

## DESIGN AND ACCESS STATEMENT- 20.01.21

---

Flat A, 51 Belsize Park,  
NW3 4EE

Application PP – 09307340

Material alteration to external staircase only from Flat A to the garden.

### INTRO

This is a planning application for 51A Belsize Park – a Victorian, four- storey semi- detached stuccoed villa that was converted into four self- contained apartments in the Late 1980's. My client owns 2 of the flats, the ground floor and the first floor. These are the only 2 flats with access to the garden.

The property is located within the Belsize Park Conservation area, it is not listed,

Our client would like to alter the external staircase that gives access to the garden from Flat A on the first floor- the garden belongs solely to our client. The existing staircase presents a few issues : It is very narrow, the Yorkstone is very slippery and has caused a couple of falls, the handrail is too low, at 75- 85cm height, with very wide spacing of approx. 25cm that a child can fall through. The metalwork is also coming loose in places. In summary in its current state it is a potential hazard.

There is no intention to change the curved decorative handrail outside the bay window, this is more ornamental, and there are similar balustrades along the terrace. The staircase however is a very simple design, with straight iron spindles and handrail. I could not see evidence of other staircases along the terrace, so can only assume that it was installed at a later date in the 1980's when the house was converted into apartments.

The staircase itself is very hidden from neighbours and surrounding overlooking properties due to its discreet location tucked against the boundary wall, and also due to the Trees and Shrubs that screen the rear of the property.

### DESIGN

It is our intention to retain the existing stone staircase, and to work over the top of it, to minimise disruption to the party wall, so it will be kept intact as it is. We would cut off the metal handrail at the point where it joins the curved bay window balustrade.

The new staircase, will be built out of folded steel treads and risers, these will be installed in sections with a stringer and support underneath, without the need to install the staircase in one single unit, that could provide access problems during the install. The weathering steel as it ages develops a natural surface patina that provides long term rust protection and anti-slip properties. We have designed it to be a bit wider at the top and to open out into a curved shape at the bottom, the curve of the balustrade creates an attractive link with the curve of the bay ( please refer to visuals ). The new handrail for the staircase, will be a similar simple design to the existing, constructed from cast iron, with straight spindles. The dimensions will be safer with a minimum height of 900-1100mm and 90mm spacing between the verticals. The underside of the staircase will be filled in to hide the existing stone steps.

Our design intention has been to design a staircase that is more practical and less of a safety hazard, whilst at the same time, creating an attractive new feature that will encourage our client to use her garden more.