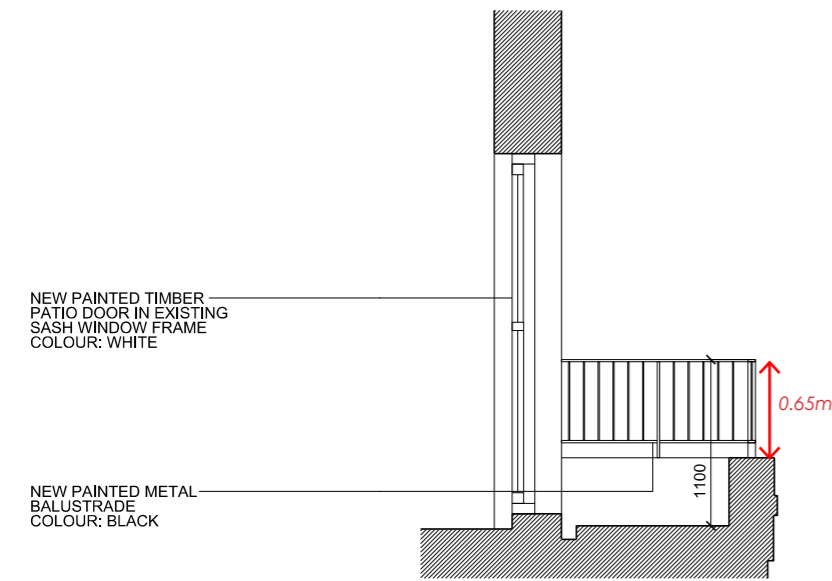
06. Balcony Detail, 26 Belsize Park Gardens.

Amount, Layout and Scale.

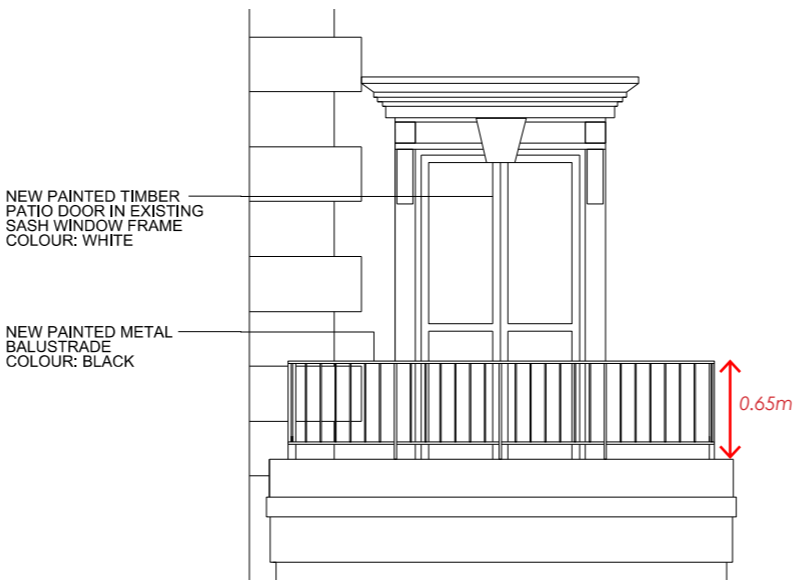
Proposed Drawings



01. Proposed Plan



02. Proposed Section



03. Proposed Elevation

Amount

The proposals will not increase the internal floor space of the dwelling. The area of the existing terrace is 1.1m x 2.4m.

Layout

The layout of the proposed balustrade is defined by the size of the existing terrace. The balustrade will be centred on the existing parapet.

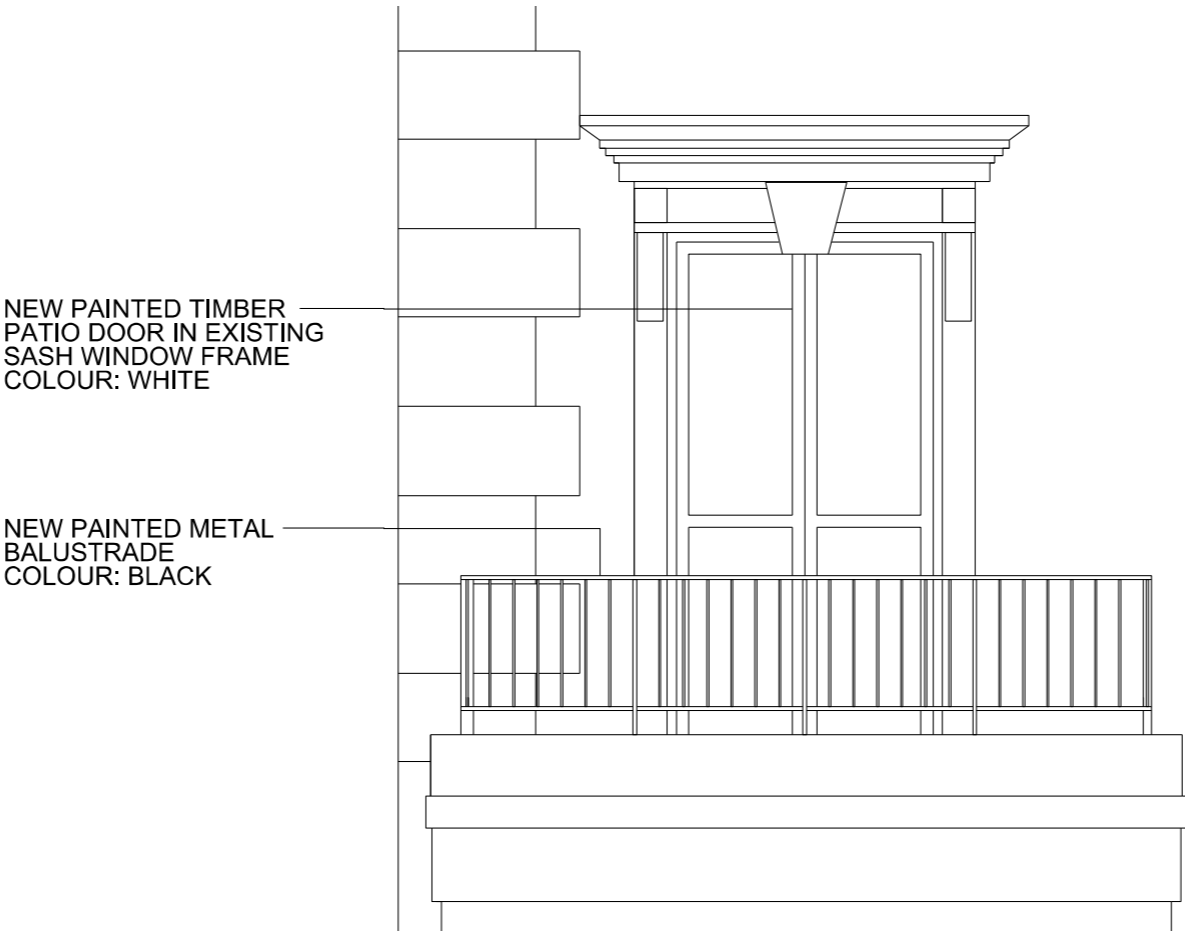
Scale

The proposed balustrade will be 1100mm above terrace floor level as required by Building Regulations. This is 650mm above the height of the existing parapet. This is of similar scale to the balustrades to the neighbouring properties.

Appearance and Access



01. Existing Window, 47 Belsize Park Gardens.



02. Proposed Elevation, 47 Belsize Park Gardens.

Appearance

The proposed balustrade will be fabricated from mild steel flats and painted black to be in keeping with the guidelines and design principles in the Belsize Conservation Area Statement. The balusters will be unobtrusive and subordinate to the appearance of the existing property. All visible flashing will be in lead. The existing sash window is in a bad condition and will be replaced with an inward opening patio door with the same transom detail. The only visible difference will be the minimal introduction of the vertical mullions for the new doors.



03. Existing Balcony, 47 Belsize Park Gardens.



04. Proposed Balcony similar to 20 Belsize Park Gardens.

Access

The new patio doors will improve access to the existing terrace.