

DESIGN, ACCESS & HERITAGE STATEMENT

11 Elizabeth Mews London NW3 4TL

The application site comprises a three-storey single dwelling that occupies a corner site adjacent a small courtyard on the northwest side of Elizabeth Mews. The private dwelling is the sole original building within the terrace, the mews buildings to the southwest being brick-built post-war replacements.

The site is located within the Belsize Park Conservation Area and since 2010 has been subject of an article 4 Direction, which removes most permitted development rights. The building is not listed or within the vicinity of a listed building.

Elizabeth Mews forms part of the Belsize conservation area and is an important feature of the area's development and history. The mews was associated with the shops in Elizabeth Terrace and provided stabling and accommodation for carriage drivers. The mews is characterised by two storey buildings in London stock brick, which contributes positively to the appearance. A number of these surrounding buildings have upvc windows and doors, differing garage doors and modern roof lights to the top of the buildings.

Previous Planning Applications

There have been a number of planning applications to the property over the years none of which are particularly relevant to this application

The Proposal

A Proposed Glazed Extension to the roof terrace at the front of the building

Design

The proposed glazed extension is to be a modest size of 3m projection, 3.55m width and located to the front of the property at second floor level. The eaves and ridge height are also modest at 2.3m and 2.6m respectively, these are measured from the floor level of the existing terrace. The proposed use of extension will be a sunroom/sitting room.

The floor level will match the property and the low 'wall' will actually be timber framed with external cladding. The proposed frames will be anthracite grey aluminium. The roof will be mono pitched with glass. The proposed extension is set back from the front and side edge of the existing roof terrace, so it becomes difficult to see from the street. The design of the proposed blends in with the original building and has no effect on its significance. The use of aluminium or 'metal' is often the preferred choice of material within a conservation area as opposed to upvc.

As the proposed extension is to the front of the property but at second floor level, the extension being set back will have little impact and will preserve the character and appearance of host building and the surrounding conservation area.

The existing terrace is also large enough to accommodate the proposed extension without resulting in a cramped or overdeveloped site; and we feel the height, scale, form and design of the extension is in keeping with the scale and character of the original property and the sites wider setting and location within the area. There are other conservatories, single storey extensions within the area and nearby properties and this extension does not adversely affect the character of the area or the host building itself. As the proposed extension does not appear disproportionate or to have an

adverse impact on the host building or surrounding area, we believe this will have a neutral effect overall.

We believe the proposed extension will have no historical significance, no cultural significance, and no archaeological significance.

In this case we consider the extension is a modest size and a minor development in scope that the character of the original building will not be challenged or compromised. The effect will not be highly visible from the wider setting. On this basis we consider that the proposal accords with local and national policy. The proposal does not amount to a substantial alteration or extension which would adversely affect the character or appearance of the building or conservation area.

ACCESS

The access from the property will remain. The external doors will have a low threshold to reduce the step over. Access during construction is solely from the applicant's property.