



Design and Access Statement

31 Belsize Road

London

NW6 4RX

Introduction

The property is a four storey dwelling, located in the middle of a short terrace (comprising of three houses). The application proposal is for the introduction of a single storey rear extension to the lower ground floor level, and an extension to the rear of the second floor.

Recent design history and communication with Camden Council

A pre-application had been submitted – REF: 2017/6359/PRE

The Design and Access Statement serves to also address items raised within the pre-application response.



Street view of property (middle of terrace)

The Brief/Use of the site

The property is a single house over four levels. The owners wish to extend the property on lower ground level, and second floor level, to increase their accommodation to the same level as that which have been granted planning permission to no's 29 and 33 Belsize Road.

Amount, Layout, Scale and Response to Context

Both properties to either side of no. 31 Belsize Road has had single storey rear extensions built at the lower ground floors, and also extensions to the second floors.

The proposal of extending the lower ground floor with 5m would be in line with the previously approved extensions of 29 and 33 Belsize Road. In addition, the proposal of having a green roof would further enhance the aesthetic of the extension, which neither the adjoining properties offer. The green roof will be accessed from the upper ground floor.



Rear view of property

The rear extension would allow for the house to be opened up and present the benefits of a contemporary open plan kitchen, dining and living space. The extension will open up onto an excavated patio, providing level access between the interior and exterior spaces. From the patio new steps gently lead to the higher garden level.

The second floor extension would enclose the existing balcony, however would be mimicking the approved extensions to either side, and as such be in keeping with the height and bulk which had been set as precedent.

Appearance and Landscaping

The proposed design primarily takes in consideration the streetscape appearance of the property as a whole (being part of a terrace), not detracting or negatively affecting the neighbouring properties. The garage door is to be replaced with new glazing and access, which follows the same proportions and pattern of the glazed doors of the adjacent property at no.33 Belsize Road.

Towards the rear, new openings are positioned on the upper ground floor to compliment the internal layout and maximize the amount of natural light entering the home. These windows are not visible from the street, or other properties, and therefore would not have any detrimental impact on the appearance of the terrace. It should be noted that the existing fenestration and opening sections of the windows / doors on the rear upper floors are different for each property.

On the rear elevation existing windows are to be replaced with new windows (retaining same opening size), matching the colour (dark RAL) of the new windows and sliding doors.

The proposed second floor extension, which will be in line with the roof extensions of nos. 29 and 33 Belsize Road, will be clad in anodised aluminium to match those of the neighbouring properties.

A new patio area will be excavated to create a level external area with that of the internal level of the extension, with the introduction of terracing and steps from patio level to the upper garden level. Three trees will have to be removed, none of which we believe have Tree Preservation Orders. The remainder of the rear garden will retain its existing design.

Access

There are no alterations proposed the main access to the front of the building, however the rear level access between the patio and extension will be an improvement on the current condition.

Crime Prevention

Improvements to the property would incorporate enhanced security through product specifications.

Summary

The primary aim is to increase the size of the property, by extending to the rear at lower ground level and second floor level, in order to provide accommodation appropriate to the needs of the owners, with an extension which has been designed to be in keeping with the surrounding properties and preserving the views, light and privacy of its neighbours.

Carpenter & Trail LLP