



LOCKSLEY

ARCHITECTS

**DESIGN AND ACCESS
STATEMENT**

at

**13 BELSIZE MEWS,
LONDON
NW3 5AT**

1. Location

This Design & Access Statement accompanies the planning application for the construction of a new single storey extension to the rear elevation to 13 Belsize Mews

The Design & Access statement has been written to meet the Town and Country Planning (General Development Procedure) Order 2010.

2. Use & Context

The existing building is a three storey terraced property on the corner of Belsize Lane and Belsize Mews. It is a nineteenth century building originally built as a pub, which was substantially rebuilt in late twentieth century and converted into a restaurant in 2006. It has a restaurant on the ground floor with two upper floors of residential. The lower being the applicants property. It is in the Belsize Conservation Area

3. Photographs



Photograph of the front and side facade



Photograph of the rear facade

<p>What is the purpose of your proposal?</p> <p>The proposal is to construct a new single storey rear extension</p>
<p>How will the proposed works relate to the existing building?</p> <p>The proposed works will replicate the existing architectural features and compliment the existing property</p>
<p>Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?</p> <p>The proposal has been discussed with the neighbours and they have been sent the proposed drawings.</p> <p>During the construction process noise will be kept to a minimum and strict rules governing the working hours imposed by the LPA will be upheld to keep the inconvenient noises to a minimum. No ground works are involved so the heavy machinery and digging which causes much discomfort has been omitted. Neighbours will be offered compensation for any scaffolding erected which causes inconvenience to them. The proposed development will be carried out by a reputable contractor which will help to minimise the project programme resulting in the proposal and associated noise to be over as quickly as possible.</p>
<p>What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture?</p> <p>Traditional materials such as matching bricks and timber sash windows will provide a palette of materials that reflects the local character and matches existing neighbouring materials. This will minimise the impact of the development upon the local area.</p>
<p>Explain the scale, height, width and length of the proposal and its relationship to the existing building.</p> <p>The scale of the building will be proportional to the existing building. The whole development has been designed to maintain the existing local context and reduce, as far as possible the negative affects upon neighbouring properties.</p>

How have you followed the advice provided by CABE* and The Local Council on the issue of inclusive access? If not explain the reasons for your departure from this guidance.

All of CABE's information within their design and access guidance documentation has been incorporated within this proposal and all issues have been discussed and, where necessary, included within the development.

What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered?

Disabled access has been considered and all measures have been taken to reduce the impact on accessibility for the disabled and ambulant disabled to ensure that access can be provided, however due to the nature of the existing layout it is impossible to allow for full disabled access.

What is the relationship between the proposed works and public routes and do they have any impact?

The proposed works shall have a minimum impact on the public routes. All scaffolding shall be kept on the private land of the property and deliveries shall be able to load from the road way to the development without blocking the public route. If any special procedures do necessitate the requirement for impeding the public route then all necessary application, notification and approvals shall be undertaken and dealt with in the appropriate manner as expected by the local authority.

Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?

The proposed development does not have any landscaping areas within its site. The proposed development will protect all local amenities within the site and repair or replace any damaged amenities that have been impacted upon during the course of construction.

Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance?

The materials that we intend to use will be locally sourced and match neighbouring properties

During the construction all attempts will be made to minimise the impact upon the local environment, sustainable materials shall be sourced from local suppliers and waste materials will be disposed of accordingly.

Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?

The proposed development shall have a beneficial impact upon the streetscape, as the new extension will re-route the awkwardly positioned services that create a negative visual impact.

How sustainable is your proposal ? How has your proposal addressed the need for energy efficiency ? How does it reduce carbon emissions ? What consideration has been given to low-energy and renewable energy technologies ?

The proposal shall comply with the current British Standards and Building regulations especially Part L

New energy efficient boilers and other residential equipment shall be installed within both properties involved and the existing equipment shall be recycled.

What provision has been made for the storage of waste and recyclable material ?

The storage of waste and recyclable material will be accommodated at the front of the property within the required access of the waste management collection service. Additional containers within each of the new properties shall be installed to increase the amount of recyclable waste and encourage the use of this service.

1.