



James Wyman Architects



Studio
100 Woodstock Rd
Oxford OX2 7NE

+44 (0)1865 433 606
info@jameswyman.co.uk
www.jameswyman.co.uk

62 Belsize Road, London
Design & Access Statement



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1. Location Plan

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2. Site Photo's



Front elevation view from front garden



View from Belsize Road



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Existing bin store and front garden storage



Front Garden looking towards Belsize Road



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View of rear elevation from back garden



Existing side return within back garden



3. Site Analysis

62 Belsize Road is located in within the South Hampstead Conservation Area and is a typical four storey house consisting of lower ground, ground, first and second floors. The existing building is divided into two apartments with one flat occupying the lower ground floor and the second flat occupying all other floors along with access to the rear garden.

4. Design Proposals

The proposals are to change the current internal layout of the building to consist of three apartments, 62 a, b and c.

Apartment 62a is to be located on the lower ground floor and consist of a two bedroom apartment with kitchen / dining area and full access to the back garden. It is proposed to remove the garden shed and change the existing lower ground window into bi-folding doors to maximize light into the kitchen / dining area and give the apartment access to the garden. The existing rear door into the garden is proposed to be changed into a window for the back bedroom ensuite.

Apartment 62b is to be located on the ground floor and consist of a large living room, kitchen / dining room and bedroom with ensuite.

Apartment 62c is the largest of the apartments and is located on the top two floors consisting of three double bedrooms on the second floor and a large living room and kitchen / dining area on the first floor.

5. Access

The proposal has been designed to ensure that all occupants have equal access to local buildings and spaces and public transport systems via means of the front doors on the lower ground and ground floor.

The proposals have been designed to conform to part B and Part M of the building regulations in relationship to access and emergency escape.



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