

# **“Design/ Access Statement”**

**for**

**Planning Application Reference 2017/2262/P**

**at**

**Flat B, 77 Belsize Park Gardens**

**London**

**NW3 4JP**

**05<sup>th</sup> June 2017**

## **Introduction**

The application site is set in Belsize Park Gardens and forms a terrace of large unlisted buildings, many of which (including No.77) have been converted into flats. Belsize Park Gardens is located within the Belsize Conservation Area.

## **Site**

The site is bounded to the left by No.75 Belsize Park Gardens and is bounded to the right by No. 79 Belsize Park Gardens. The proposed planning permission will have no detrimental effect on any of the neighbouring properties.

### **The Proposals Design Considerations**

The proposed Summer House is solely for the enjoyment of the residents of No.77B Belsize Park Gardens. The previous Summer House fell into a state of disrepair and was demolished. It was sited on a similar footprint to the proposed Summer House and the base is still in-situ. Please see the photograph below. It should be noted that there is plenty of screening from bushes and trees around the perimeter of the Summer House site.



The materials proposed for the walls are to be timber cladding, to provide an aesthetically pleasing appearance within the garden.



The proposed roof is to be single pitched, sloping from the front of the building to the rear, in order to have minimal impact of the neighbouring property in Lambolle Road. Dark grey slates are the preferred roof covering.

### **Accessibility**

The current access arrangement from the existing raised platform, circa 300mm from ground level entrance is to be unchanged.

77B Belsize Park Gardens is situated within easy access to Belsize Park underground station in addition to many local bus routes. The walking access to public transport is within five minutes.

### **Sustainability**

It is intended that environmentally friendly materials are used wherever possible.

### **Summary**

We believe that the proposal will enhance the current garden arrangement and at the same time provide an improved recreational facility, thus maximising the full potential of the property whilst being sustainable within its environment.