

34a Belmont Road
DESIGN & ACCESS STATEMENT
JULY 2024

This design and access statement supports a Full Planning Application for 34 Belmont Road and should be read in conjunction with the attached application forms and drawings.

The proposed works are for a single-storey rear extension.



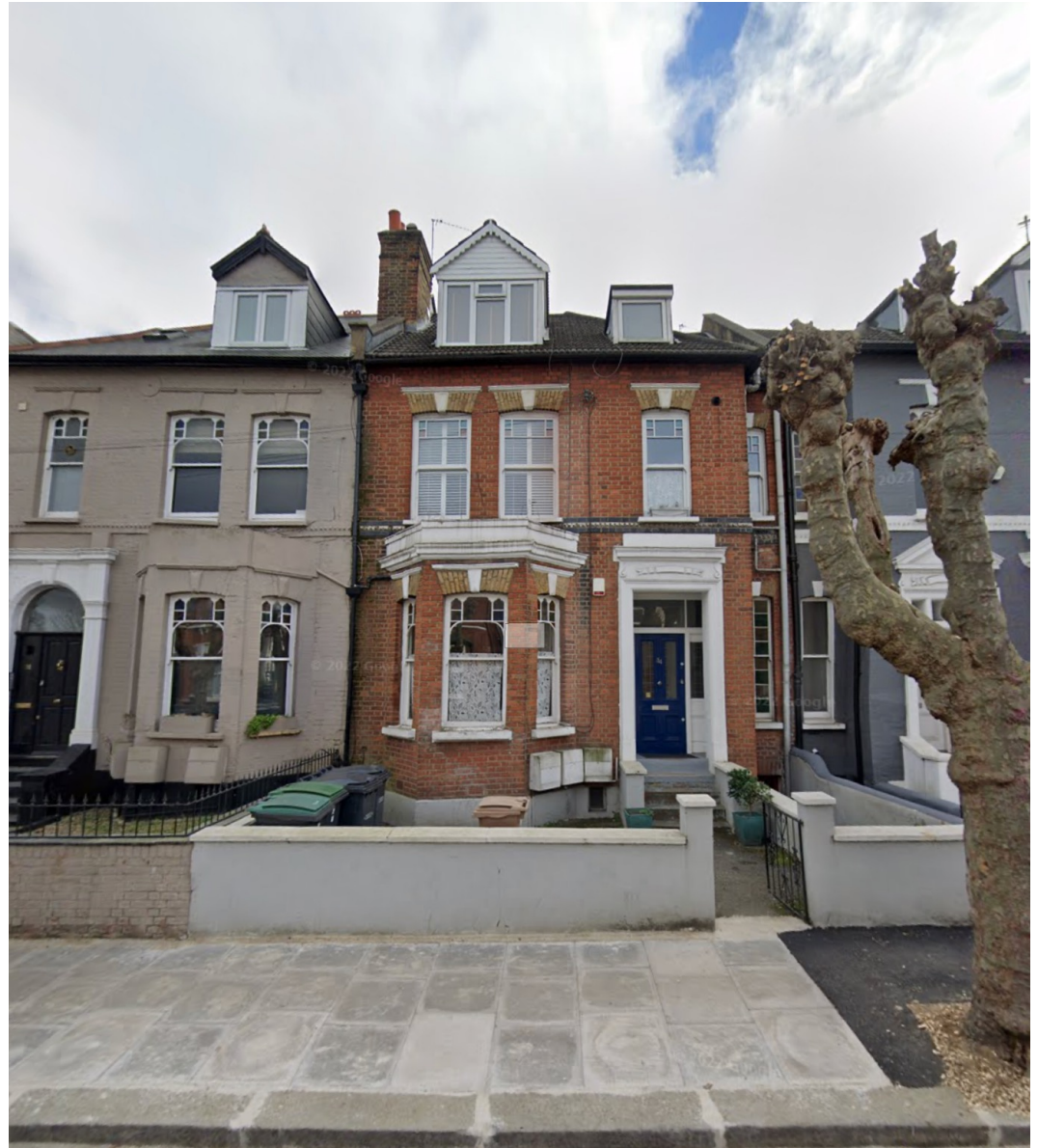
1. Aerial view

Existing Building & Setting

34 Belmont Road is a large terraced property dating from the late 1800s.

Belmont Road is a busy, broad avenue characterized by large terraced houses with shared tiled, pitched roofs. The properties consistently have generous front and rear gardens that afford various types of side and rear extensions comfortably.

The application site is not listed, nor is it within a conservation area.



Front elevation

Planning history

In 1979, application **OLD/1979/0920** granted permission for conversion of the property into three flats on the ground floor, first floor and second floor respectively. This arrangement has remained unaltered. The freehold of the flat is owned by a separate third party.

It is likely that the existing rear extension was added as part of this application however as it is around 40 years old, it is of very poor quality.

The majority of properties in the terrace include rear extensions. In addition, applications have recently been approved to the adjoining No36 (**HGY/2023/1115**) and No 38 (**HGY/2024/0953**).



Rear elevation

Proposals

The proposed works comprise renovation and extension of the existing rear extension of the ground floor flat. This would allow for a larger living, kitchen and dining space, and for a second bathroom. This would add approximately 10m² internal space to the existing 79m².

The architectural style of the extension would be sympathetic to the existing house in red stock brick but using stacked brick bond. The roof level will remain similar to the existing but with a raised parapet to give greater order to the rear elevation. The extension would remain subservient to the main house.

The extension would have minimal impact on neighbouring properties. To the south, the property adjoins an access stair from the first floor flat of No 32. To the North, the ground floor is already predominantly shaded by the existing extension and party wall. Any impact would be further reduced should the approved extension to No 36 be built.

Access to the property will remain unchanged



Proposed rear elevation