



ARCHITECTURE | INTERIORS | PROPERTY

0750 - **43 Belsize Lane NW3** - design and access statement

London, 21 May 2017

Design and Access Statement

43 Belsize Lane, London NW3 5AU

NEW ROOF RAILINGS ON EXISTING FLAT ROOF

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1. Introduction

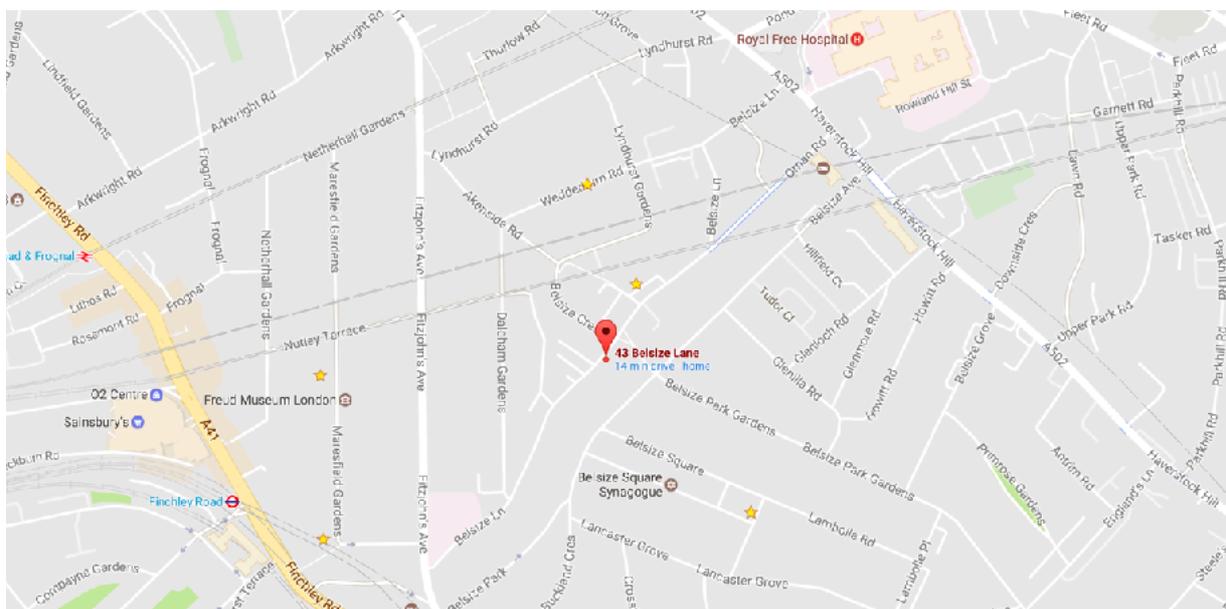
This design and access statement accompanies a planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our designs principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This application is for a new protective metal railing on top of an existing flat roof.

2. The Site and Surroundings: Location

This property is located on Belsize Lane, a quiet residential street. The closest stations are Finchley Road and Finchley Road and Frognal to the south and south west and Belsize Park to the east. Numerous bus connections exist along the nearby roads.



It is a contemporary detached house, unique in its appearance, with a gated front driveway and small rear garden. The house has a striking facing brickwork facade and a flat green roof with solar panels and wide coping stones.

The site borders with Nos 41 and 45 Belsize Lane, and the rear part of the garden faces the side garden of No 22 Belsize Park.

3. Design Principles and Concepts

3.1. Design in context

The design proposals takes the area and its immediate surroundings into consideration. It is our view that the alterations proposed are a minimal intervention and would not impact the building's setting or appearance in an adverse way. Before and after photomontages have been added to this proposals presentation.

This provides in our view a natural extension to the existing building within its current context and does not impact its setting.

3.2. Layout

This application is not proposing layout changes, merely a previously omitted safety feature when maintaining the green sedum roof.

3.3. Scale & appearance

The proposed changes are in our opinion not adversely affecting this buildings appearance. To test this, three before and after photomontages have been created, and can be viewed in the planning presentation. The building itself is a new built, custom designed piece of architecture.

3.4. Sustainability and Materials

This project has been designed with an awareness of environmental sustainability. The proposed metal railings around the perimeter of the main roof will improve safety when maintaining the current green roof and solar panels.

3.5. Amenity

This proposal does not cause any adverse effects on the amenity of this or the neighbouring properties.

3.6. Flooding and surface water

This site is not identified as within the risk of flooding.

4. Access & Site access

This property's main entrance door is fronting Belsize Lane. The access door provides a level entrance to this property. The existing clear entrance width is less than 900mm. The proposed site access remains as existing. The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal.