

23/01/23

REV.00

Design and Access Statement

REPLACEMENT OF GARDEN FLAT WINDOWS ON FRONT AND SIDE ELEVATIONS. CHANGES TO HARD LANDSCAPING INCLUDING NEW STEPS TO ACCESS LOWER GARDEN, NEW PLANTERS, NEW DOOR TO THE SIDE PASSAGE ARCHWALL AND ASSOCIATED CANOPY, NEW PRIVACY SCREEN ON TOP OF EXISTING DWARF PARTY WALL BETWEEN NO.27 AND 28.

Garden Flat
27 Belsize park
London
NW3 4DU

Introduction

This statement has been prepared in support of a planning application for garden flat, 27 Belsize Park. Planning permission is sought for changes to garden flat windows on the front and side elevations and changes to hard landscaping including new steps to access lower garden, new planters, new door the side passage arch wall and associated canopy, new privacy screen on top of existing dwarf party wall between no.27 and no.28.

The proposals have been noted in this document and the attached drawings. The main changes to the proposal are minor and relate to improvements in windows layout and front garden hard landscaping work. The proposed scheme will still have a positive contribution to users of the building and to surrounding areas whilst barely visible from the street (partly because of the vegetation acting as a privacy screen).

Part of the components of this application have been approved in a previous application (ref. 2019/5632/P). This application seek approval for further external changes as well as alternative windows layout.

The Design Component

On the side elevation:

The existing side window would be replaced in the same location for a tilt and turn similar one in size.

The second existing window, smaller in size would be relocated behind the external separation wall marking the entrance to the private passage to access the garden flat entrance door. Its size will match the first side window for consistency with a tilt and turn operation system.

The door and associated canopy previously located in the second arch wall in the side access passage will be removed and replaced for a new door and canopy, similar in style in the first arch wall.

New planters are proposed along the party wall with no.28 Belsize Park in that same side passage.

On the front elevation and garden landscape:

The existing central front bay window would be replaced like for like without glazing bars. The existing lower garden would be pushed forward towards the front of the property slightly and new hard landscaping steps are added on the side to access it as well as planters on its edges.

All windows and doors will be in keeping with the building style (Conservation area) and all changes would be barely visible from the street due to the existing vegetation in the front garden acting as a privacy screen as well as the external side wall, marking the passage on the side of the property and hiding the windows and doors changes to the side elevation from most angles.

The proposal also involve the addition of a timber privacy screen at the front between no.27 and no.28 behind the bin area to a total height of 1.8m (1.2m privacy screen on 0.6m existing dwarf wall between properties)

Layout

Minor alterations (approved in previous application) to the internal layout are proposed which will not affect the external appearance of the building except for the previously mentioned windows and door. No extension is proposed for the front or side elevations and therefore open space, routes (private and public) or change in the buildings orientation will not affect the surrounding development.

Scale

The proposal seeks minor alterations to the existing fenestration. The new design is very similar in scale to the existing.

Landscaping

Landscaping within the curtilage of the property will be barely affected. The existing lower garden in front of the bay window has been shifted slightly towards the front of the property although less than in the previously granted planning application.

Appearance

The external appearance of the property will only have minor amendments. The windows and doors are to be double glazed and executed in a way that will match the existing appearance.

The Access Component

Due to the nature of the proposal the existing access will have minor changes, only moving the side passage door from the second arch wall to the first, protecting Flat 1 side passage as well (please note both properties – Flat 1 and 2 – which depend on the access to the side passage belong to the applicant).