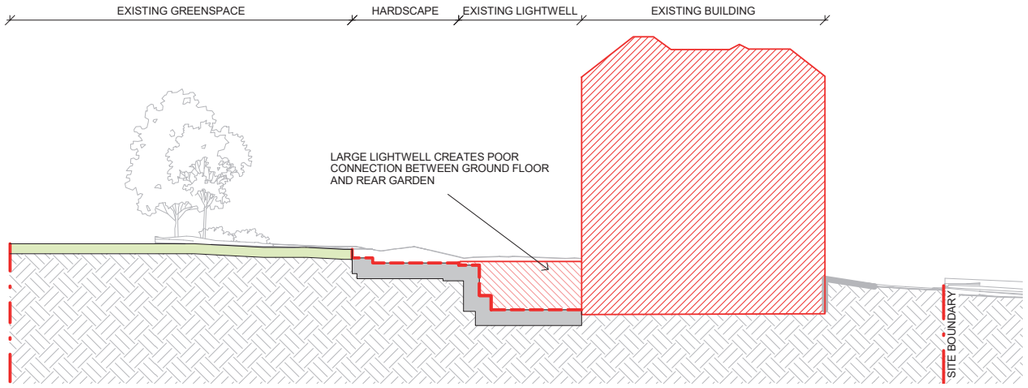
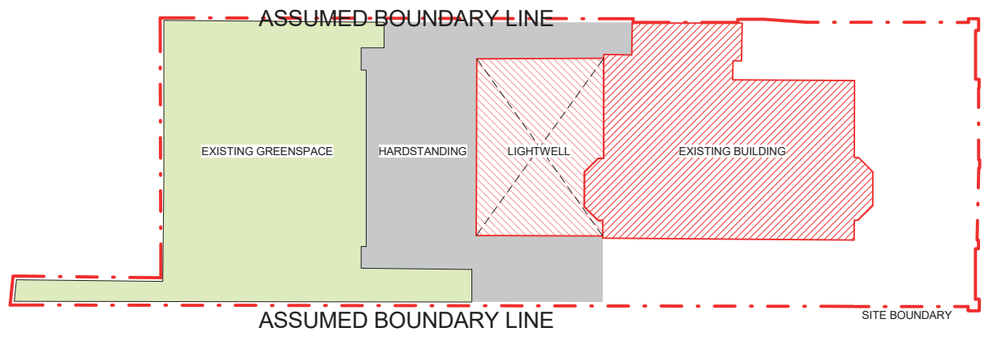
3.1 SITE OPPORTUNITIES AND MASSING

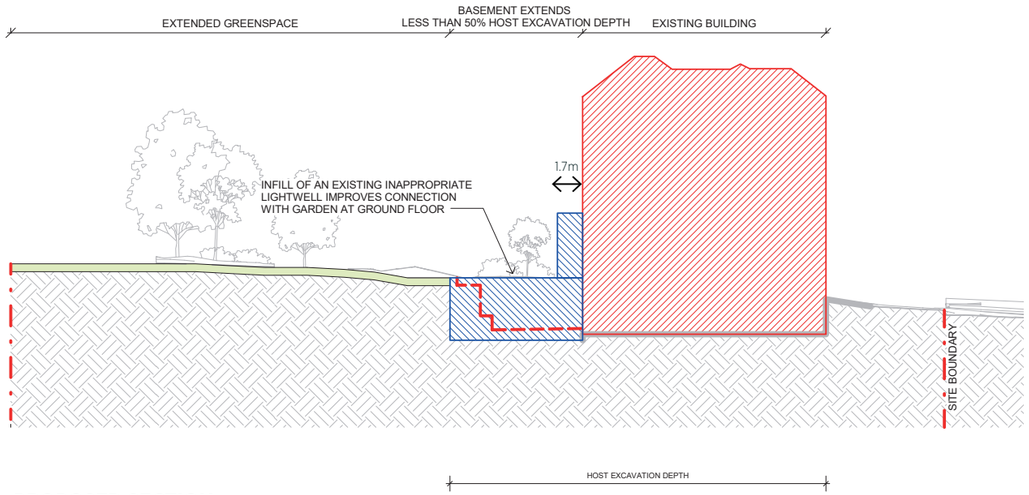
By relocating and reducing the size of the lightwell, garden access is improved and the area of hard landscaping in the garden is significantly reduced. The introduction of a modest rear extension of 1.7m depth across the rear elevation improves the internal re-configuration, facilitating the creation of an open plan kitchen living dining space with a strong connection to the garden. This extension does not affect the massing of the building and does not impact on adjoining properties.



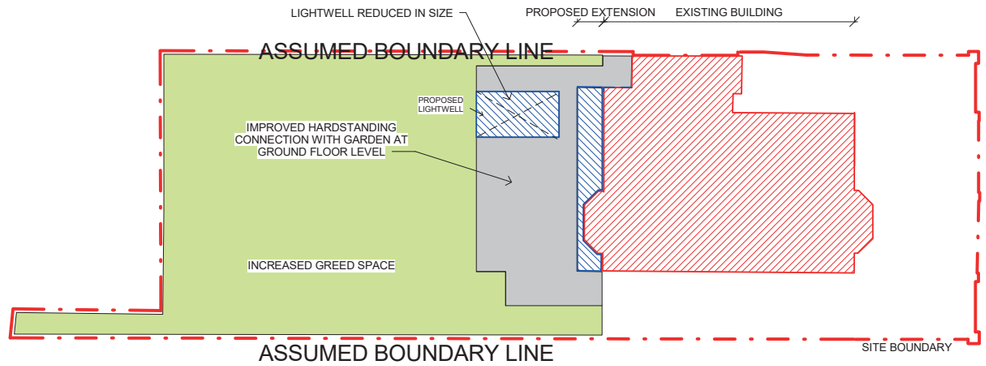
EXISTING SECTION



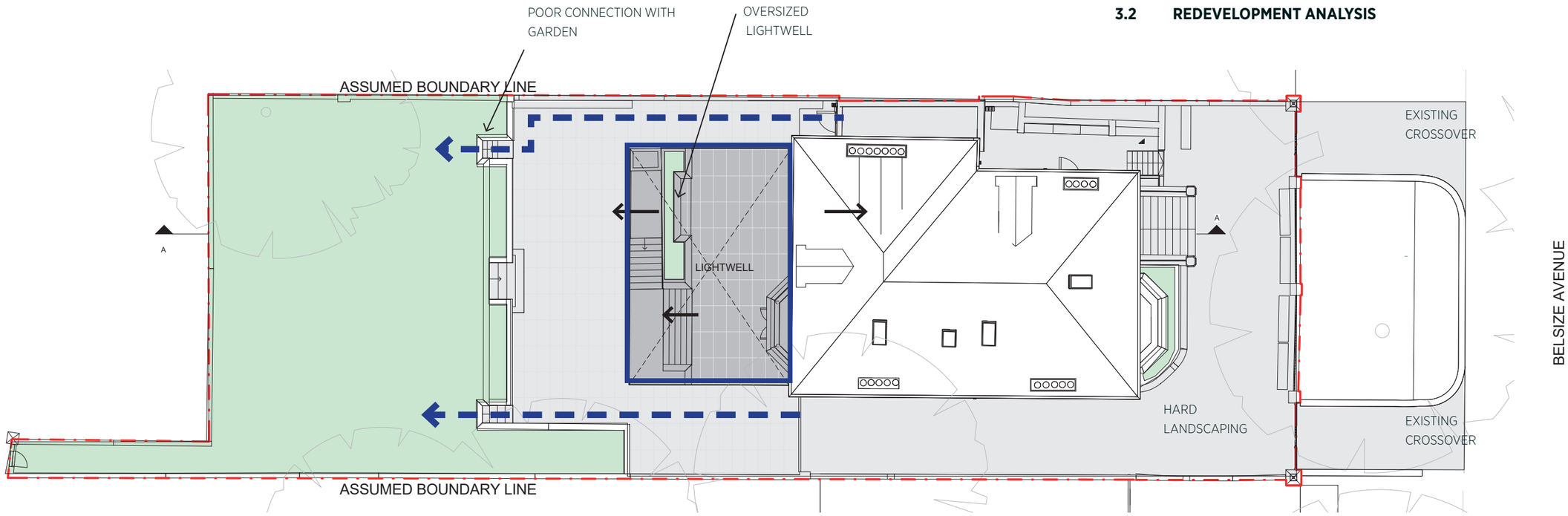
EXISTING BLOCK PLAN



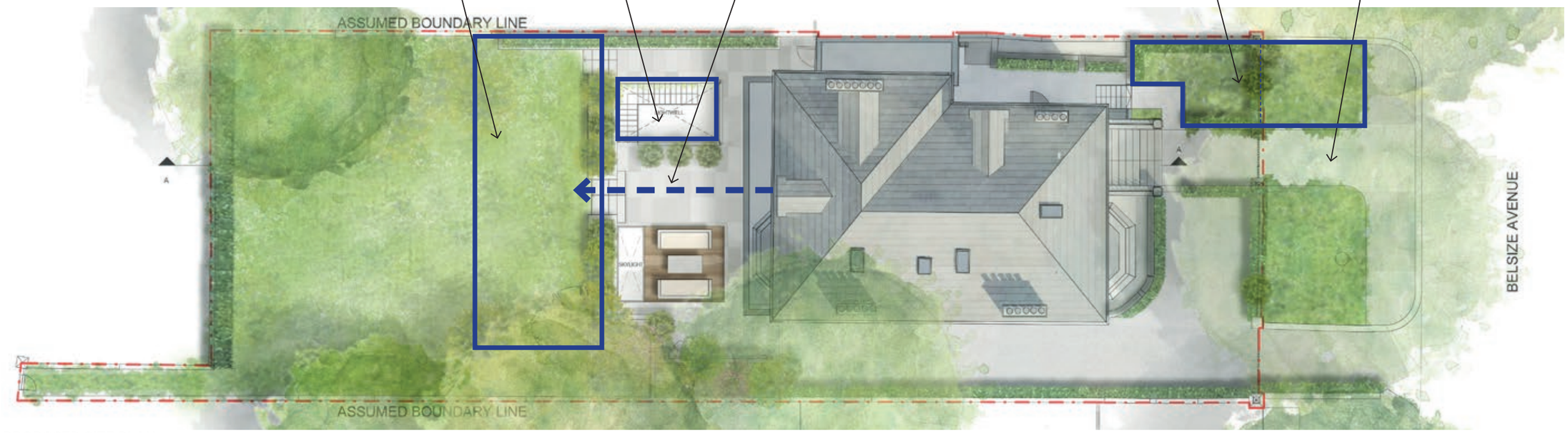
PROPOSED SECTION



PROPOSED BLOCK PLAN



EXISTING SITE PLAN



PROPOSED SITE PLAN

3.3 REAR EXTENSIONS

The proposal seeks to extend the existing Ground and Lower Ground floors at the rear of the property.

The proposed Lower Ground floor extension infills the existing oversized lightwell which has a significant adverse impact on the garden. The extension will provide a relaxation and games room, served by a more appropriately sized lightwell. The roof of the extension will be a landscaped terrace to provide better connection between the house and the rear garden, combined with an increase in green amenity space to the rear garden.

The Ground floor extension, at 1.7m depth, is very minor but improves the internal layout and gives the opportunity to open the rear of the house to the garden with sliding glass doors. The rhythm of the glazing relates to the fenestration over.

EXISTING REAR ELEVATION

PROPOSED REAR ELEVATION

EXISTING SECTION A-A

PROPOSED SECTION A-A

EXISTING VEHICLE/ PEDESTRIAN ENTRANCES

EXISTING STREET ELEVATION

VEHICLE ACCESS

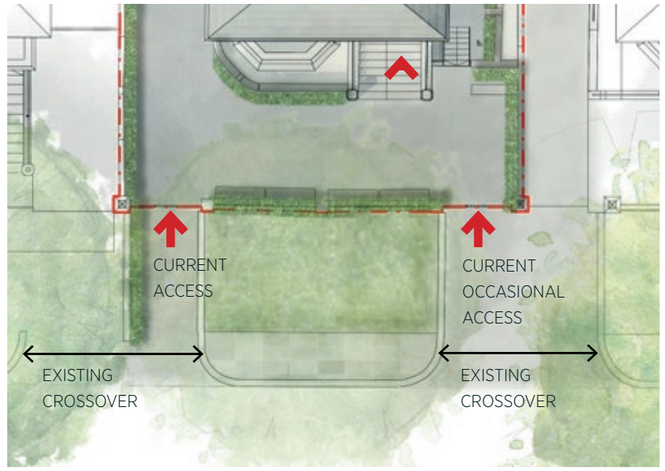
NEW CENTRAL PEDESTRIAN ACCESS

PROPOSED STREET ELEVATION

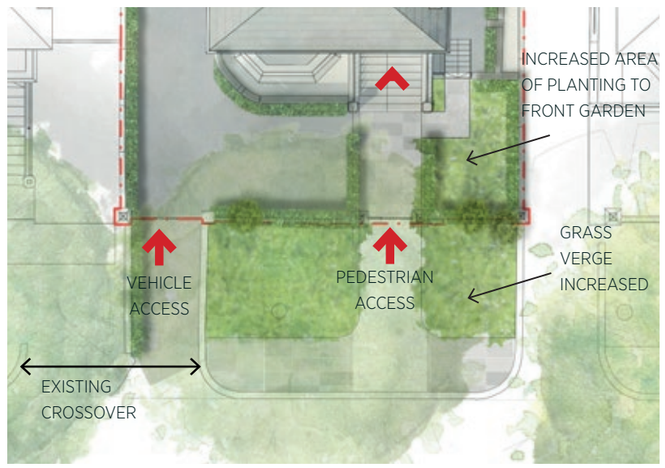
3.4 STREET BOUNDARY IMPROVEMENTS

The existing condition has two large gated entrances from the street, with one rarely used but still sharing a double crossover with No.35.

The proposal creates a new central pedestrian access point with a better relationship to the front door providing a unified entrance for the building. The current crossover shared with No.35 is reduced in size to only serve the adjoining property, allowing the reinstatement of .the grass verge and adjustment of the boundary treatment. The proposed pedestrian gate, dwarf wall and railings will all match the existing and give a more balanced elevation. The new piers will match the original pier design in the area. (See photograph on following page of 25 Belsize Avenue.)



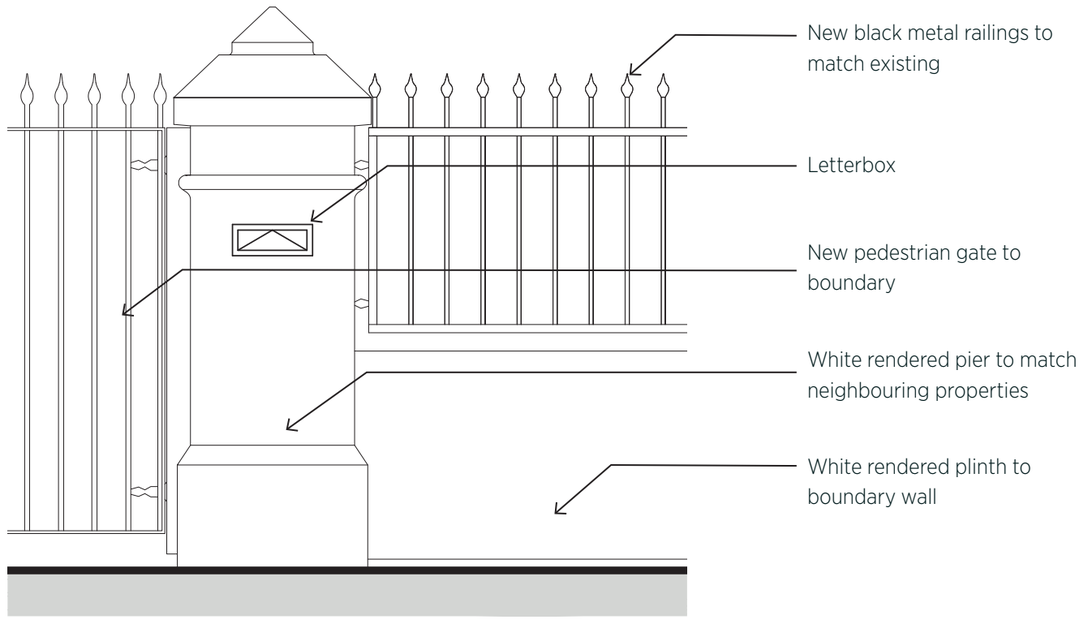
EXISTING ENTRANCES



PROPOSED ENTRANCES

PROPOSED STREET ELEVATION

SIMILAR PIER 25 BELSIZE AVENUE



PROPOSED BOUNDARY WALL DETAIL

3.5 SUMMARY OF ALTERATIONS

The proposed individual alterations to the existing property are minor in nature but make substantial improvements to the setting of the house both within the streetscape and its garden, and to the internal layout of the family home. The enhancements are summarised here.

	DEVELOPMENT COMPARISON	EXISTING BUILDING	PROPOSED SCHEME
1.	**DESIGN**	Existing building designed in with a vertical flow; not suitable for the building's current use as a single family home. The basement lightwell is oversized and creates a poor connection between the ground floor level and the rear garden.	New proposals establish a complete and unified piece of architecture that is respectful of its surroundings. The proposals infill the inappropriate large lightwell and create a new hard landscaped terrace to provide a better connection between ground floor level and the rear garden.
2.	**SCALE AND MASS**	The scale of the existing lightwell is oversized in relation to the property and makes the rear facade appear one storey taller.	The proposed design will reduce the appearance of above ground built mass. The proposed basement extension will not be visible and the ground floor extension will be minor.
3.	**MATERIALS**	The existing Victorian Gothic design combines red brick and white render, typical to the architectural style.	The proposed rear extension seeks to respect the existing architectural style, by incorporating materials to match the existing - a modern rendered rear elevation with brick returns. This complements the character of the house.
4.	**AMENITY**	The present garden has large areas of hard landscaping and an unsightly large lightwell which is overlooked by neighbours. The two existing front driveways provide an excess of paved car space and crossovers, which is unpleasant for pedestrians	The introduction of increased high quality soft landscaping will provide a significantly more attractive outlook for neighbouring properties. Removing the secondary crossover point increases the public footpath and green verge, and improves amenity.
5.	**CONSTRUCTION ACCESS**	The property can be accessed from two points on Belsize Avenue, with a separate pedestrian access from Belsize Lane	Access for trucks will be forward in and out using the two existing access points on Belsize Avenue.
6.	**SUSTAINABILITY AND THERMAL PERFORMANCE**	Not compliant, as expected in a building of this era.	The proposals provide an opportunity to construct a fully coordinated scheme with advanced sustainable systems throughout. New thermally efficient fabric will be applied to the entire building with high levels of insulation and controlled ventilation.
7.	**LANDSCAPING**	The property has a very large garden compared with the neighbours, but it incorporates substantial hard paving and poor access to the garden from the ground floor living room due to the existing lightwell restricting flow.	The proposed scheme will include a more modest lightwell, providing the house with a better connected garden with increased green space.
8.	**CAR PARKING**	The front and side of the house provides extensive car parking accessed via two gates and crossovers	The proposed scheme will provide reduced parking in the forecourt, replacing with soft landscaping. A grass verge will reduce the crossover shared with No.35, and a central pedestrian entrance will be introduced.

3.6 MATERIALS AND FINISHES

The proposed rear ground floor extension will be constructed in materials to match the existing building (1) creating a simple white rendered box with brick sides to match the house. This will contrast with and highlight the existing brick detailing (2). The high quality, highly glazed facade allows maximum light penetration into the living space (5 & 6) and provides a strong connection between the house and the garden with the outside space flowing seamlessly into the house (3).

The proposed lightwell will be surrounded with an elegantly detailed glass balustrade (4).

REAR ELEVATION


1.


2.


3.


4.

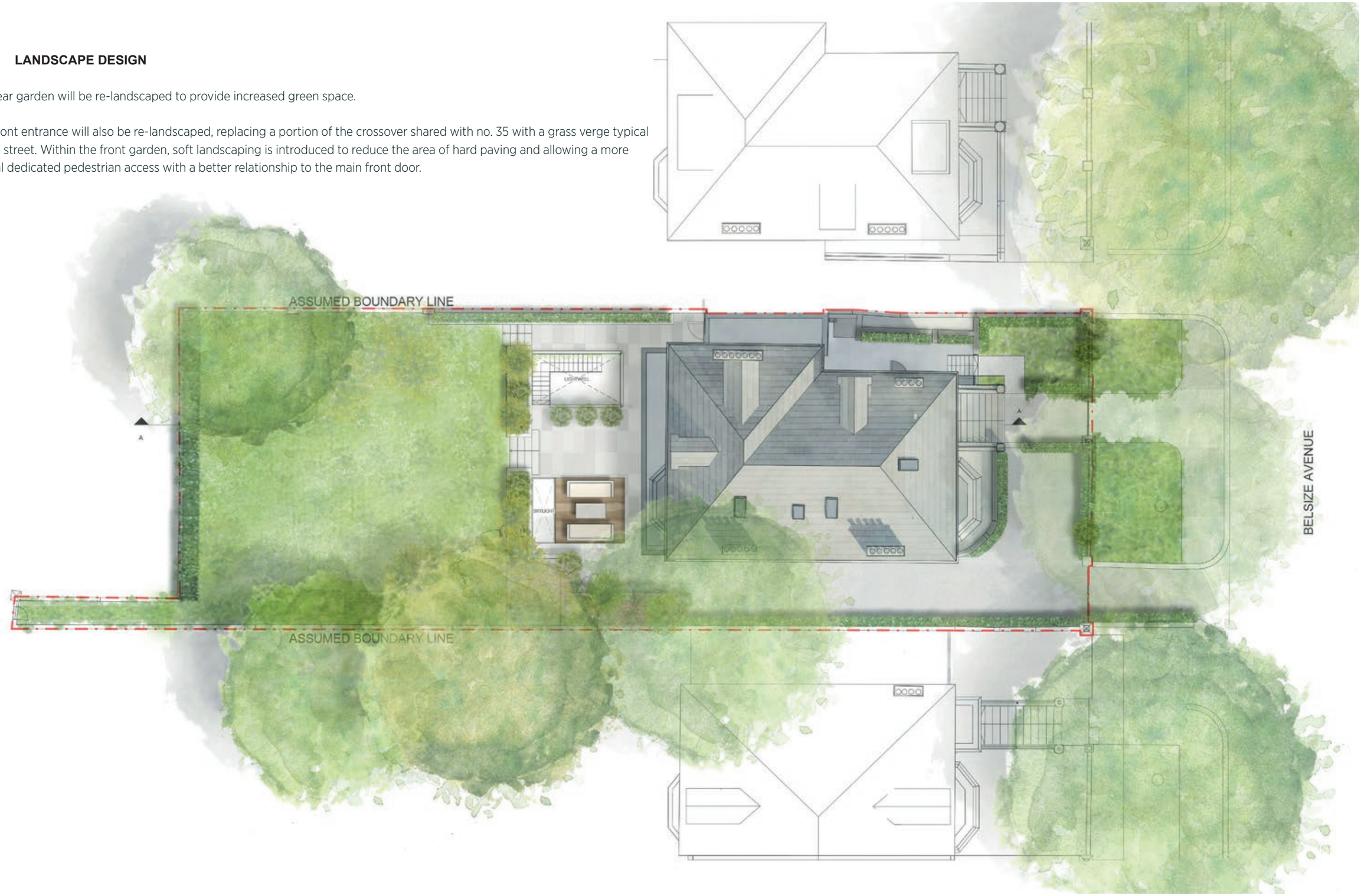

5.


6.

3.7 LANDSCAPE DESIGN

The rear garden will be re-landscaped to provide increased green space.

The front entrance will also be re-landscaped, replacing a portion of the crossover shared with no. 35 with a grass verge typical of the street. Within the front garden, soft landscaping is introduced to reduce the area of hard paving and allowing a more formal dedicated pedestrian access with a better relationship to the main front door.



3.8 BASEMENT POLICY STATEMENT

This chart indicates compliance with Camden's Basement Policies as identified in the Local Plan Adopted June 2017.

	BASEMENT POLICY	STATUS	COMMENT
a.	The proposal will not cause harm to neighbouring properties	**Compliant**	Proposal will not harm neighbouring properties
b.	The proposal will not cause harm to the structural, ground, or water conditions of the area	**Compliant**	No harm will be caused to the structural, ground, or water conditions of the area
c.	The proposal will not cause harm to the character and amenity of the area	**Compliant**	Proposal will improve character and amenity of the area by removing one crossover and increasing the grass verge and soft landscaping to the front of the building
d.	The proposal will not cause harm to the architectural character of the building	**Compliant**	Proposal will enhance the architectural character of the building by infilling the existing large lightwell and increasing soft landscaping to the front and rear of the building
e.	The proposal will not cause harm to the significance of heritage assets	**Compliant**	No harm will be caused to the significance of heritage assets
f.	The Basement development should not comprise of more than one storey	**Compliant**	Single storey extension to Lower Ground floor
g.	The Basement development should not be built under an existing basement	**Compliant**	No Basement extension under existing LG floor
h.	The Basement development should not exceed 50% of each garden within the property	**Compliant**	LG floor extension has area of 95m^2, less than 50% original garden area of 483m^2
i.	The Basement development should be less than 1.5 times the footprint of the host building in area	**Compliant**	LG floor extension has area of 95m^2, which is less than 1.5 x host building footprint of 339m^2
j.	The Basement development should extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation	**Compliant**	LG floor extends into garden 8.3m which is less than 50% of depth of the host building of 23m
k.	The Basement development should not extend into the garden further than 50% the depth of the garden	**Compliant**	LG floor extends into garden 8.3m which is less than 50% of original garden depth of 36m
l.	The Basement development should be set back from neighbouring property boundaries where it extends beyond the footprint of the host building	**Compliant**	LG floor does not extend past footprint of existing lightwell, and is set back from both neighbours
m.	The Basement development should avoid the loss of garden space or trees of townscape or amenity value	**Compliant**	No garden space, trees and amenity will be lost. There will be an improvement to these.
n.	Can demonstrate that basement proposal does not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland scale 1 'very slight'	**Compliant**	Risk of damage to neighbouring properties is less than Burland scale 1 'very slight'
o.	Can demonstrate that basement proposal avoids adversely affecting drainage and run-off or causing other damage to the water environment	**Compliant**	Proposal improves drainage and run-off be reducing the amount of hard landscaping
p.	Can demonstrate that basement proposal avoids cumulative impacts	**Compliant**	Proposal avoids cumulative impacts
q.	Can demonstrate that basement proposal does not harm amenity of neighbours	**Compliant**	Proposal improves amenity of neighbours by omitting large lightwell
r.	Can demonstrate that basement proposal provides satisfactory landscaping, including adequate soil depth	**Compliant**	Proposal provides improve landscaping by increasing area of soft landscaping
s.	Can demonstrate that basement proposal does not harm the appearance or setting of the property or the established character of the surrounding area	**Compliant**	Proposal improves the appearance/ setting of the property and the established character of the surrounding area by infilling the existing large lightwell and increasing soft landscaping to the front and rear of the building
t.	Can demonstrate that basement proposal protects and important archaeological remains	**Compliant**	No archaeological remains on site
u.	Can demonstrate that basement proposal does not prejudice the ability of the garden to support trees where they are part of the character of the area	**Compliant**	Arboricultural report provided

4.0 ACCESS STATEMENT

4.1 EXTERNAL ACCESS

The principal vehicular entrance to the building will remain from Belsize Avenue but with a single gated access point leading to car parking on the forecourt which is able to accommodate parking for a wheelchair user. The proposed reduction in the width of vehicle crossovers will improve safety for people using the pavement.

The existing main entrance on the front elevation is at the top of 9 steps and therefore is not accessible, however handrails do provide some assistance to ambulant disabled. No alteration is proposed to this. A wheelchair accessible entrance will be introduced from the forecourt via the gently sloping paved route at the southwest boundary. This leads to the new rear patio providing level access through the new sliding glazed screen to the ground floor extension.

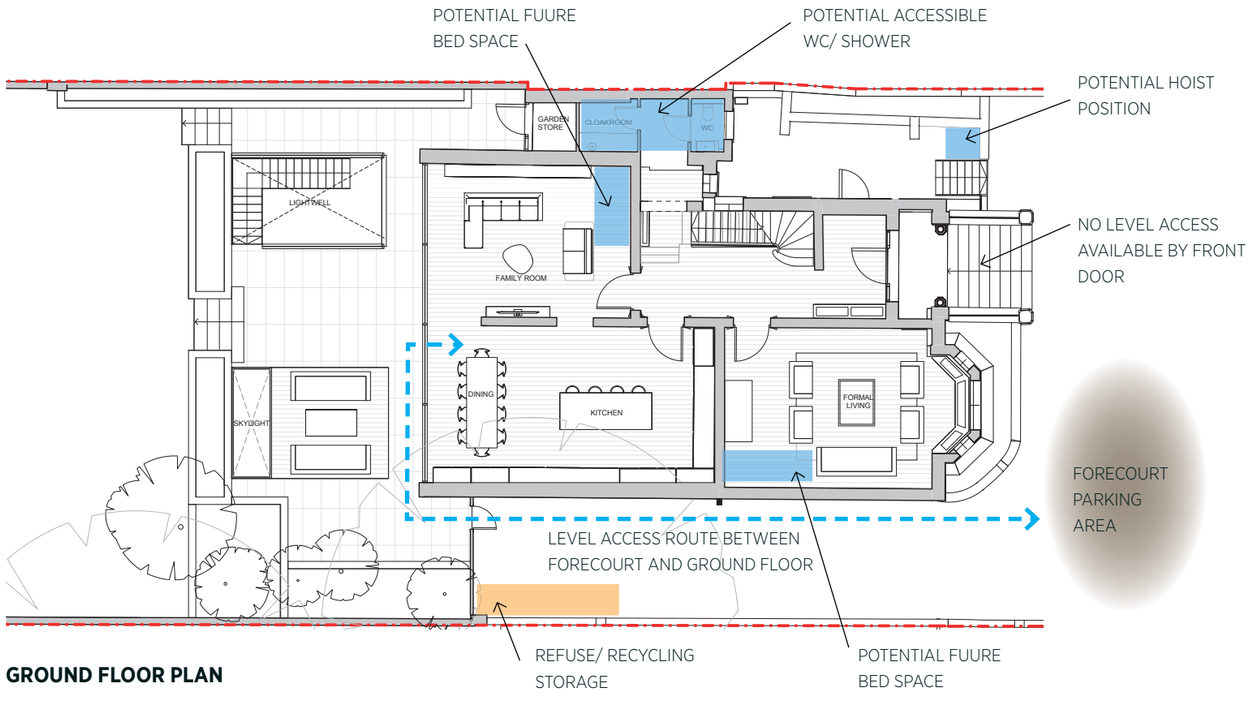
There are two further entrances to the house at lower ground level; one on the north-east side at the front, and one from the lightwell to the rear extension. These are both accessed from stairs, although a future disabled hoist could be added to give access to the front area.

4.2 INTERNAL ACCESS

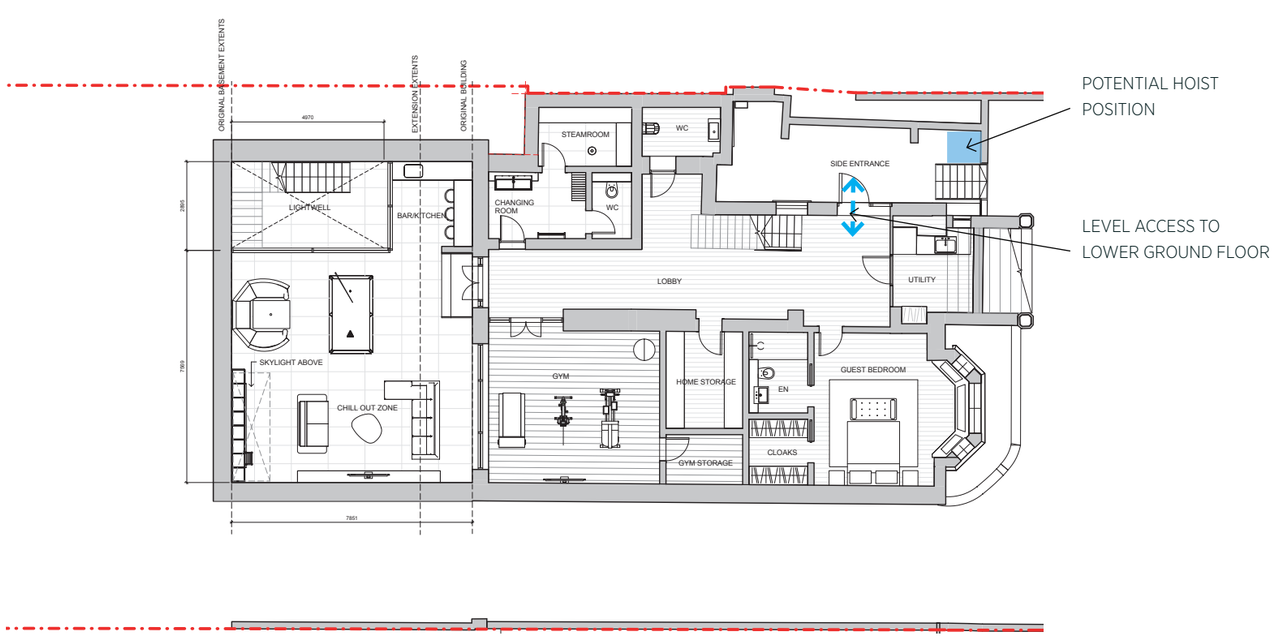
No.33 is not ideal for disabled user and it is not proposed to make any changes to the existing internal circulation or the upper floors. The house is sufficiently spacious to allow a wheelchair to move freely, however there is no lift access between floors. The ground floor, which is accessible, can be adapted to provide appropriate facilities for a wheelchair user with a bed space available in the front formal living room or the rear family room, and the existing WC/ cloakroom being capable of conversion to an accessible toilet/ shower room.

4.3 REFUSE STORAGE AND COLLECTION

Refuse storage and collection will remain as existing. The front forecourt provides sufficient space for storing recycling and waste in compliance with Camden Council's Policy.



GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

4.4 MEETING LIFETIME HOMES STANDARDS

The proposed scheme is caable of meeting Lifetime Homes Standards, being fully accessible for disabled people both internally and externally.

	LIFETIME HOMES STANDARD	COMMENT	
1.	Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300 mm width	**Scheme fully compliant**	Disabled parking space is available in the forecourt adjacent to the main entrance.
2.	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	**Scheme fully compliant**	Less than 1:20 sloped access from the forecourt parking
3.	The approach to all entrances should be level or gently sloping	**Scheme fully compliant**	Driveway has a gentle slope to the main entrance. The rear entrance can be accessed via a gently sloping path to the patio. The rear doors have a level threshold
4.	All entrances should be illuminated, have level access over the threshold and have a covered main entrance	**Scheme fully compliant**	All entrances are illuminated, have level access over the threshold, and the main entrance is covered with a portico
5.	Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible	**Not applicable**	
6.	The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900 mm, where the clear opening width should be 900 mm rather than 800 mm. There should be 300 mm to the side of the leading edge of the doors on the entrance level	**Scheme fully compliant**	All doors and corridors meet the required standards
7.	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere	**Scheme fully compliant**	Dining and living areas have adequate wheelchair circulation space
8.	The living room should be at entrance level	**Scheme fully compliant**	The living room is on the entrance level
9.	In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space	**Scheme fully compliant**	The formal living room can be transformed into bedroom.
10.	There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future	**Scheme able to adapt to be fully compliant**	The guest WC and cloakroom can be adapted to comply with Part M with space for future shower
11.	Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	**Scheme fully compliant**	All stud walls to be lined with plywood to accommodate fixings
12.	The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom	**Scheme able to adapt to be fully compliant**	Ability to install stair lift throughout.
13.	The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom	**Scheme fully compliant**	All bedrooms in close proximity to bathrooms and have such a route
14.	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	**Scheme fully compliant**	Scheme fully compliant
15.	Living room window glazing should begin at 800 mm or lower, and windows should be easy to open/operate	**Scheme fully compliant**	Scheme fully compliant
16.	Switches sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 mm and 1200 mm from the floor)	**Scheme fully compliant**	Scheme fully compliant