DESIGN AND ACCESS STATEMENT

38A BELSIZE GROVE

LONDON

NW3 4TR

**PP-10007760**

**The Property:**

This is a self-contained Lower Ground Floor flat with its own entrance from the front garden and with a separated rear garden.

The apartment currently has a Bedroom and large Sitting Room/Dining Room.

A full-width extension was added some years ago and this has wide windows opening onto the back garden. This structure supports a balcony deck for the Upper Ground Floor apartment. There is a store room that is accessed from the garden.

Although this is a Grade II Listed Building, there are no significant original features surviving in the apartment.

**The Proposal:**

This Application concerns an addition to the rear of the property and internal alterations to improve the living space.

The rear extension will cover an area running the full width of the property between the established boundaries including the open Planter area. The new structure will project outwards 2.25 Mt although there is a central area that will be set in 1.0 Mt. The development will incorporate the existing store room.

A projecting bay window will be installed at the back of the new Sitting Room/Kitchen.

The extension will have a flat green roof with one skylight with obscure glass.

Internally, there will be a number of alterations with the kitchen moved to a new location near the garden and two additional bedrooms.

The Hall will be widened and the floor will be lowered over the rear area of the apartment.

**Context and Local Impact:**

The proposed extension will have little impact on the neighbourhood. The height of the new extension will not interfere with the garden view from the Upper Ground Floor apartment and the green roof will further lessen any visual impact.

There will be a modest increase in height to the garden wall on the boundary of No. 36.

The internal alterations will be a considerable improvement in the use of space by creating two additional bedrooms and creating a more convenient living area for the combined Sitting Room/Kitchen.

There will be garden access from the Kitchen area and from the new rear Bedroom.

Because there are no significant original features, these alterations will have no significant impact on the Listed Building.

**Access:**

Access to this flat will remain with the existing front door.

CEDC

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