

03/08/2020

REV.00

Design and Access Statement

Garden Flat
68 Belsize park gardens
London
NW3 4NE

Introduction

This statement has been prepared in support of a planning application for garden flat, 68 Belsize Park Gardens. Planning permission is sought for below changes to garden flat:

- The erection of a single storey rear extension with green roof.
- Replacement of all existing windows with double glazing as shown in proposed elevations
- Adding a new window on side elevation
- Blocking a door and a small window on side elevation
- Enlarging the window size of existing bay window at rear and to form a new French door at the centre of bay window to access garden.
- Replacing existing garden flat entrance door with new door and new canopy
- Replacing side gate with new gate and solid fence
- Internal alterations

The proposals have been noted in this document and the attached drawings. The main changes to the proposal are at the rear and relate to improvements in doors and windows layout on side elevation and front garden levelling work. The proposed scheme will still have a positive contribution to users of the building and to surrounding areas whilst barely visible from the street. The proposed scheme has been developed in close consultation with the client and demonstrates a clear understanding of the client's priorities and requirements. The proposed alterations integrate well within the context of the existing building and the neighbours with regards to scale and use of materials, thus greatly enhancing the use and appearance of the building.

The Design Component

On the side elevation:

The existing flat entrance door will be replaced with new door. The existing side windows would be replaced in the same location with new double-glazed windows design in keeping with the existing window style. The entrance side gate will be replaced with new fence wall and new gate matching the neighbour at no.70.

On the front elevation and garden landscape:

The existing central front window would be replaced with new double-glazed window matching existing window.

All windows and doors will be in keeping with the building style (Conservation area) and all changes would be barely visible from the street. The external side wall, hides the windows and doors changes to the side elevation from most angles.

Rear Extension:

The proposal seeks permission for a rear lower ground floor extension which will follow the materiality of the host building. This new extension retains the visual presence and proportion of the original façade and protects its integrity.

The glazed rear doors and fixed glass strip of the proposed extension will achieve maximum light within the lower ground floor extension, whilst enhancing the physical and visual links between the house and garden. The glazing does not overlook adjacent properties and will not affect privacy of neighbouring dwellings.

An added planning benefit of the proposed development and an attractive additional visual aspect of the scheme would be the proposed green roof above the rear extension. This will be readily visible from the flat above, it is considered to be an improvement and would add to the biodiversity of the area.

Overall, our client wishes to make a modest addition, largely concealed from neighbouring view, and completely concealed from public view, to the property in order to deliver a more pleasant living environment for its inhabitants.

The Use

This application does not propose a change in the use of the site. Taking into consideration the council's planning policies and analysis of the rear elevation scale and proportions, a scheme is proposed that maintains the principles of the existing host building elevation without any detrimental effect to the neighbouring properties.

Appearance

The external appearance of the property will only have minor amendments. The windows and doors are to be double glazed and executed in a way that will match the existing appearance.

The Access Component

Due to the nature of the proposal the existing access will not be affected in anyway. Entrance into and out of the site will remain the same and will not be affected in anyway. The new side gate will be located at the same position and will provide better connectivity with the neighbour.

Layout

Throughout the development of the proposed scheme, the client has placed great emphasis on functionality. All alterations are aimed to improve and optimise the usability of the existing house, in order to improve family life.

Conclusion

The proposed development would be built to a high standard using good quality materials. The design would offer a high quality of amenity to residents. The internal alterations and new layout has been designed to ensure that residents would have a high-quality lighting and outlook, whilst not interfering with the neighbouring amenity.

The residential amenity of adjacent occupiers will be respected, particularly during the construction process. The development will have no impact on the significance of the surrounding assets.

We believe that the proposal is in line with Camden Council guidelines and therefore is considered to preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property.

I look forward to hearing from you. In the meantime, should you require further information or explanation please contact me.

Kind regards,

Sanam Lakh

Architectural Designer