

DESIGN AND ACCESS STATEMENT

PROPOSED AMALGAMATION OF FLATS 1 & 2 INTO A SINGLE 4 BEDROOM FLAT AT 15 BELSIZE SQUARE, BELSIZE PARK, LONDON NW3 4HT

1. Introduction

The Design and Access Statement (DAS) accompanies an application for amalgamation of 2 two-bedroom flats into 1 four bedroom flat at 15 Belsize Square, London NW3 4HT. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this proposal is for a minor addition to an existing house, some aspects such as the social and economic context are of limited applicability.

2. Design Principles and Concepts

15 Belsize Square is a large Victorian town house in the Belsize Conservation Area. The site has an area of 380m². The front of the house is rendered and painted white, while the rear elevation is constructed mostly of brick, with a white-rendered, two-storey high bay. The house is divided into 4 flats, of which Flat 1 occupies the raised ground floor and Flat 2 is on the first floor. The use of the rear garden is divided between the Garden Flat and Flat 1 on the raised ground floor. The upper ground floor and the first floor flats are owned by the same person, who wishes to connect them by an internal staircase and to create one larger, 4-bedroom flat.

The proposal will have minimal effect on neighbouring properties, as it will not change the exterior of the building.

The proposal was discussed with the owners of the garden flat and the second floor flats, who give full support to the proposal.

The access to the property will remain unaltered.