

10 Village Close, Belsize Lane, London NW3 5AH

Design and Access Statement

1.0 Introduction

This Design and Access Statement has been prepared to describe the proposed works at 10 Village Close, Belsize Lane, London NW3 5AH. The application site is within the London Borough of Camden and is not within a conservation area. The property is a two storey, unlisted 1960s terraced house which fronts on to Belsize Lane.

This statement should be read in conjunction with the following drawings:

- 1603_PL_010 Location Plan
- 1603_PL_020 Proposed Site Plan
- 1603_PL_100 Proposed Ground + First Floor Plans
- 1603_PL_200 Proposed Front and Side Elevations
- 1603_PL_300 Proposed Section A
- 1603_EX_020 Existing Site Plan
- 1603_EX_100 Existing Ground + First Floor Plans
- 1603_EX_101 Existing Second Floor + Roof Plans
- 1603_EX_200 Existing Front + Rear Elevations
- 1603_EX_300 Existing Section A

The application seeks to erect a ground floor and first floor rear extension. The siting, scale and design of the proposed ground floor extension is identical to the one that was permitted earlier this year. (Application Ref: 2017/0157/P)

The main change is the addition of a first-floor rear extension. As proposed the extension would only be 700mm deep. The extension would infill the recessed first floor elevation which is currently sited behind



View of 10 Village Close from Belsize Lane



Rear of 10 Village Close

two projecting party walls.

2.0 Relevant Planning History

In March 2017, permission was granted for a ground floor single storey rear extension and repositioning of the front door to enclose the existing vestibule at the application site, 10 Village Close. (Refer Camden planning application ref: 2017/0157/P)

This application includes these previously consented works, as well as a first floor extension.

3.0 Design

At ground floor, the extension will project out into the garden only as far as the existing ground floor wc and will align with the neighbouring property, No.9 Village Close. The proposed first floor rear extension will project out only as far as the existing brick party walls. Neither will result in any overshadowing, overlooking or loss of amenities for the adjoining neighbours.

The materials used will be in keeping with the surroundings and will sensitively integrate into the existing built form and landscape. The roof height and fenestration of the first floor extension will match the existing to ensure the uniformity of the rear elevation of the terrace is preserved. As a result, the proposals will have minimal visual impact when viewed from the properties on Belsize Avenue.

4.0 Access

Access to the house will be through the new front door and enclosed vestibule. Access to the rear garden will be via doors in the new glazed facade of the ground floor extension. There will be no access changes as a result of the proposed first floor extension.

5.0 Environment

The proposed works include measures to conserve natural resources by improving the thermal efficiency of the building envelope. The proposed extension will be built from high quality sustainable materials and to a high standard ensuring low U-values and good thermal performance.

6.0 Planning Policy

NPPF (2012)

Section 7 Requiring Good Design

London Plan 2015 (FALP)

Policy 7.4 Local Character

Policy 7.6 Architecture

Camden Core Strategy

Policy CS14 Promoting High Quality Places and Conserving our Heritage.

Camden Development Policies

Policy DP24 Securing High Quality Design

Policy DP26 Managing the Impact of development on occupiers and neighbours

Other:

Camden Planning Guidance CPG 1 Design

London Plan

FALP Policy 7.4 states that buildings should provide a high-quality design response that has regard to the existing grain of the existing space and street in terms of its scale proportion and mass.

projections and nearby extensions, will be strongly discouraged.

7.0 Appraisal

The proposed part one, part two storey extension could be comfortably accommodated on the rear elevation of this property. The extension would be built in high quality matching materials. The first-floor extension would replicate the existing fenestration pattern thereby ensuring a high degree of physical integration with the host property.

It is accepted that none of the other properties in the terrace have extended at first floor level and as highlighted, Camden's Planning Guidance discourages first floor extensions. However, this represents a very modest first floor infill extension that would be confined by the existing rear party wall projections.

There are no public views of the rear elevation and the site is not in a conservation area. No neighbours would be harmed by the proposed extension.

8.0 Conclusion

The provision for the proposed part one, part two storey extension is consistent with current Camden Planning Guidelines and aims to meet the driving principals of high quality design in the Borough. The overall appearance and modest scale is subservient to the original building and respects views from properties within the neighbouring conservation area. In light of these considerations, planning permission should be granted.