

DESIGN AND ACCESS STATEMENT

Flat 3, 42, Belsize Park Gardens, London, NW3 4LY

Project:

Construction of single storey conservatory to partially enclose balcony at upper ground floor level to the rear of building

Applicant:

Mr Jonathan Gatward

Agent:

Geoff Burgess

Acting for Auburn Hill

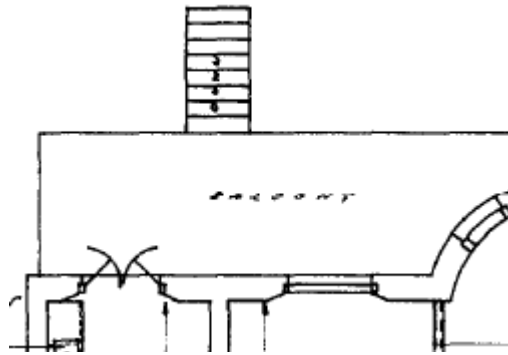


Front View

Back View

Introduction:

The application site is located in the Belsize Park Conservation Area and is part of a mid 19th century building, which was converted to its present form in 1969. Flat 3 is situated on the upper ground floor and occupies the north western half of that floor. The flat runs from the front of the building to the back where the balcony is situated, this runs the full width of the building and is shared with the neighbouring flat. Although access to the balcony can only be gained at present from the inside the building, earlier drawings show an external staircase in approximately the same position as the one proposed.



Detail from 1968 drawing

The proposed scheme is to enclose the portion of existing balcony adjacent to the flat, being the subject of this application. The balcony, which pre-existed an earlier planning application

of 1968, is a substantial reinforced concrete structure, the components having been cast in situ. It faces north east and being in constant shade is seldom used and prone to being slippery when wet. The proposed structure will create an additional living space for the occupants of Flat 3 and with its high proportion of glazing will not reduce light levels in the building or affect neighbouring properties, making use of existing space.



Aerial View

Design:

The proposed conservatory will be a simple lean-to design constructed from hardwood frames and finished in white paint. The lower portion of the frames, including the French doors will be panelled to afford some privacy and the sides will be glazed with obscure glass, again for the sake of privacy. The design makes use of the existing balcony and therefore it is not necessary to create any additional floor space. The centrally placed French doors will allow access via the newly created steps to the communal garden. The position of the new steps will be similar to that of earlier steps which have been removed. These can be seen on a detail of a drawing produced in 1968, shown above.

Use:

The proposed conservatory will be used for leisure purposes.

Amount:

There will be no increase in floor area and no decrease in garden area.

Layout:

The layout of the site is unaffected by the proposal.



Conservatory location

Scale:

The new structure will be lower than the adjacent curved bay window and will not protrude beyond the depth of the existing balcony. It will cover the area on the rear elevation occupied by Flat 3. The eaves height is lower than the transom height of the adjacent bay, therefore the French doors will also be shorter than those of the bay. The effect will be to create a structure subservient to the adjacent bay and therefore it will not dominate the rear elevation.

Landscaping:

The landscaping will not be affected by the proposal.

Appearance:

The new conservatory will be constructed from hardwood and feature flush frames to give a traditional appearance. All fixed panes will be fitted with fixed casements to produce even glazing lines. As the structure is predominantly glazed the existing building will be easily read through it. The intension of the applicants is that the existing house wall, forming the rear wall of the conservatory will remain as exposed brickwork. Access to the shared garden will be by steps leading from the French doors; these are to be of an open design and constructed from either galvanized steel or timber with a self-colour or white finish. They will be constructed on the site of an earlier set of steps as mentioned previously.

ACCESS:

Access to and from the site remains unaffected by the proposal. Access to the communal garden will be created with French doors and steps from the proposed conservatory.