

PLANNING APPLICATION SUPPORTING STATEMENT  
AND DESIGN AND ACCESS STATEMENT

**FLAT 1, 22 BUCKLAND CRESCENT LONDON. NW3 5DX**



# **FLAT 1, 22 BUCKLAND CRESCENT LONDON. NW3 5DX**

## **DESIGN AND ACCESS STATEMENT**

This Design and Access Statement has been prepared in accordance with Planning Circular 01/06 and CABE Guidance 'Design and Access Statements: How to read, write and use them'.

### **Background**

The site is located within the Belsize Park Conservation Area within the London Borough of Camden. The application that accompanies this Design and Access Statement aims to improve the existing building, and ensure that it makes a positive and improved impact on the character of the Conservation Area.

### **Introduction**

The application site is a self contained residential flat located on the upper and lower ground floors of a four storey period building located on Buckland Crescent.

The property benefits from a single storey structure to the side elevation which we believe was originally constructed for use as a garage. The structure appears to have been utilised as a study for some time, but we are unsure when this use commenced.

This application aims to retain a new garage door with windows above recently installed to the application site.

### **Conservation Area characteristics**

The character of Belsize is largely derived from mid-19th century Italianate villas. Within the Conservation Area there are, however, a number of distinct areas of varying character and appearance. These differences are caused by a combination of the following: land use, the density of development, the scale and style of buildings, their construction materials, the period of development, local topography and the predominance of gardens and trees.

### ***Economic and Social***

The site is located within a residential area. There are no direct economic or social issues arising as a result of this proposal.

### **INVOLVEMENT**

The proposed scheme will have minimal impacts beyond the site's boundaries and for this reason community involvement has been kept to a minimum. It is not proposed to alter the use or the external appearance of the frontage of the property, and similar examples of development of this type have taken place already in the area.

### **DESIGN**

This application seeks to retain the new timber door and window set that was recently installed without express planning consent.

The Local planning Authority has contacted the client and requested the submission of a planning application, ref: RS/PE/EN 0976.

The area of concern is the door set to the previous garage structure to the side elevation.

We enclose details of the pre existing configuration which feature a rather unattractive metal shuuet style door.

The applicant has installed a traditional style timber double door configuration featuring light above and a pedestrian door. The new doors are constructed in timber and painted white.

### ***Use***

The house is already in residential use and there are no plans to deviate from this use.

***Amount***

The proposal will not increase the size of the property in floorspace terms.

***Scale***

The proposal will not alter the scale of the dwelling.

***Layout***

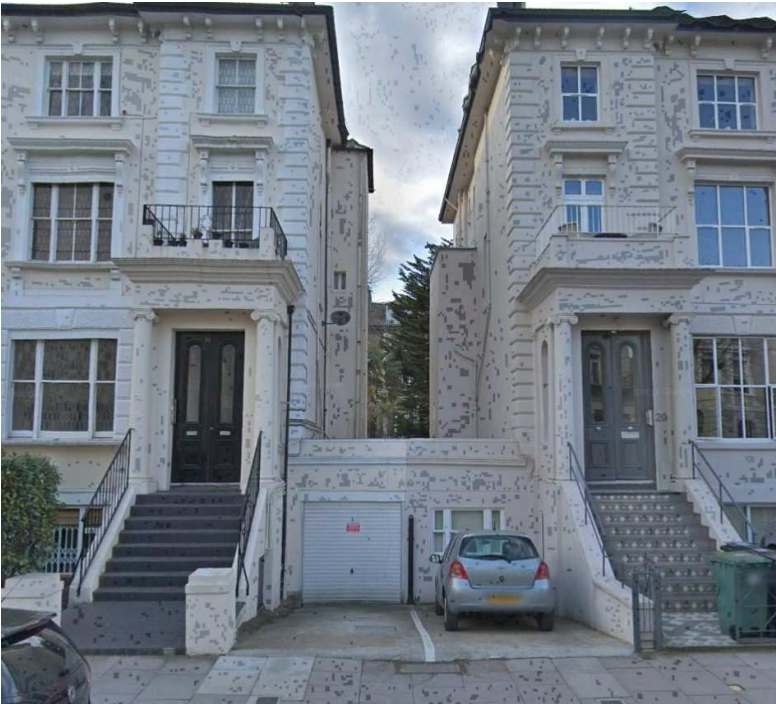
The proposal will not alter the layout of the property.

***Landscaping***

There are no plans to alter the existing landscaping treatment of the house.

***Appearance***

The proposals will improve the appearance of the property with the installation of a traditional style garage door arrangement constructed in traditional materials.



Pre existing arrangement



Existing door set