

Design & Access Statement



**49 Belsize Lane
London NW3 5AU**

August 2019

I. Context & Site

The application site is a terraced, mews style property, located at the southern end of Belsize Lane.

The road has a mixture of residential properties, private clinics, solicitors and multiple shopfronts that form Belsize Village.

The property is in the Frognal and Fitzjohns Ward, London Borough of Camden and is part of the Belsize Park Conservation Area.

The property plot contains a two-storey, terraced property which presents as having a garage on the roadside that has previously been converted to living accommodation. It is a family home with 4 bedrooms that has not been renovated for some time. And it has a flat roof.

To the rear of the property, at a significant dropped level, is a garden with 2 trees, one small near the property and one larger to the rear of the garden boundary.



2. Works Applied For

Extended Basement

The construction of an extended basement floor, to provide an internal floor area of 45sqm.

This improved space will offer a generous and light bedroom for guests to stay over as well as a new, interconnected playroom area for the family to enjoy.

Other spaces created include a much needed utility room, shower room and storage.

In the garden, the basement facade will feature a large aluminium framed window to allow light and fresh air into the bedroom below.

New Rear Extension

The existing kitchen will benefit from being relocated and modernised. We propose to move it to the roadside of the property in order to expand the kitchen prep and cooking areas and be able to extend the space into a family dining area overlooking the garden with a set of bifold doors to an outdoor terrace.

The new ground floor plan also proposes to open up the rear space laterally, in order to offer a more fluid kitchen/dining/lounge experience for improved family living and entertaining.

A new and extended terrace to the rear offers enough space to eat outside and now links the entire rear of the property - giving access from both the kitchen/dining area with a set of bifold doors and a separate set of sliding doors off the lounge.

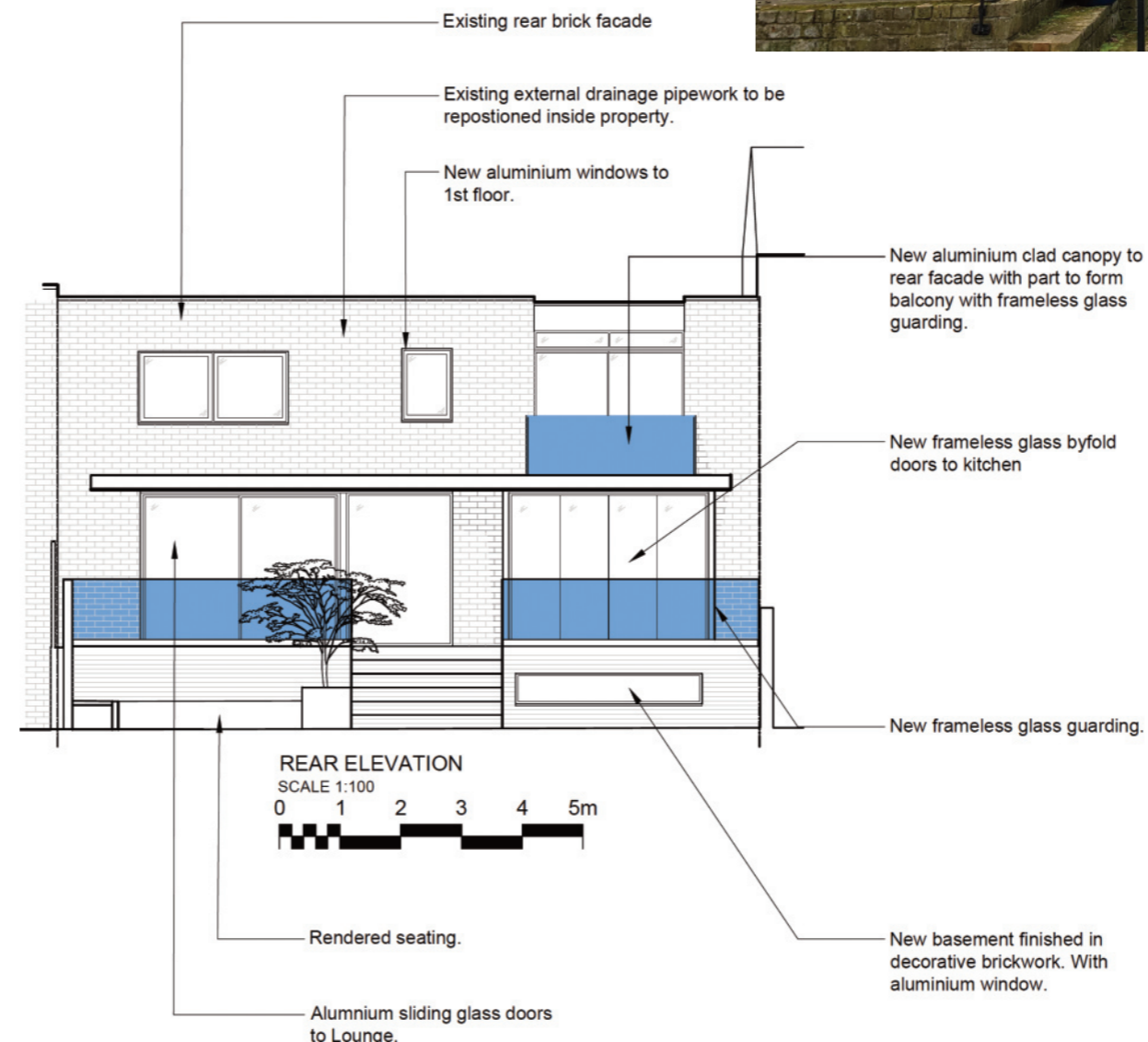
The garden has been redesigned with a sunken seated area below, accessed by a wide set of steps to make better use of the space and encourage more outdoor enjoyment.

We have designed frameless glass balustrading around the new proposed garden terrace and as new guarding to the master bedroom balcony in order to modernise from the current unsightly, black iron railings.

The balcony will be wrapped in aluminium and has been designed into the scheme to provide shade and protection from rain.

We intend to keep the existing rear facade in the current brickwork.

To achieve better insulation and specifications, we would like to take this opportunity to replace the first floor windows using aluminium frames.



New Garage Door & Windows: Front Elevation

We propose to replace the current garage door to a new false garage door more in keeping with the history of mews properties. One that is painted timber with glazed window panels to retain light and better insulation.

We would also like to create 2 new window openings to better balance the aesthetic of the building from the street and to provide much more light into the property, for improved quality of living.

Whilst we hope to do these works, we would like to replace all windows to the front elevation with new aluminium windows – all at the same size. Note that currently they are slightly different sizes which looks strange and unbalanced.

The rendered front facade will remain, we propose only to repaint / redecorate it.



3. Access

Access to the property both front and rear are unchanged.