

## DESIGN & ACCESS STATEMENT

### **33 BELSIZE AVENUE, NW3**



JANUARY 2018

**KSR ARCHITECTS LLP**

14 Greenland Street

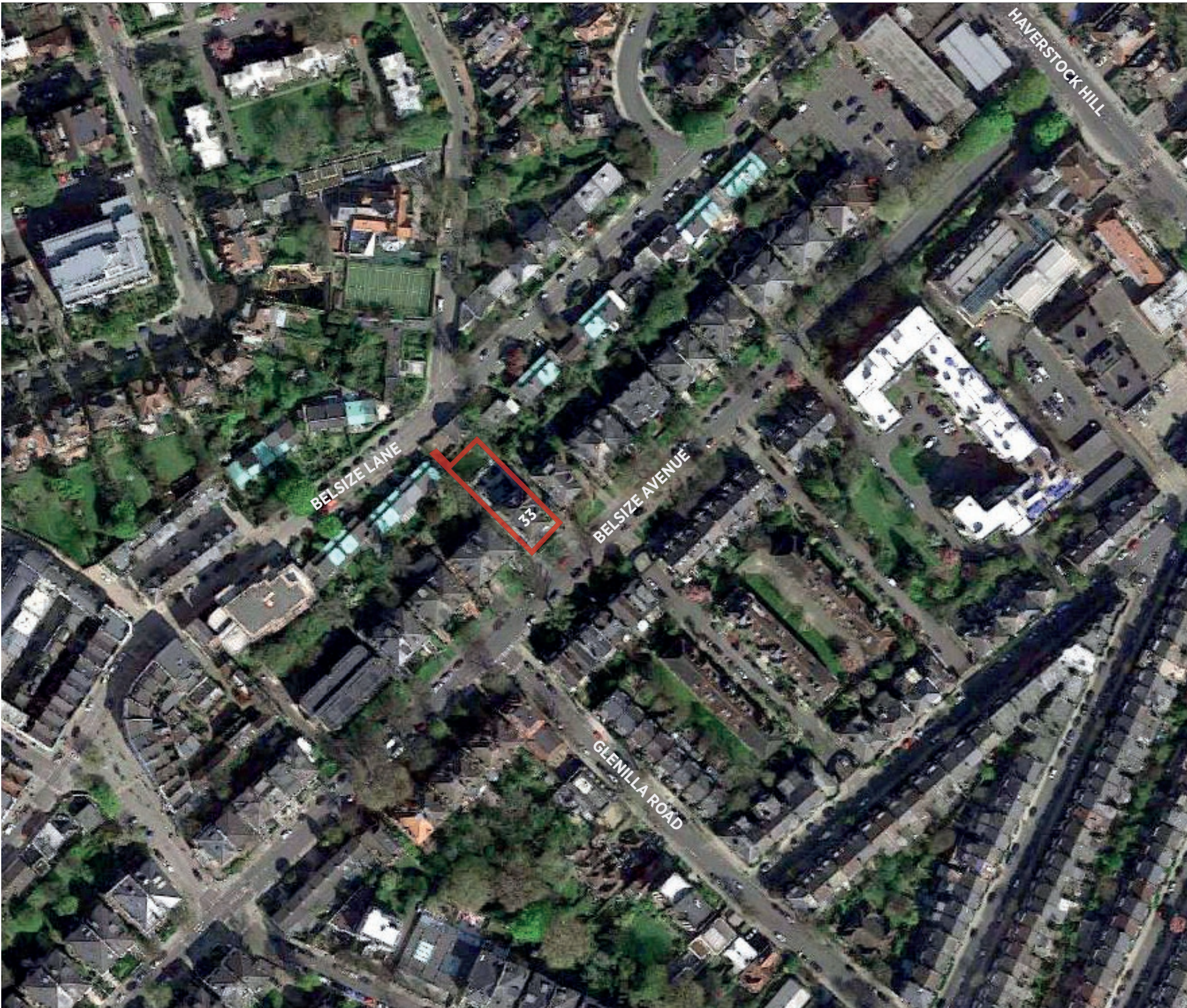
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SITE AERIAL PLAN



**33 BELSIZE AVENUE**  
DESIGN & ACCESS STATEMENT

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1.1 DESIGN TEAM

Client - Vikki Done  
Architect - KSR Architects LLP  
Planning Consultant - Z Brunel  
Structural Engineer - Elliot Wood  
Sustainability Consultant - XCO2  
Acoustic Consultant - XCO2  
Daylight/ Sunlight/ Rights of Light Consultant - XCO2  
Arboricultural Consultant - Landmark Trees

1.2 SUPPORTING DOCUMENTS

This document should be read in conjunction with all other documents submitted in support of the application:

- 1. Planning Statement
- 2. Basement Impact Assessment Report
- 3. Arboricultural Report
- 4. Daylight Sunlight Report
- 5. Noise Assessment Report
- 6. Sustainability / Energy Statement
- 7. Acoustic Planning Compliance Report
- 8. Construction Method Statement
- 9. SUDS Drainage Statement
- 10. Surface Water and Flood Risk Assessment

1.3 THE PROPOSAL

This Design and Access statement is submitted as part of a full planning application for improvement works to the existing family home at 33 Belsize Avenue, London, NW3 4BL. The works comprise an extension of the existing lower ground floor which fills in the existing rear lightwell and improves access to the garden, a small ground floor rear extension, and improvements to the existing access from Belsize Avenue by removing one crossover, shared with No. 35, and adding soft landscaping.

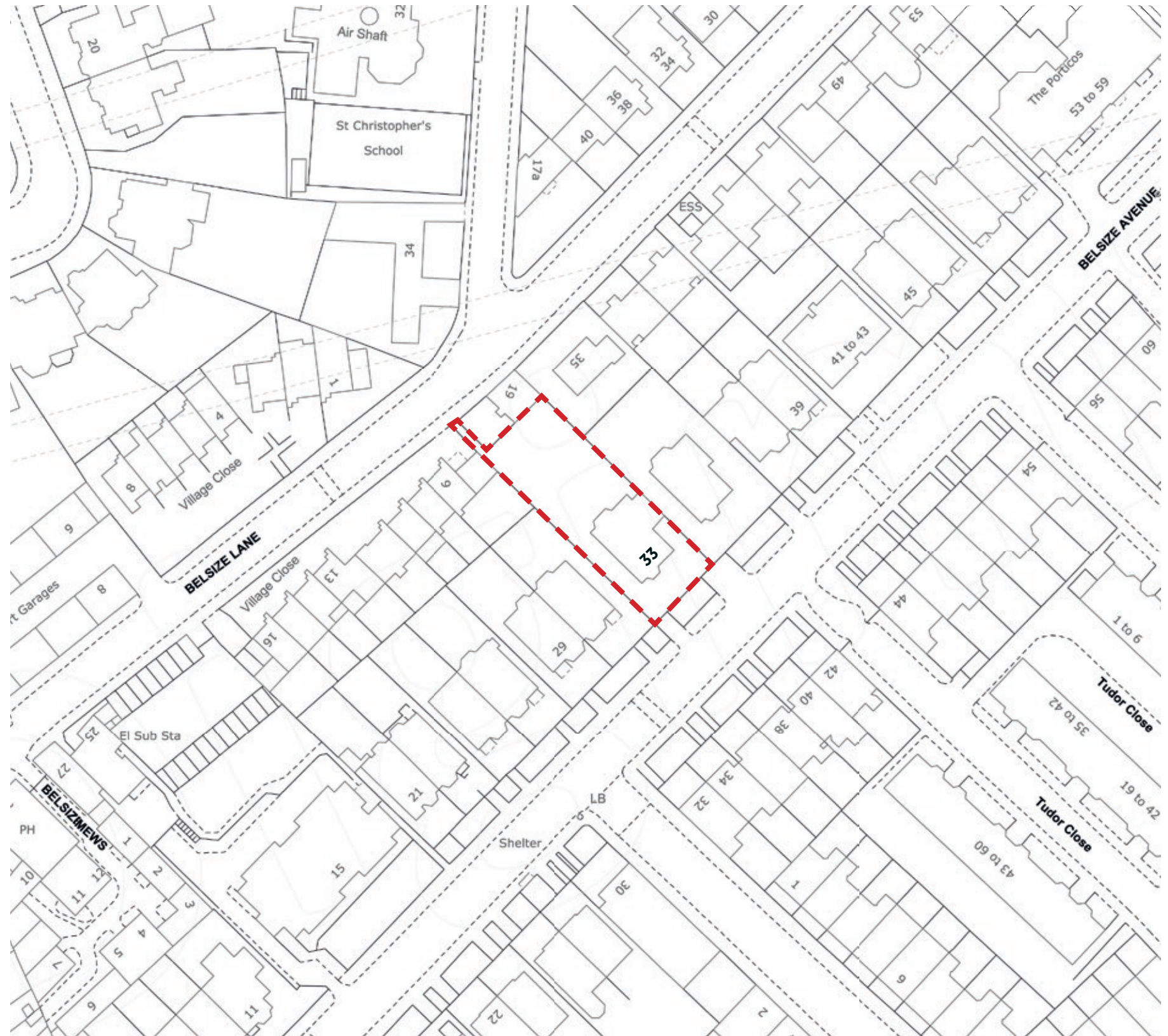
The site is located within the Belsize Park Conservation area but is neither listed nor considered of significance itself. The house is located on Belsize Avenue. The building can also be accessed from the rear of Belsize Lane via a private footpath.

The proposal will deliver a high quality single family dwelling that will contain the following:  
Basement: Gym, Changing Room, Guest Bedroom, Games Room, Utility room and WC  
Ground Floor: Kitchen, Dining, Family Living, Formal Living, Guest WC, Cloakroom and Garden Storage  
Upper Floors: Unchanged (currently Bedrooms and Bathrooms)

The proposed minor alterations will bring significant improvements to this family home and to the street frontage.

### 2.1 LOCATION AND SITE CONTEXT

The site is located within the Belsize Park Conservation area and whilst the house is not listed it is a positive contributor in the Conservation Area. The site is located to the west of Belsize Park Station on a residential road, largely consisting of substantial semi-detached and detached Victorian Gothic structures, used both as individual family residences and as apartments.



LOCATION PLAN  
1:1000





### 2.2 AERIAL PHOTOS AND SITE PHOTOS



AERIAL VIEW OF SITE FROM WEST



FRONT ELEVATION



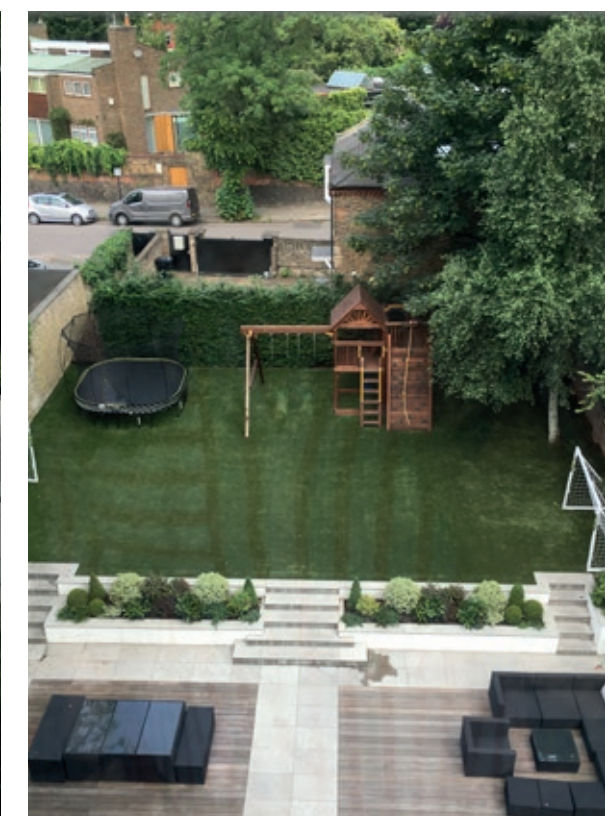
REAR ELEVATION



AERIAL VIEW OF SITE FROM NORTH



VIEW FROM GROUND FLOOR TO GARDEN



GARDEN AT REAR WITH UPPER PATIO





**AERIAL VIEW OF GARDEN HIGHLIGHTING LIGHTWELL**



**BLOCK PLAN**

### 2.3 ANALYSIS OF EXISTING SITE

The site is accessed from both Belsize Avenue to the front, and Belsize Lane to the rear. Two crossovers on Belsize Avenue give access to the front garden which is fully paved and has been given over entirely to car parking with no defined route to the front door. In both cases the crossover is adjacent to the vehicular access to neighbours, resulting in two very large access points within the street.

The private pedestrian entrance on Belsize Lane, leads directly into the rear garden.

The existing site has a significantly larger garden than other sites in the area as illustrated here. However the large and inappropriate lightwell adjacent to the house results in very poor connection and access between the ground floor of no.33 and the rear garden beyond.



**LIGHTWELL**



**STREET VIEW**