



ARCHITECTURE
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NOTES:

Please read this statement in conjunction with the attached drawings, photographs and other documents.

PLANNING

March 2021
DESIGN AND ACCESS STATEMENT

7 Belsize Crescent
First floor flat
London NW3 5QY

**Proposal for first floor access to existing balcony of 7 Belsize Crescent,
Belsize Park NW3.**

March 2021

Design and Access Statement for

Full planning & demolition in a conservation area application

Site Context and Existing Building

7 Belsize Crescent falls within the Belsize Conversation Area, which was designated in 1988. The property is not listed and is one of a terrace of grand 5-storey houses which step up the Crescent curving to meet Lyndhurst Gardens. The properties are set on a lower ground floor and raised ground floor with 3 upper floors. The houses are rendered at lower and upper ground floor with stock brick upper floors and white rendered feature details around windows and cornices.

The terraces of Belsize crescent are all similar in appearance and date from the same period. There have been some minor changes over the years but the appearance is mostly consistent. The properties were built as a single family houses, some still are in single family occupation, although the majority are now converted into self-contained flats. The proposal refers to the first floor flat.

Existing use and accommodation

The existing use is a first floor self-contained flat, part of a 5-storey terraced house.

Proposed works

The intention of the proposed works is to increase the amenity of the property and in doing so to create a better quality accommodation. The proposed works can be summarised as follows:

- New solid doors in place of the low level wall below the main window to the first floor balcony.
- The proposed will not have any impact on the existing appearance of the building and will not be visible from Belsize Crescent.
- The new doors will resemble the external finish of the building in keep with the existing appearance and Conservatio Area guidelines.
- The proposal aims to improve the quality of the existing accommodation easing the access to an existing amenity.

Design

Minor changes are proposed to the front elevation, in keep with the existing appearance. There is an established use of the first floor balcony along Belsize Crescent. The proposal will ease the use of an existing amenity part of the accommodation.

The proposed changes to the internal layout improve the amenity of the property, making it appropriate to the needs of families today.

Access

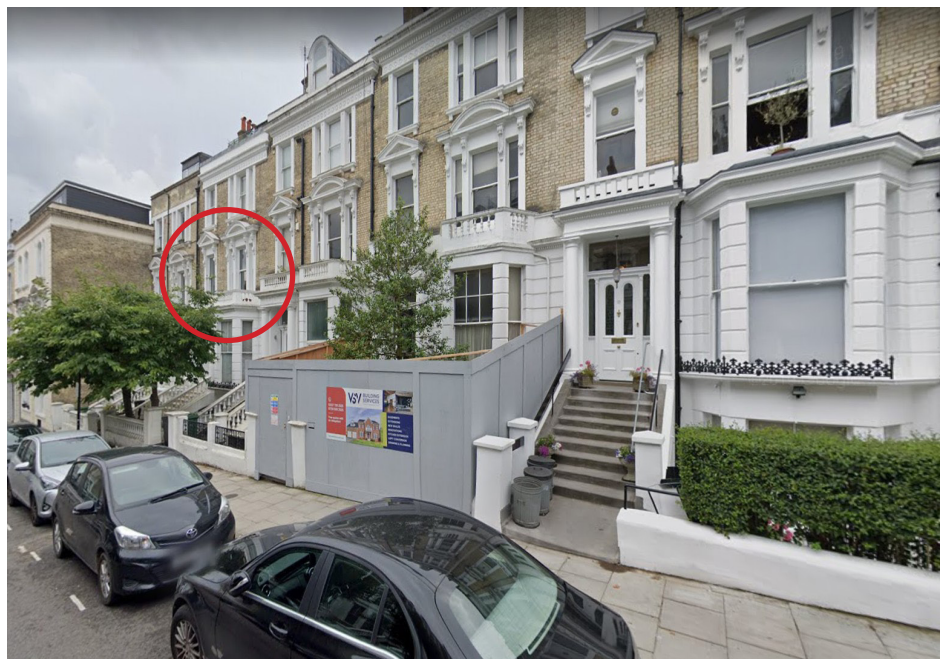
There is no alteration to the existing arrangements from the public highway. The proposed changes to the first floor will not make worse the existing access arrangements.

Summary

- The proposal is for high-quality works using durable materials;
- The minor alterations proposed will improve the amenity of the property while not materially affecting neighbouring properties;
- The proposed design approach has taken full account of the form and character of the existing building and its neighbours and is not out of keeping with the area;



7 Belsize Crescent, front elevation.
(view from North).



7 Belsize Crescent, front elevation.
(view from in front of 13 Belsize Crescent).



7 Belsize Crescent, front elevation.
(view from the north side Belsize Village).



7 Belsize Crescent, front elevation.
(view from in front of 11 Belsize Crescent).



7 Belsize Crescent, front elevation.
(view from in front of 17 Belsize Crescent).



7 Belsize Crescent, front elevation.
(general view from the top part of the Crescent).



7 Belsize Crescent, front elevation.
(general view from the bottom part of the Crescent).