

Planning Statement

Context

This application relates to a site at the rear of 5 Belsize Place. Previously the site contained ten existing single car garages and parking spaces. The majority of the garages has now been removed following approved application 2016/6708/P, leaving garages for only 4 cars to the north east of the site. The remaining garages have since been refurbished to match the character of the conservation area and brick of the redevelopment of No 5 Belsize Road.

Proposal

Scale

The proposal is to build a garden room in roughly the same scale and extent as around three of original garages/parking space that were initially on this site. The height will match the existing garages on site at around 3 meters, whilst significantly more the 50% of the garden space will remain as open space.

Materiality and appearance

The materiality of the structure will continue the use of brickwork to match the character of the Conservation Area. The proposed bricks are to be similar to those used in the redevelopment of no.5 Belsize Place and adjacent refurbished garages (Weinerberger Marziale bricks). Large areas of glazing reduce the perception of the massing of the structure and allow for south western sunlight to permeate through to the garden room.

The new structure will have a green roof to improve the prospect from the surrounding residential area and providing an improvement in terms of rainwater run-off from the roofs.

Access

Level Access from the garden at 5 Belsize place will be provided to the one storey structure.

