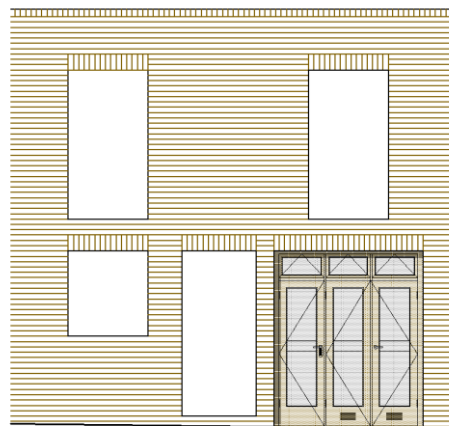


# DESIGN & ACCESS STATEMENT

in support of Planning Application for  
**Conversion of Internal Garage**

at  
**69 Belsize Lane**  
**London**  
**NW3 5AU**

Prepared on behalf of the Applicant  
**Mr Michael Jampel**



Revision:	Date Issued:	Issued by:	Notes:
0	11/12/18	BG	Issued for review and comment by client
1	21/12/2018	BG	Issued with Planning Application

**Introduction**

This Design & Access Statement has been prepared in support of a Planning Application for the conversion of an existing internal garage at No. 69 Belsize Lane into a study or play room.

No. 69 falls within the Belsize Conservation Area which is the subject of an Article 4(1) Direction.

No. 69 is not a listed building.

**Use**

No. 69 is a mid-terrace, three-bedroom house and is used as a single family dwelling by the current owner and Applicant, Mr Michael Jampel.

No. 69 and its neighbour, No.69a, are understood to have been constructed sometime in the 1980s.

The existing internal garage has clear internal dimensions of 4.8m long by 2.4m wide.

The garage door is less than 2.0m wide. As such, it narrower than the standard minimum width garage door.

Whilst this is just about adequate for parking a small to medium-sized family car, it permits very restricted access for the driver.

For this reason, the Applicant has found the garage to be impractical for the purpose of parking or storing a vehicle. So, in common with his neighbours, he currently parks his car on the street.

In addition, the current up-and-over garage door is a risk to pedestrians on Belsize Lane. On being opened, it obtrudes over the public footpath. Anyone opening the door from the interior, risks injuring passers-by (see Fig. 2).

The proposed development will provide the applicant and his family with a study, or playroom. It will also provide purpose-built storage for refuse bins, and a secure deliveries cupboard - both accessible from the street.

Currently the property does not benefit from purpose bin storage. Fortnightly bin collections mean that the property urgently requires improved bin storage which is accessible from the street.

**Amount / Scale**

The proposed development will result in no change to the overall scale, massing, or footprint of the property.

**Access**

The proposed development will result in loss of access to the property for vehicles from Belsize Lane.

**Appearance**

The proposed development will result in a minor change to the external appearance of the property.

The Applicant proposes to remove the existing up-and-over garage door and replace it with a set of matching glazed doors.

These will be bespoke, brown-stained, obscure-glazed, timber doors to match the original garage door, and the exterior joinery at Nos. 69 and 69a generally.

The glazing to the proposed doors will be treated with an "opaque" privacy film, to prevent passers-by from looking into the property from the street.

No change is proposed to the existing structural opening to the garage door.

The proposed doors will be similar in appearance to those installed at No. 53 Belsize Lane – see Camden planning refs: **2007/3515/P** and **2007/3511/P**.

**Design**

The primary design objective has been to provide the Applicant with new, high quality living accommodation for use as a study or playroom.

Further design considerations have been to:

- Provide purpose-built refuse bin storage, accessible from the street.
- Provide a secure deliveries cupboard, accessible from the street.
- Provide adequate daylight and ventilation to the new living accommodation.
- Maintain the privacy of the occupants.
- To minimise heat losses from the property and thereby reduce carbon emissions and heating bills.
- To maintain or enhance the external appearance of the property in a way that respects the unique character of the Conservation Area.
- To minimise risks to pedestrians on Belsize Lane.

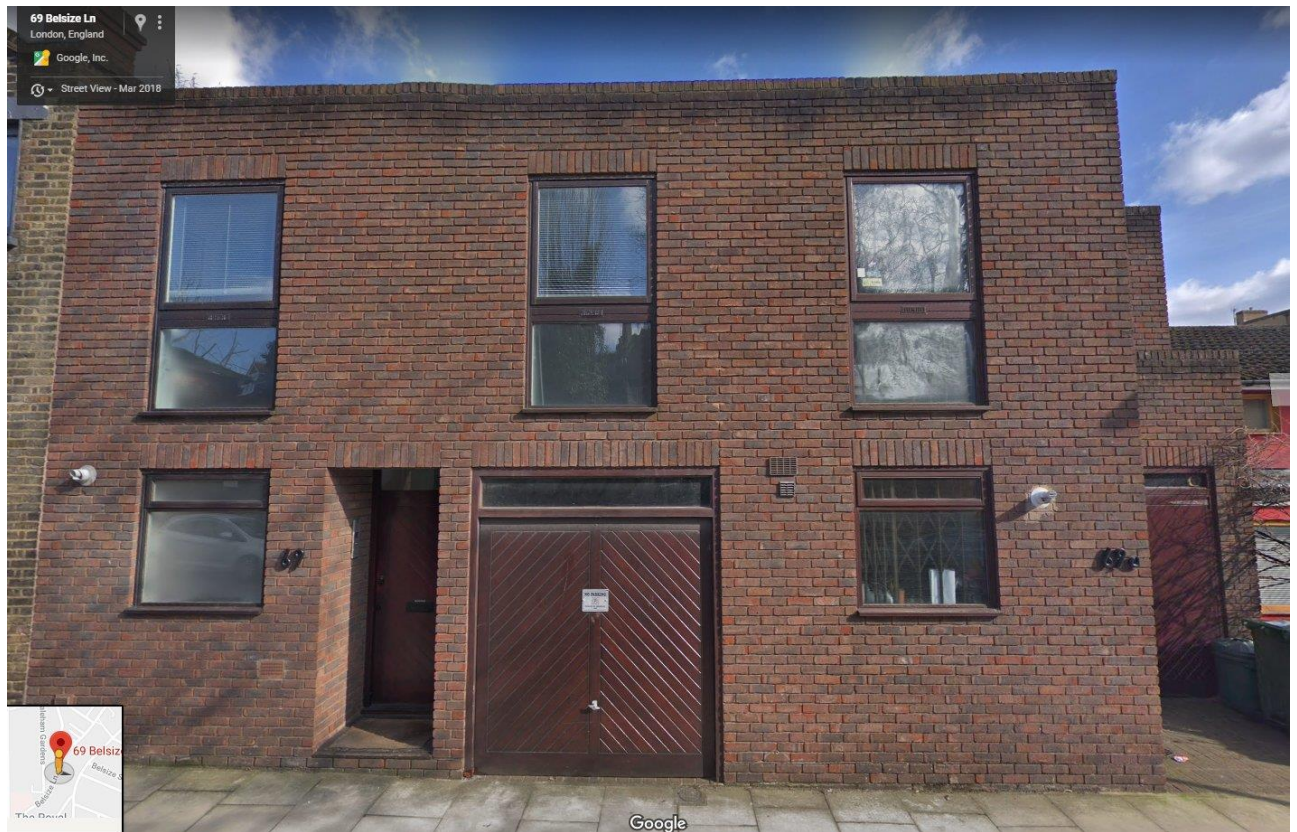


Fig. 1 – Existing front elevation viewed from Belsize Lane

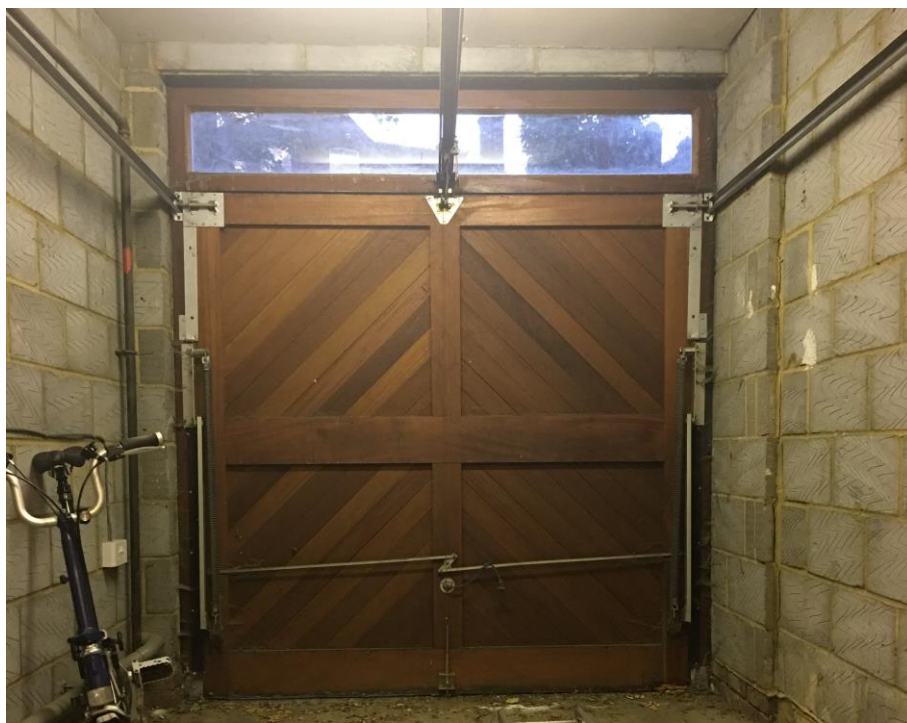


Fig. 2 – Current interior view of garage