



**Bellgate Studio, Bellgate Mews
London NW5 1SW**

DESIGN AND ACCESS STATEMENT
December 2018



Aerial image showing the studio buildings and yard in the surrounding city

APPLICANT

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Refer to the following submitted drawings:

132_00 Location Plan 1:1250

Existing Drawings

132_01 Ground Floor Plan 1:50
 132_02 1st Floor Plan 1:50
 132_03 Roof Plan 1:50
 132_04 Sections / Elevations 1:50

Proposed Drawings

132_05 Ground Floor Plan 1:50
 132_06A 1st Floor Plan 1:50
 132_07 Roof Plan 1:50
 132_08A Sections / Elevations 1:50

STATEMENT CONTENT

1.00 Introduction
 2.00 Design
 3.00 Access



The existing yard with the main studio building and lean-to (on the left)

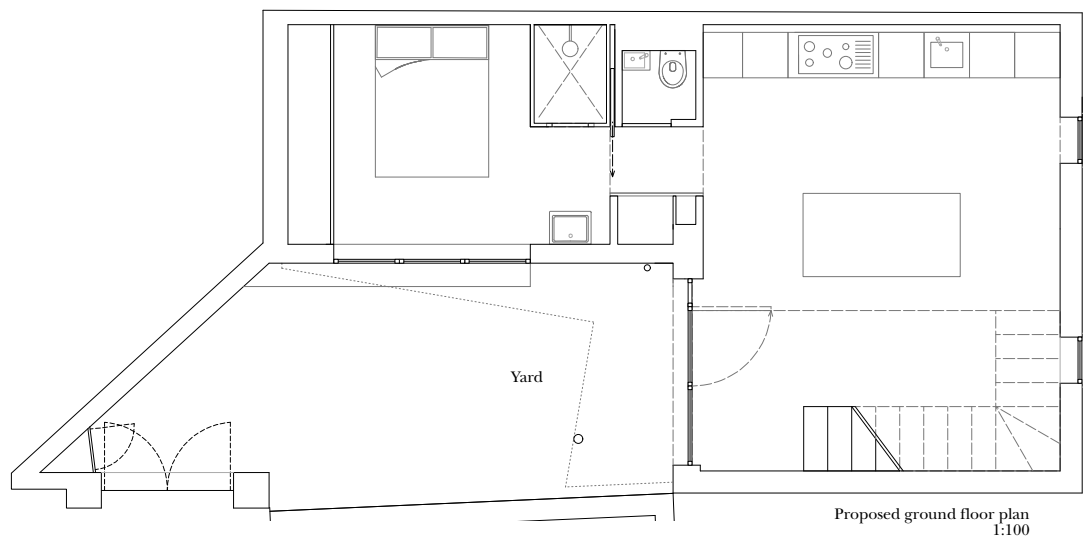
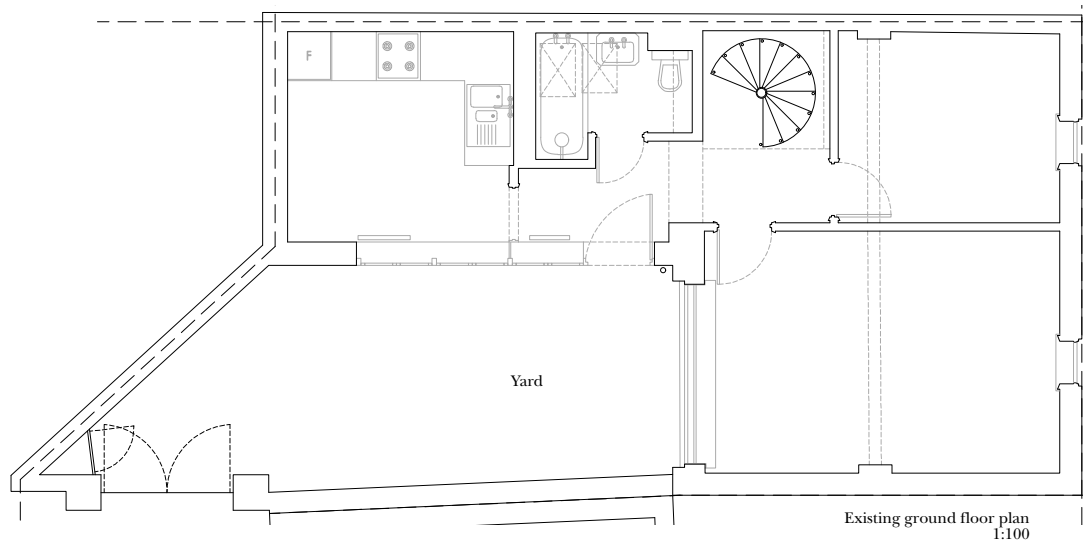
1.00 INTRODUCTION

Bellgate Studio is a small domestic house and yard tucked away in a cul de sac off York Rise. The modest brick Victorian building was originally used for light industrial purposes. It is barely visible from the mews: hidden behind garden walls, an electricity substation and garages. According to hearsay the building has been used as a milk parlour, an iron foundry, and more recently an Architect's office. For approximately the last 15 years it has been a residential premises.

The present owner and occupant wishes to renovate and upgrade the property in a sympathetic way to recover the original studio quality of the property. The yard façade of the single storey lean-to will be rebuilt on the same footing with a new brick façade and a flat roof terrace. Some alterations will be made to the main studio building.

Planning History: A recent Householder Application (Ref: 2015/1470/P) was granted permission in June 2015 to make additions and alterations that included: the erection of single storey infill extension within the existing yard; and the creation of a roof terrace above the existing lean-to. The permission expired earlier this year in June 2018.

This application proposes to make no additions per say. The openness of the yard - which we feel is critical to the character of the property - will be preserved and enhanced by the proposed architectural alterations.



2.00 DESIGN

Use: Residential (as existing)

Amount: No increase

Scale: N/A

Landscaping: N/A

Layout: The plan has been reconfigured to allow direct, level entry into the main studio building which will now contain the social spaces of the house: a kitchen / dining space on ground floor level and a living room on 1st floor level. The existing spiral stair has been replaced by a new stair within a double height void space that connects the two levels. The living space benefits from the amenity of a new flat roof terrace. The bedroom and bathroom have been located in the single storey lean-to beneath the roof terrace.

External alterations are proposed to the lean-to roof and façade to upgrade the thermal performance of these elements, improve the relationship to the yard and create a flat roof terrace. NB: The adjacent commercial properties on Chetwynd Rd have all built over their gardens and formed roof terraces which abut Bellgate Studio at a same vertical level. The owners and occupants of the sole property that may be overlooked from the proposed terrace, [No 33 York rise NW5 1SW] had no objection to the proposal of a terrace.

The terrace will project over the new entrance into the house creating a little canopy.



Existing section lean-to facade and single pitched roof 1:100



Proposed section with flat roof terrace and lean-to facade 1:100

Appearance: The façade of the lean-to facing the yard will be rebuilt in brick. The design of the façade is very simple and pragmatic: it recalls the appearance of the previous lean-to façade with one large horizontal window. There is a little built-in bench beneath the window. The roof terrace projects slightly into the yard to create a small canopy. A safety rail will be fabricated from thin vertical metal struts creating a filigree balustrade to protect against falling.

New windows / doors will be double glazed thin profile metal frames suitable for a studio building of this type. 2no. existing roof lights on the rear roof slope of the main studio building will be enlarged and upgraded.

All new brick will match that of the existing house.

3.00 ACCESS

Parking: N/A

Disability access: Level access for ambulant disabled (as existing property) will be an improvement.

Refuse: Arrangements as existing