

2214, 58 and 59 Hillfield Court, Belsize avenue, London NW3 4BG
Design and Access Statement, reinstatement
By Atelier EURA
Rev 1 26.8.23 postcode updated
Rev2 29.8.23 basement description added

DESIGN AND ACCESS STATEMENT

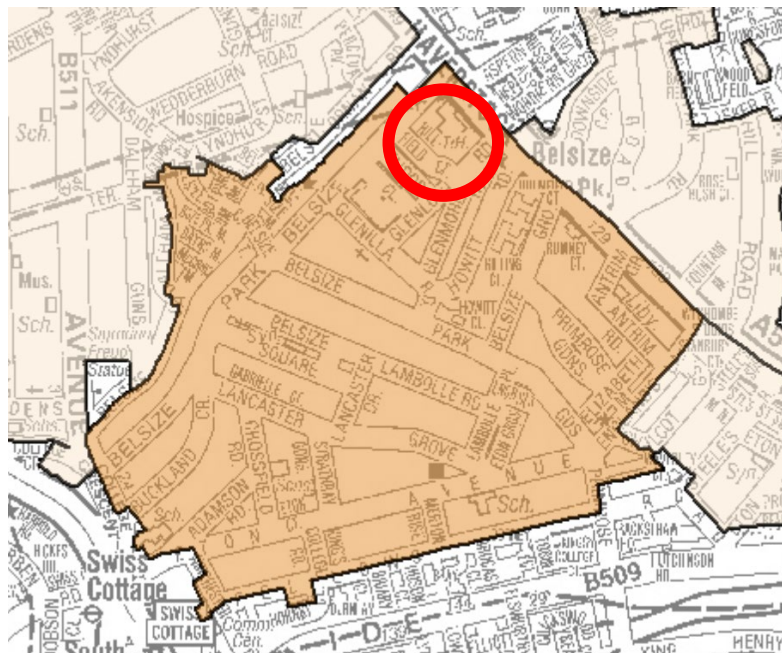
Reinstatement of two separate apartments in a 1930s block by blocking connecting door.



Location:

With a PTAL of 4, the amalgamated property is based on the second floor of a residential building located in the Belsize Conservation Area (Camden). Close to the amenities around Belsize Park tube station and near those of Belsize Village, South End Green and Hampstead, the property is located on the second floor of a in a 6-storey (ground floor + 5 floors) art deco building. The two side buildings have basements underneath and the building where the amalgamated property, at the rear, is has an adjacent building at basement level where the tanks and heating system as well as porter rooms are located.

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(Belsize Park conservation map, Camden)

The U-shape purpose built art deco residential mansion block that was built in 1934 between Belsize Avenue and Glenloch Road and was named after the house that once occupied the site and it was one of three mansion blocks forming part of a development owned by Hillfield Estates and designer by architect Thomas Bennet, who also designed the Waitrose building in nearby Finchley Road.

The façade is predominantly red brick with some horizontal stucco bands highlighting the balconies as well as the top of the bay window stacks. The windows are white as are the spandrel panels between the windows in the stacks.

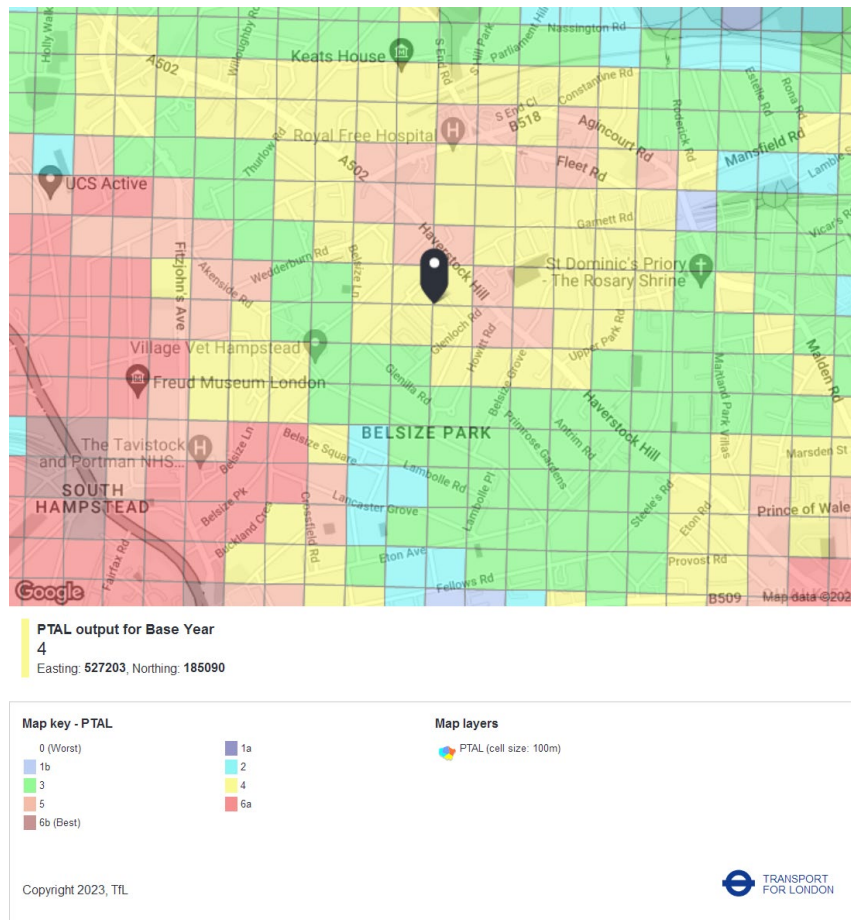
The building has been refurbished over the years and the designs of the spandrel panels of each individual stack differ as do the crittal window sections. Nevertheless, we have found that they match within each continuous stack which, together with our technical research, seems to confirm that the upgrading of the components within a stack needs to be done at once and hence we are not proposing this as part of this application

Building Access

Travel

The building can be reached on foot or by public transport with the 268, c11 and 168 buses stopping nearby (less than 200m), Belsize park underground station (northern line) being 211m away and Hampstead Heath (overground) 930m away

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Approach

The approach to the building, from the street, is via a set of steps from a central lobby, something quite typical in mansion buildings of this period.

Within the building there is a staircase providing access to and from the front and rear of the building as well as a lift providing access from the main reception area to the two apartments.

Because the connection was limited to the creation of a door connecting the properties, the apartments have retained the original separate entrances and have separate utilities feeds.

Circulation (Internal)

The corridors within the apartment, because of the nature of the building (a mansion block), still comply with accessibility requirements within current building regulations.

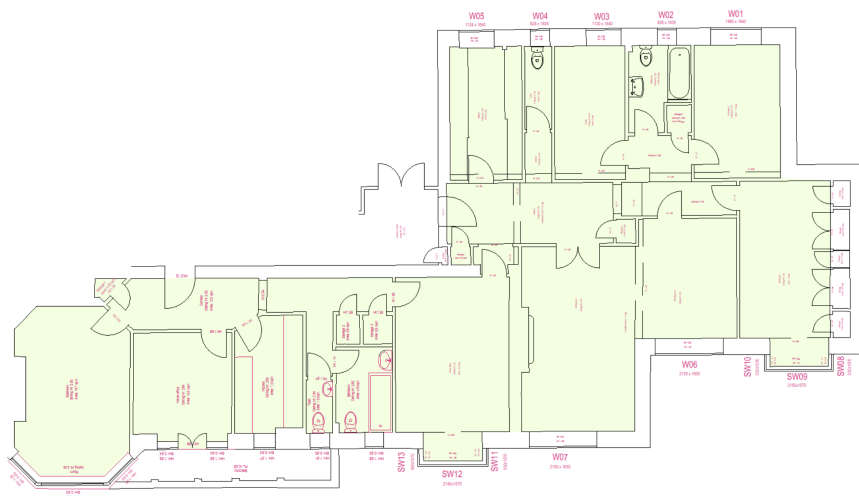
Proposal:

This is an application to reinstate the two properties as once were (and as far as the land registry still are) and will have no impact on the external appearance of the apartments.

The amalgamated property became such overtime, and it has been the family home since the sixties. This application aims are reverting it back to meet the current needs of the family.

The amalgamated apartment is 183.3 sqm meters

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Existing
 Amalgamated apartment (183.3 sqm meters)

(Apartment 58)		Apartment 59	
Room type	area	Room type	area
Bedroom (2p)	16.7	Home office	18.3
Storage 1	0.45	Corridor	18
Corridor	12.5	Storage1	0.45
Home office	10.2	Kitchen	9
Terrace	6	Wc	2
Kitchenette	7.2	Storage 2	0.5
Toilet	1.5	Living room	31
bathroom	4.6	Storage 3	0.65
Storage 2	0.6	Study	9
Storage 3	0.8	Bathroom	4.5
		Bedroom 2 (2p)	11.5
		Bedroom 1 (2p)	15
		Storage	2.4
Habitable rooms	3	Habitable rooms	6

The resulting properties after the reinstatement are:

Apartment 58: a 57 sqm 1 bedroom apartment (cream below)
 Apartment 59: a 126 sqm 2-bedroom apartment (pink below)

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Proposed

Apartment 58 (57 sqm)

Apartment 59 (126 sqm)

Room type	area	Room type	area
Bedroom (2p)	16.7	Home office	18
Storage 1	0.45	Corridor	17
Corridor	12.5	Storage1	0.45
Living room	10.2	Kitchen	13
Terrace	6	Storage 2	0.5
Kitchen	7.2	Living room	31
Toilet	1.5	Storage 3	0.65
bathroom	4.6	Bathroom + utility	9
Storage 2	0.6	Shower room	4.5
Storage 3	0.8	Bedroom (2p)	11.5
		Bedroom 1 (2p)	15
		Storage	3
Habitable rooms	3	Habitable rooms	5

Because of the period when the mansion block was built, the internal spaces meet with amplitude the minimum standards as set in the Technical Housing Standards (Space standards) including the ceiling heights.

Separating wall (existing)

Apartment 59 (the large one) and the one below it, have an uncommon plan for the building given that the wall separating them from the adjacent property is located between the bathroom of 58 and the home office of 59 (a solid blockwork wall) rather than the more substantial one between the home office and living room of 59.

This application is to reinstate the original plan by blocking the connecting doorway using 100mm blocks laid on the slab. In addition to this and to provide suitable acoustic separation, we will line the wall on the home office side (apartment 59)

Fire:

Refer to the fire engineer's Draft Fire Statement.

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Environmental and Sustainability Refer to separate document