

## **Design and Access Statement**

### **Application Summary**

The proposal covered in this application is for the renovation and extension of 10 Belsize Park Mews. The works will include;

- Demolition of rear dining room, sauna, bathroom and rear first floor terrace
- Single storey, ground floor conservatory extension to replace the above
- Works to the existing roof, including the addition of roof lights
- Moving the first floor terrace to ground floor; creating a seamless relationship between the ground floor living spaces and the outside
- Removal of plastic boards on front and rear façades and replace with white render
- Conversion of garage into a habitable room by the removal of the current door and building an external wall with a window at ground floor
- Addition of small bin store to the front of the property
- Resurfacing of the front demise

### **Design Statement**

- The rear extension will help consolidate the ground floor living spaces, giving them a direct connection to the outside.
- Currently the layout is inefficient, including a sauna that doesn't work and a rear first floor terrace. Access to this terrace is via a spiral stair case that is narrow and difficult to use.
- Moving the terrace also creates more privacy and less overlooking to rear gardens and roof terraces of Daleham Mews (numbers 7 to 9) and Belsize Crescent (13, 15, 17, 19 & 21)
- Conservatory style extension will allow this space to feel part of the garden.
- Three openable roof lights will be added on the flat roof to help with passive cooling in warm summer months.
- The front section of the house is paved using concrete which is in contrast to the rest of the mews. The works will include resurfacing this demise using a similar paving to the rest of the mews.
- Poor quality plastic cladding will be replaced with render creating a visual better quality facade and positive contribution to the conservation area.
- Timber bin and bike store added to front demise to remove clutter from the front demise.

### **Materials**

All the materials involved in the extension of the property shall be consistent with those of the existing property and wider mews.

- The rear extension will be constructed out of structural glass
- Plastic shuttering will be replaced with sections of white render
- Brick sections on the facade will be painted white

### **Access Statement**

Access to the property remains the same, through the front door on Belsize Park Mews.

Internally both spiral stair cases are removed. Access to the rear patio will now be via the ground floor and a new, dog leg stair is used for the main circulation. These alterations create a safer house, with more generous space for movement.

Cladding to be replaced with render



(Fig.A) Photo showing view toward No.10 from Belsize Lane. Red line indicates concrete area to be replaced with similar paving to the rest of the mews.