A L E Z

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18 Belsize Road, NW6 4RD, London

DESIGN & ACCESS STATEMENT

Rear and side ground floor extensions, new roof lights to the existing flat roof , and alterations to the front ground floor window

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Article 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015

This DAS and application deals with all of the outstanding details of the outline approved application, including:

- **Appearance** - aspects of a building or place which affect the way it looks, including the exterior of the development
- **Access** - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site
- **Landscaping** - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen
- **Layout** - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development
- **Mass and Scale** - includes information on the size of the development, including the height, width and length of each proposed building

1 INTRODUCTION

1.1 - Introduction

ALEZ Architects have been instructed to prepare a planning application for the Rear and side Ground Floor extensions at **18 Belsize Road NW6 4RD.**

This Design and Access Statement has been prepared to support the Planning Application. It provides an explanation of the proposed scheme, evaluated against the constraints of the site, location, and against all relevant local and national planning policies.

Our client is keen to improve the existing semi-detached house and to construct a high-quality house extension that enhances the character and appearance of the area and provides environmental improvements through its increased sustainability.

This document should be read in conjunction with the supporting Architects' Drawings.

1.2 - Design & Access Statement Methodology:

This document follows the guidance from CABE's 'Design and Access Statements: How to read and use them' (2006) and Part 2, Article 8 of the Town and Country Planning (Development Management Procedure)(England) Order 2010.

2. PLANNING

2.1 – Relevant Planning History

-Nº16 Belsize Road: - 2011/5301/P Construction of a single storey rear extension (Granted).

-Nº14 Belsize Road: - 2018/3652/P Construction of a single storey rear extension (Granted).

-Nº20 Belsize Road: Construction of a single storey rear extension and small side extension - No formal planning permission for this development was found.

2.2 – Relevant Planning policies

-National Planning Policy Framework NPPF (2019)

-Local Plan 2017

-Policy A1 Managing Impact of the development
-Policy D1 Design
-Policy CC1 Climate change mitigation

-Amenity CPG Jan 2021

-Design CPG Jan 2021

-Home Improvements CPG Jan 2021

3. THE SITE AND ITS CONTEXT

3.1 – The site

The site is at **18 Belsize Road NW6 4RD.**

- The site is not in a Conservation Area

- The site is not in a Flood Risk Zone.

- There are no listed buildings or National Heritage properties on, close to, or connected with the site.

- Tree Preservation Orders: There are no TPOs relating to the site and proposed works.

-The site is not in an Area of Outstanding Natural Beauty and is not a Site of Special Scientific Interest.

3.2 – Context

The site is located at 18, Belsize Road, London NW6 4RD. It is currently in use as a semi-detached single-family dwelling with front and rear gardens, and with a parking area in the front garden. The property forms part of a terrace of similar houses.

The property sits on Belsize Road, a predominantly residential area.

18, Belsize Road is within a group comprising numbers 4 to 34a, a terrace sub-divided into five blocks of terraced houses. 18, Belsize Road is at the end of one of these blocks: numbers 12 to 18.

Aerial image numbers 4 to 34 Belsize Road

The property is a two-storey, terraced Edwardian-style house which was most probably built after the 1960s. Access to the house is from Belsize Road, and there is also a side access passage that leads directly to the rear garden.

Front facade nº18 Belsize Road

Various types of extensions have been added within the terrace, including side extensions and ground-floor rear extensions.

Aerial image nos. 4 to 34a Belsize Road

Aerial image rear and side extensions at Belsize Road

Party wall with nº20

Party wall with nº16

4 . DESIGN

The design, massing and materials of the new extension have been developed with close consideration of the site and its context. A rigorous assessment of the site has been undertaken to establish a proposal suited to its surroundings. The following points aim to describe the design process and the reasoning behind the important design decisions.

4.1 – Scale, Form and Massing

The new Ground floor extensions are consistent with the overall ¨front and rear landscape¨ in terms of scale, bulk and mass.

The proposed ground-floor side extension would be visible from the main street. nº 30a, nº 32 or nº34a have added similar extensions, and it can be seen that the impact is negligible. The proposed new window and brick would match the existing elements, and the proposed new window head height, width, casement pattern and material would match the existing entrance door. The proportions, scale, appearance, and character would thus be retained and would be fully in harmony with the existing design.

The additional massing is proportionate in relation to the overall massing of the front façade. The side extension runs along the existing side passage, and there is already a 1.7 m high brick wall between nº20 and nº18; both properties are semi-detached.

Side extensions at nº 30a and nº32 at Belsize Road

Side extensions at nº 34a Belsize Road

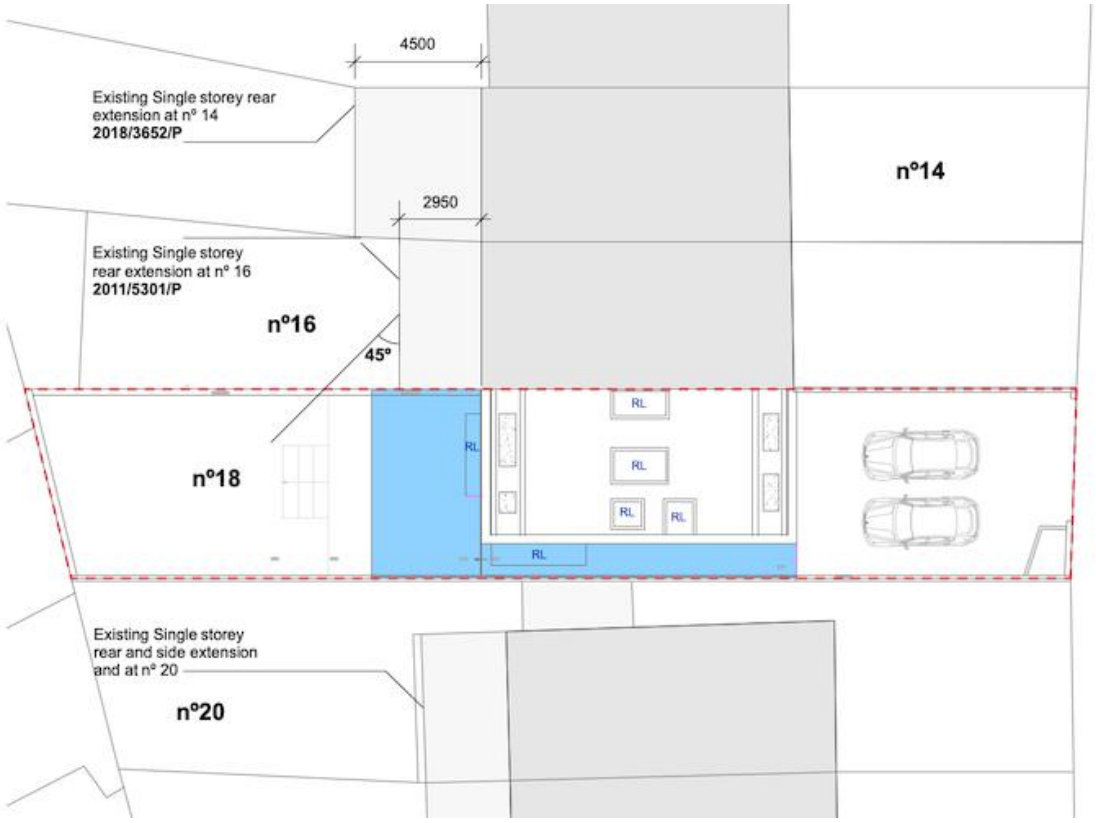
Proposed front elevation, showing proposed side extension in blue

The ground-floor rear extension would not be visible within the street scene. There are many rear extensions along the rear of the terrace, of various designs. Examples are those at nº16 (adjoining), which extends 3m towards the garden, nº20 (adjoining semi-detached), which seems to be 3 m long or more, and where no formal application was found, and nº14, which is 4.5m long and 3.2m high.

A deliberate effort has been made to ensure that the massing of the proposed rear and side extensions have a negligible impact on the host building appearance and on mitigating the risks of overshadowing, loss of privacy, natural light or views in adjacent properties.

We propose a full-width (boundary to boundary) rear extension which is 3m high and extends for 4m towards the garden. The building level at nº20 is slightly lower than at nº18, which could have produced a risk of overshadowing from the proposed extension, but the proposed side wall, which is an upward continuation of the existing boundary brick wall, faces south-west, so this wall would never throw a shadow onto the adjoining nº20. We therefore believe that there would be no effect on the neighbour´s comfort or amount of daylight.

The adjoining property, nº 16, has an existing ground-floor extension which projects 3m towards the rear, and a garden construction, both additions having been approved in application REF 2018/3652P. The proposed extension at no.18 projects one more metre towards the rear but has a negligible impact in terms of lose of amenity, and the 45º rule has been observed, as can be seen below.



Block Plan, proposed extensions in blue

4.3 – Appearance & Proposed Materials

The Ground floor side and Rear extensions front and sides will be built in Brick to match existing, a different tone of brick will be used on the rear extension garden façade.

The extensions have been designed with awareness of the existing surroundings and landscape, yet at the same time creating something unique and with a contemporary style. The proposal attempts to reflect those principles in its overall scale, massing and use of materials.

-Proposed Materials

-Rear Extension and side Roof: Dark Grey EPDM or GRP

-External Walls Rear Extension rear Façade : Brick

-External Walls Rear and side Extension: Brick to match existing

-Glazed doors rear: PPC Aluminum

-Side extension´s window(facing front) : To match existing

5 . ACCESS

Main Access to the site from the road remains as existing, the existing side passage access from the front garden and parking area will be blocked with the proposed side extension

6. CONCLUSION

- The proposal would not have a substantial impact on the amenity of the adjoining occupiers or on the appearance of the street.

-The high-quality design, the detailed consideration given to the proposal as a whole and the appropriate scale, massing, height and use of materials for the proposed extensions will ensure that the highest form of development is produced in accordance with the National Planning Policy Framework and the local plan. The proposal would be acceptable in relation to the scale and character of the area, the locality and the street scene.

-There would be no adverse impact on the amenity and living conditions of future occupiers or neighbours.

- The interior spaces have adequate daylight, sunlight, and good outlook on, and relationship with the rear garden.

-The proposal respects the appearance, materials and scale bulk proportions of the original building and its surroundings.

-The proposal will create more usable space and improve the amenity of the occupiers

-The proposal would upgrade the whole property to current comfort and saving energy standards.