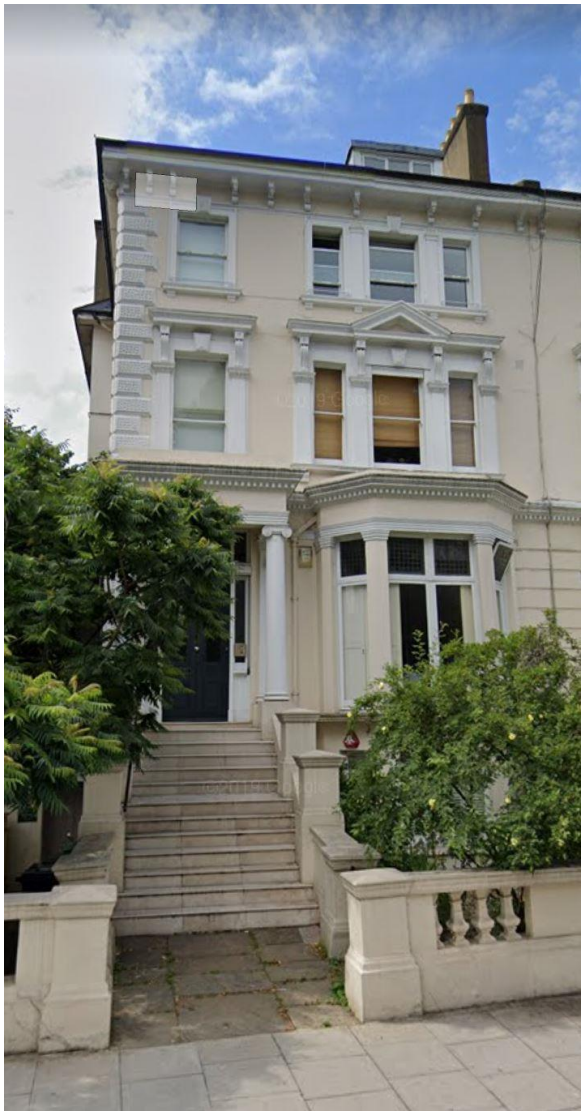
DESIGN & ACCESS STATEMENT
9th August 2020

Planning Application for a single-storey rear extension at the lower ground to Garden Flat, 31 Belsize Park, London, NW3 4DX



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1. Introduction

It is the intention of this statement to be concise and of proportionate length while covering all relevant issues relating to the proposed development at Garden Flat, 31 Belsize Park, London, NW3 4DX.

The site is situated within the Belsize Conservation Area, although the building itself is not statutory or locally listed.

31 Belsize Park is a four-storey (plus loft) semi-detached property currently used as private residential accommodation, containing separate apartments.

2. Scope of Work

Erection of single-storey rear extension at lower ground floor.

3. Use

This property is to be retained as a residential apartment.

4. Scale

Several properties along Belsize Park benefit from rear extensions, in particular, the adjoining property at no. 33.

The proposed rear extension will only moderately affect the existing building mass. My cients have downsized the plans following pre-planning advice so as to comply with the councils requirements.

Single-storey rear extension:

The new single-storey extension is connected to the host building by an inconspicuous rectangular double glazed glass link. The link dimensions are 1.65m(W) x 1.3(D) x 2.8m(H) having been considerably downsized following the initial pre-planning proposal.

Although the pre-planning response from the council considered a triangular glass link option my client and I further explored that option and chose a rectangular link of reduced size.
Importantly, to create an 'only glass structure', the triangular shape was unachievable, due to the sharp corners and could only be constructed with a solid roof construction and skylight. This we felt would look obtrusive and block more of the natural light into the kitchen, than the fully glazed square option.

The proposed lightweight glass square structure is supported by a very slim metal frame. The transparency of the structure does not obstruct the existing original brick building and would not have an impact on the neighbours (see images below).



The proposed modest rear extension would measure 5m(L) x 3.6m(W) x 2.9m(H).
The depth of the extension was reduced in length as recommended by the pre-plnning report to 5m to achieve a more sympathetic addition to the host building. It is shown as a small double bedroom, but will currently serve as self contained office with an ensuite bathroom.

The extension starts from the existing detached fence brick wall, follows to the side and rear by infilling part of the existing patio on the lower ground floor. The extension rises just below the existing ground floor level, while the new flat roof would be a green roof. The outlooks of the neighbouring building would benefit from the green roof appearance.


The sedum green roof proposed would require minimal maintenance.Should additional maintenance be required, the roof can easily be accessed via a ladder.

The modules contain a carefully-selected mixture of flowering sedum varieties, providing year-round greening and also different textures and flowers throughout the summer.
The modules are highly portable and simply clip together, meaning they can be installed much faster than roll-out systems without any specialist landscaping or roofing knowledge. The M-Tray®'s unique design means rainwater gets retained far longer and very little maintenance is required through the seasons.

The flat roof skylight to the new bathroom will be with obscured glazing to keep the privacy and prevent overlooking.

This extension has a gross internal area of 19 m^2 (204.5 sq ft) and 2.7 m^2 (29.06 sq ft) for the glass link at the lower ground floor.

5. Appearance

The extension would be constructed with brickwork to match the host building and would feature modern style aluminium windows and glass link. The newly proposed slim, black painted aluminium windows would be double glazed.
Due to the modest size of the extension dual aspect windows have been proposed to bring in more natural light, which helps enhace the feeling of spaciousness, as well as the connection with the garden.
The new windows and doors and the improved internally insulated external existing/new walls and flat roof will have U-Values to comply with the Building Regulations and to achieve/exceed the thermal and environmental performance of the property.
The design and materials would be of high quality and sensitive to the host building.

The extension would feature a green roof as part of climate-proof construction, would encourage biodiversity in the garden and increase the value of the property.

6. Trees

Following a formal tree survey, (Please find attached seperatley), it was recommended the tree located along the boundary with no.32a to be removed. Due to the continual damage the roots were causing the existing properties (No.s 31 and 32a). Planning permission has been obtained to have the tree removed.
Following the removal of the tree, ground investigation surveys will be arranged. As per the extract from the structural engineers report below:

The ground investigation survey will include a trial pit by the existing garden wall and a trial pit by the existing external wall by the opening /doorway from the kitchen that will be widened.
Sufficient number of window sampling / borehole and testing will be completed to provide recommendation for the existing foundation of building and garden wall as well as foundation and GF slab of the new single storey extension, bearing in mind the existing tree detailed within the attached "20.07.09 Preliminary Structural Comment SH 1 of 2" will be removed prior to the works

commencing.

In summary, the proposed single-storey rear extension introduces a high-quality design that is an appropriate solution to this site situated in a highly attractive location.
Overall, the proposed single-storey rear extension of this site brings significant benefits in terms of the additional space for the family users, house viability, and, improvements to the appearance of the house and would as recommended in our pre-appliaction survey, be supported by the council.