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29 BELSIZE LANE, LONDON NW3

1788/D&A

DESIGN AND ACCESS STATEMENT TO ACCOMPANY PLANNING APPLICATION FOR A NEW ROOF EXTENSION AT 29 BELSIZE LANE

Existing Building

29 Belsize Lane is a nineteenth century building originally built as a pub, which was substantially rebuilt in late twentieth century (losing some of its external detailing) and converted into a restaurant in 2006. It remains commercial use on the ground floor with two upper floor of residential. It is in the Belsize Conservation Area.

The Proposal

This application seeks to create an additional, third floor to provide a self contained residential apartment.

Context

The existing building is a three storey terraced property on Belsize Lane, at the east end of a row of shops on the south side of the street. The other buildings on the same side of the street are also three storeys but most have attic fourth floors set back from the street frontage. The terrace on the opposite side of the street is four storeys and the building directly opposite 29 Belsize Lane (which, along with subject property, frames the entrance to the shopping street) is significantly bigger and has recently been extended with an attic, fifth, floor.

To the east of the subject property there is a large new residential development of four storeys with a top floor set back from the front façade.



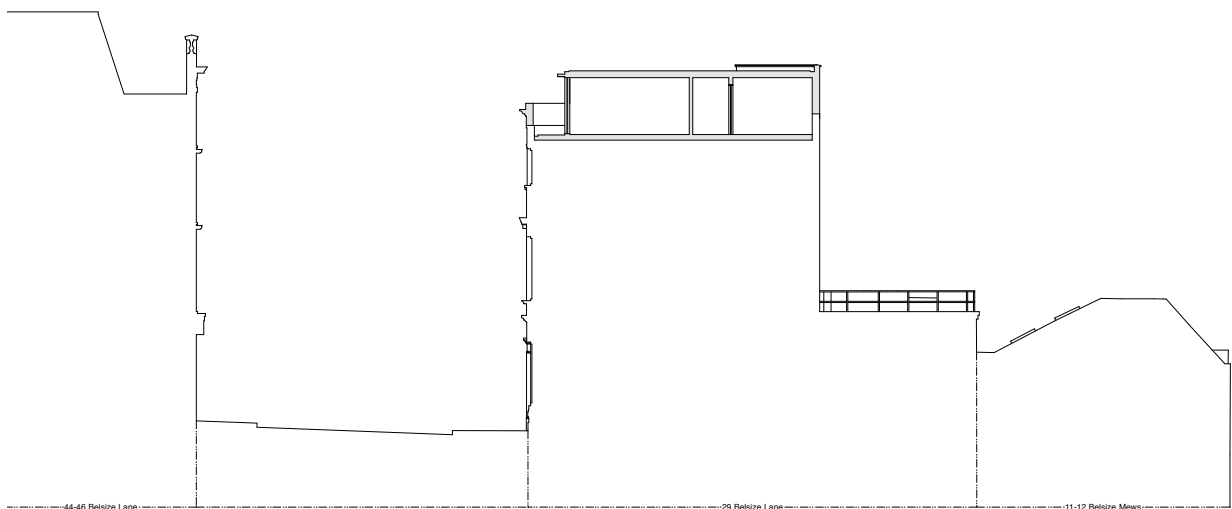
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The Design

The proposal is for a single storey in lightweight construction set back from the front and side walls. The front and side elevations would be a combination of dark grey powder coated aluminium and clear glazing.

The existing front parapet wall would be built up enough to enable a decorative cornice to be reinstated above the second floor windows. The west wall and south walls would be built up enough to enclose the new floor, with the windows on the rear wall aligning with the windows on the floor below.

There would be no alterations to the building below existing parapet level.



Precedents

The proposed alterations are broadly in line with alterations which have been carried out to neighbouring properties above parapet level.

Accessibility

The accessibility to the building will remain as it is. The common parts stair would be extended by an additional floor to access the proposed apartment.

Sustainability

The roof of the existing building would be thermally upgraded as a consequence of the new storey. The proposed new elements would be constructed to modern standards with new ventilation and new efficient heating installation.

Materials

In general materials will be as follows:

1. South wall will be fair-faced brick.
2. West wall painted render.
3. Windows will be powder coated aluminium.
4. Fascias will be powder coated aluminium.

Maintenance

Existing maintenance requirements will remain unaltered by these proposals. New windows to the rear will be cleanable from inside. New windows to the front will be cleaned from the roof terrace.

Summary

The proposed alterations would re-establish the principle of the street frontage as it existed prior to the building's conversion into a restaurant and so would have a positive effect on the Conservation Area.

