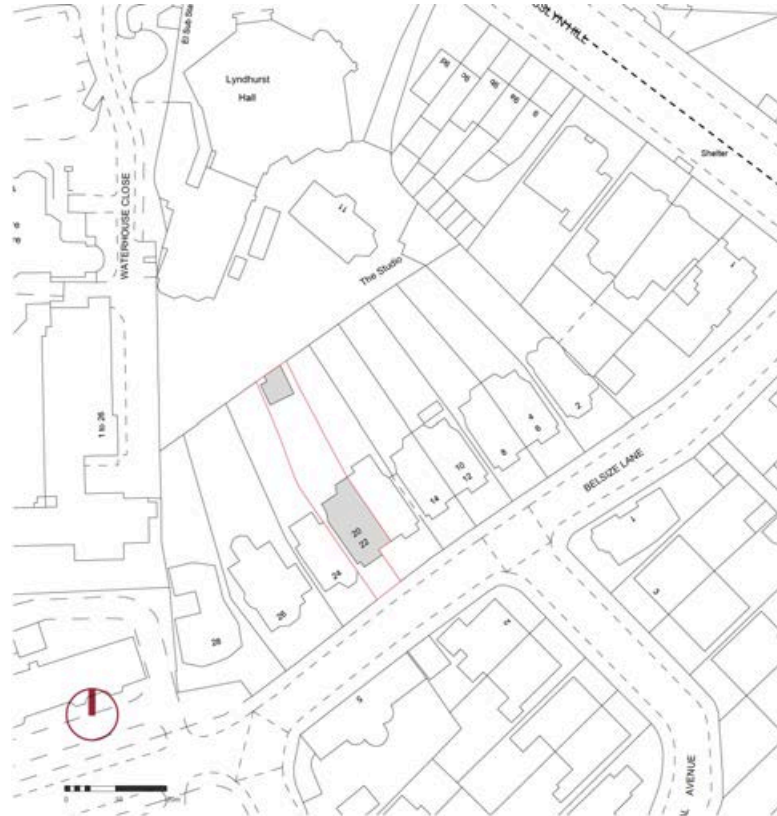


22 Belsize Lane NW3 5AB



Design and Access Statement



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2. Background: Local area, existing site description, planning history & planning pre-application
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1. Introduction

This is a Householder planning application in Fitzjohns Netherhall Conservation Area. The existing property is a red brick semi detached four storey house composed by lower ground floor, (upper) ground floor, first and second floor.

The house is at present divided into 3 flats. This proposal is for lower ground and upper ground floor maisonette that are part of a single flat. The proposal is for internal alterations of the general arrangements to enhance the connections between the different spaces and accommodate for the requirements of the new owners (a family of three).

The proposal is for the replacement of existing single storey extension at lower ground level and associated alterations to rear elevation including installation of external stairs. Alterations to façade and roof of existing outbuilding facing main building.

This report should be read in conjunction with the following drawings:

- 00 INDEX LOCATION PLAN and description of proposed alterations.
- 01 EX.P.UG-50 MAIN BUILDING (EXISTING) - UPPER GROUND FLOOR plan
- 02 EX.P.LG-50 MAIN BUILDING (EXISTING) – LOWER GROUND FLOOR plan
- 03 PP.P.UG-50 MAIN BUILDING (PROPOSED) - UPPER GROUND FLOOR plan
- 04 PP.P.LG-50 MAIN BUILDING (PROPOSED) - LOWER GROUND FLOOR plan
- 05 EP.EL.N-PH REAR EXTENSION (EXISTING / PROPOSED) – NORTH ELEVATION Photomontage
- 06 EL.EP N 50 REAR EXTENSION (EXISTING / PROPOSED) – NORTH ELEVATION
- 07 EP.ELW-50 REAR EXTENSION (EXISTING / PROPOSED) SIDE ELEVATION
- 08 EP.XT.S-50 MAIN BUILDING (EXISTING / PROPOSED) – SECTION
- 09 EE.OU-50 OUTBUILDING (EXISTING) PLAN, ROOF PLAN, FRONT ELEVATION, SECTION
- 10 PP.OU-50 OUTBUILDING (PROPOSED) PLAN, ROOF PLAN, FRONT ELEVATION, SECTION



22 Belsize Lane, front facade

2. Background

The property is not listed but is within the Fitzjohns Netherhall Conservation Area.

The Conservation Area sits on the southern slopes of Hampstead between Rosslyn Hill and Finchley Road, below the sandy hills of the village and Heath. The street layout is dominated by Fitzjohns Avenue running through the centre and the parallel streets to the east and west of it. Finchley Road and Hampstead High Street / Rosslyn Hill form the west and the east boundaries, with large houses with generous gardens surrounded by the denser areas of Hampstead Village, Belsize Village and Finchley Road.

– Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan 2021

Belsize Lane comprises a mixture of 19th Century residential blocks and houses, mainly 3-5 storey and a mix of period architectural styles. Even though this street like in many within the conservation area is architecturally diverse, there are key common architectural materials that represent the local vernacular such as: red brick and London yellow bricks, plain clay tiles (dark grey or red) and terracotta detailing.

Existing site description

The property is located on the north side of Belsize Lane, close to the junction with Percival Avenue.

The property is a red brick semi-detached four storey house built between 1860-1880. No.22 is divided, at present, into 3 flats situated on the ground floor, (upper) ground floor, first and second floor. This proposal is for lower ground and upper ground floor maisonette that are part of a single flat.

Consultations with Planning and neighbours

Pre-planning advice has been sought and obtained from Camden Council (2023/3300/PRE). Neighbours at 20 and 21 Belsize Lane have also been consulted about the proposed alterations.

Planning history

2012/4103/P – Erection of a single storey garden studio and re-landscaping of rear garden and erection of new timber fence on both boundary sides of residential maisonette (Class C3). Granted 02/10/2012.

2012/4102/P - The erection of bin store, alteration of railing to main stairway, boundary alterations and landscaping to front garden (Class C3). Granted 08/10/2012.

2012/2288/P - Erection of a single storey rear extension at lower ground floor level including roof terrace and associated glazed balustrade, access staircase plus lean-to extension with rooflight above to lower ground floor level, new French doors as replacement for existing window and replacement refuse storage at front garden to residential maisonette (Class C3). Granted 26/06/2012.

Planning pre-application

2023/3300/PRE:

pre-planning application enquiry for “Proposed Alteration at 22 Belsize Lane, London, NW3 5AB.”

25/10/2023

Amendments suggested by duty planner within the communication dated 25/10/2023 being as follows:

When submitting a full planning application, care should be taken to ensure that the materiality and design choices (such as colour) are fully justified to ensure that it is clear that the proposal would preserve or enhance the character and appearance of the building and conservation area.

Since the pre-planning advice the material palette for the alteration of the rear extension has been further developed with the inclusion of red glazed ceramic cladding, making reference to the materials and colour of the facade of the nearby Belsize Park Underground Station and the red bricks used in the construction of 22 Belsize Lane and the adjacent buildings. Please see details of the proposed materials and colours for the rear extension on drawings:

05 EP.EL.N-PH REAR EXTENSION (EXISTING / PROPOSED) – NORTH ELEVATION Photomontage

06 EL.EP N 50 REAR EXTENSION (EXISTING / PROPOSED) – NORTH ELEVATION

07 EP.ELW-50 REAR EXTENSION (EXISTING / PROPOSED) – SIDE/WEST ELEVATION

3. Related policies

- Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan 2021/22 .
- London Plan (2021)
- National Design Guide 2019 (In reference to the National Planning Policy Framework 2021)
- National Planning Policy Framework (2023)

The London Borough of Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- CC3 Water and flooding

Camden Planning Guidance

- CPG Amenity (Jan 2021)
- CPG Design (Jan 2021)
- CPG Home improvements (Jan 2021)
- CPG Water and flooding (2019)

4. Design Statement

Our approach acknowledges the local history, present character of the Fitzjohns Netherhall Conservation Area. The design is contemporary and is intended to complement the diverse character of the Fitzjohns Netherhall Conservation Area and the wider Belsize area, which include grand period houses coupled with modern additions.

The new iteration of the extension references the main volume of the house with striking red late-Victorian flair. The late 19th and early 20th centuries saw red architectural landmarks define the landscape of the Belsize area, most notably the iconic, red-glazed tiles at Lesley Green's 1907 Belsize Park tube station, with its characteristic 'ox-blood' ceramic facade.

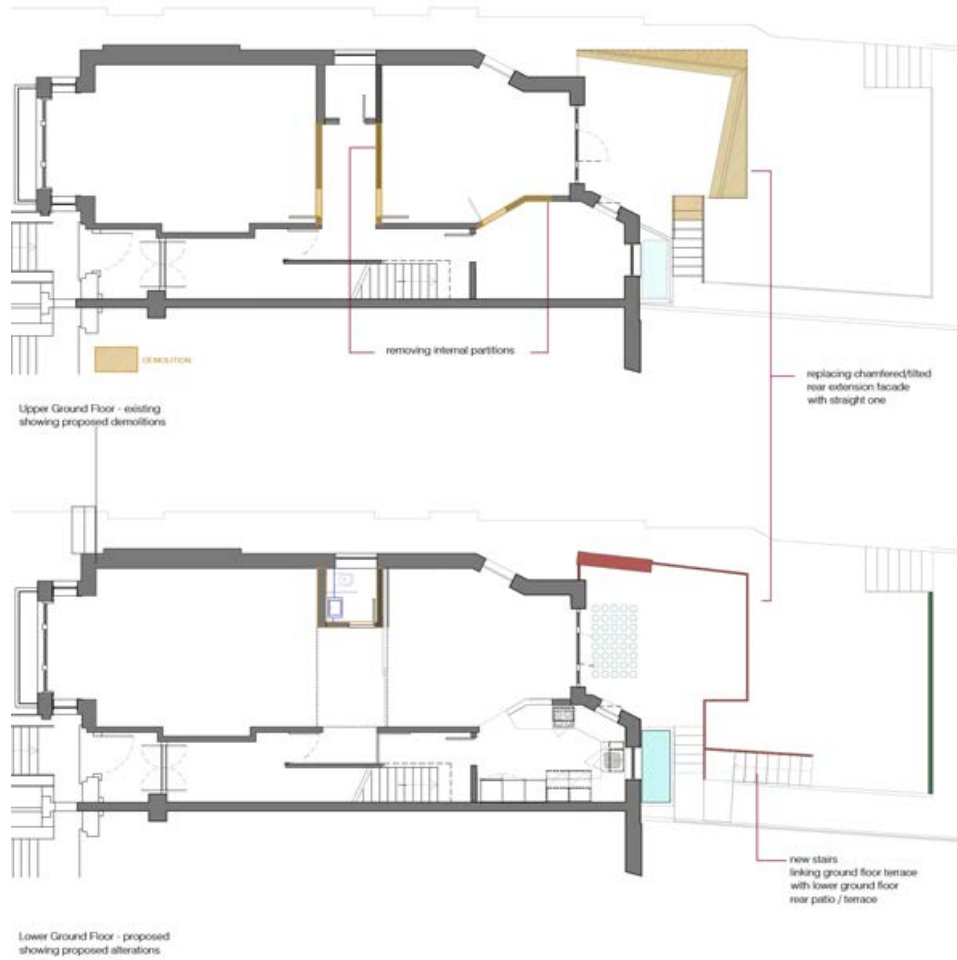
Classic architectural features such as pillar boxes and fenestration of fire stations, fine dining establishments and entrances of grand villas were rendered in rich and majestic red hues. Even in the late 20th Century, Belsize village was hosting red-fronted exquisite eateries like Chateaubriand in the 1980's amongst many other venues adding to its elegant appeal.

DESCRIPTION OF PROPOSED ALTERATIONS

SCALE AND VOLUME

The proposed alterations of the rear extension and outbuilding remain subordinate to the larger scale of the main building.

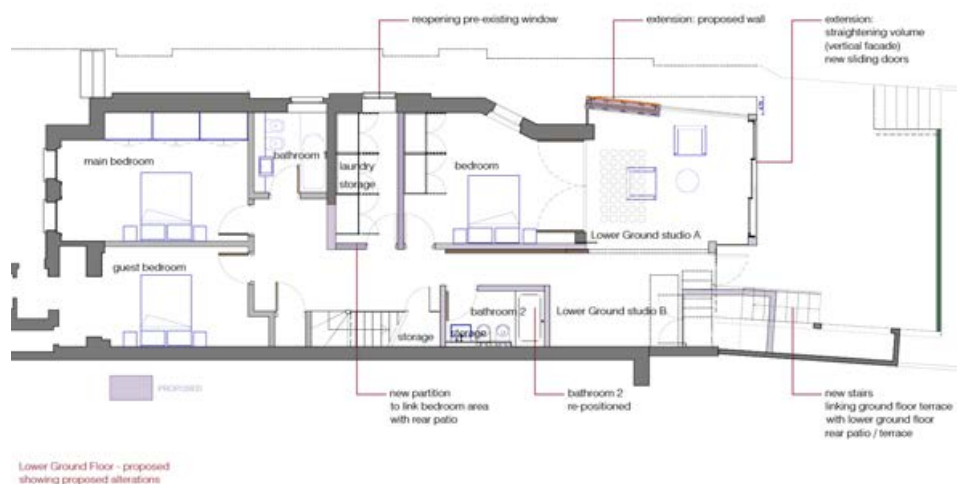
UPPER GROUND FLOOR



Upper ground floor: existing (above), proposed (below); see 01 EX.P.UG-50, 03 PP.P.UG-50

Partial removal of internal partitions dividing the living room and the dining room to enhance the connection between these spaces and the activities therein, as well as emphasising the dual front quality of these spaces. A previous (granted) planning application (2012/2288/P) included the opening of the kitchen space into the dining area, an alteration that we are proposing to implement.

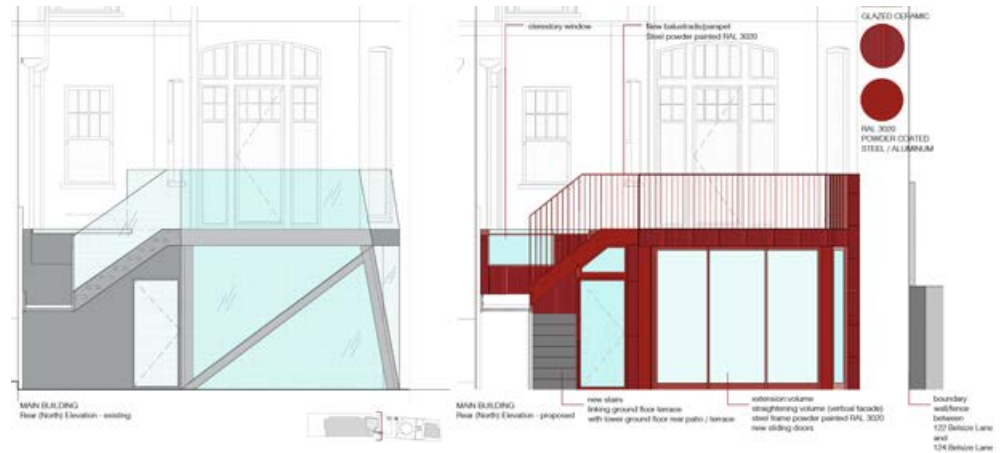
LOWER GROUND FLOOR



Lower ground floor: existing (above), proposed (below); see drawings 02 EX.P.LG-50, 04 PP.P.LG-50, 06 EL.EP N 50.

Alteration of internal partitions to link the bedroom area with the rear patio/terrace. An additional aim is to provide a better proportion for the northern bedroom and create a shared study area connected to the rear/patio terrace. The proposal includes the reinstatement of a sash window in the northern bedroom that was blocked in a previous refurbishment (planning application 2012/2288/P) (see drawing 08 EP.XT.S-50). The new proposed arrangements also include moving one bathroom to provide space for an extended study space. The rear façade alterations at the lower ground floor also include a small north facing clerestory window that doesn't overlook any adjacent property.

REAR EXTENSION

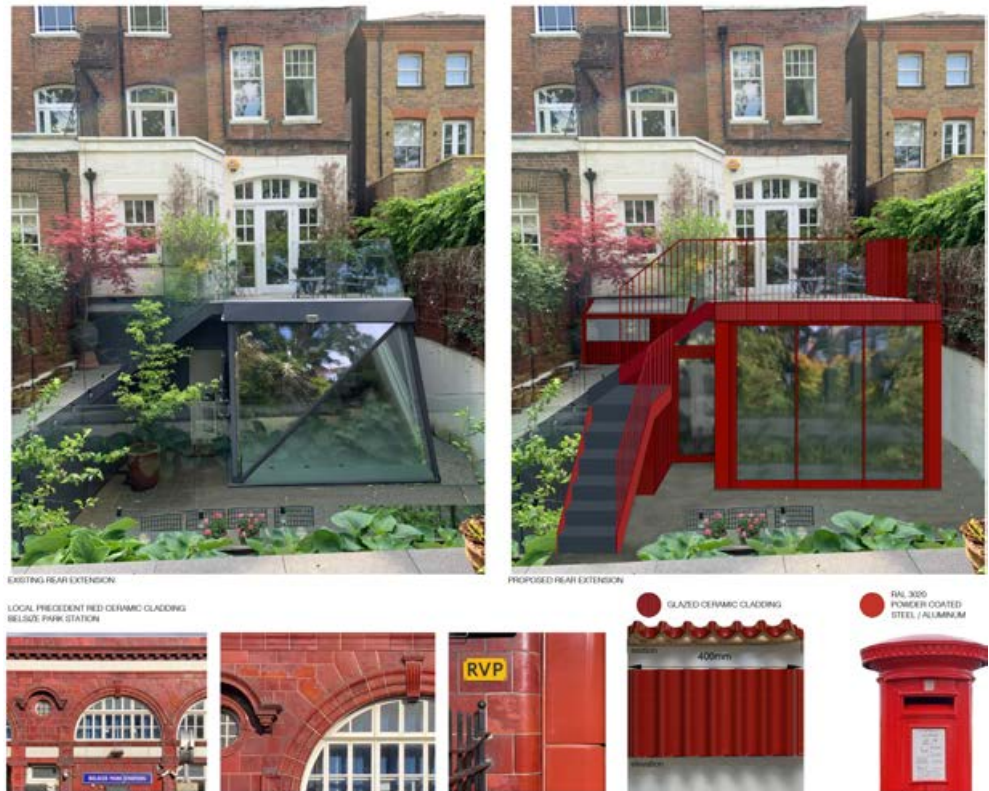


Rear extension: existing (left), proposed (right); see 06 EL.EP N 50; 07 EP.ELW-50

The volume of the rear extension is located at a sunken patio and mostly hidden in the lower ground floor as the adjacent garden and properties are at a higher level. The adjacent boundary walls and fences are tall enough (around 3.5m from the sunken patio level) preventing direct side views from the adjacent properties. There are no adjacent properties with a direct frontal view of the rear extension.

The existing rear extension (planning application 2012/2288/P) is a chamfered and tilted enclosed glass volume that doesn't sufficiently allow for a connection between the interior of the lower ground floor and the rear patio/terrace. The aim of the proposed alteration is to create a more rational volume, by straightening its angles, and to provide a connection between the new proposed study areas and the rear patio/terrace with the introduction of sliding doors. Because of straightening the volume, the new footprint of the extension is smaller than the existing one.

A new external staircase is proposed to allow for a better, more immediate connection between the upper ground floor dining room and raised terrace, and the lower ground floor rear patio/terrace and new study areas.



Rear extension: existing (left), proposed (right) and material references. See 05 EP.EL.N-PH,

The material of the proposed alterations of the rear extensions are red glazed ceramic, referencing architectural landmarks such as iconic Belsize Park tube station as well as the red brick which is part of the palette of the local vernacular; combined with powder-coated steel and aluminium claddings and door frames, coloured in red RAL 3024, referencing the iconic Royal Mail post boxes.

The existing glazed balustrade will be replaced with a steel railing powder coated painted to match the colour scheme of the proposed extension (RAL 3020)

SOME LOCAL REFERENCES USING A SIMILAR COLOUR SCHEME



Belsize Park Station, 1907 Architect: Leslie Green



Belsize Fire Station, 1914 Architect: Charles Canning Winmill

OUTBUILDING



Outbuilding (proposed) section and front elevation; plan and roof plan. See 10 PP.OU-50

The proposal includes an alteration of the front façade of the outbuilding, to enhance the interior space and to provide with a better access and connection to the adjacent garden and terraces; and a new slightly pitched roof to solve current drainage issues with the existing flat roof. The proposed pitched roof includes clerestory windows to enhance access to natural light and ventilation; these clerestory windows don't increase any views towards adjacent properties. The material for the proposed roof alteration is Zinc with standing seams, colour Anthracite.

MATERIALS

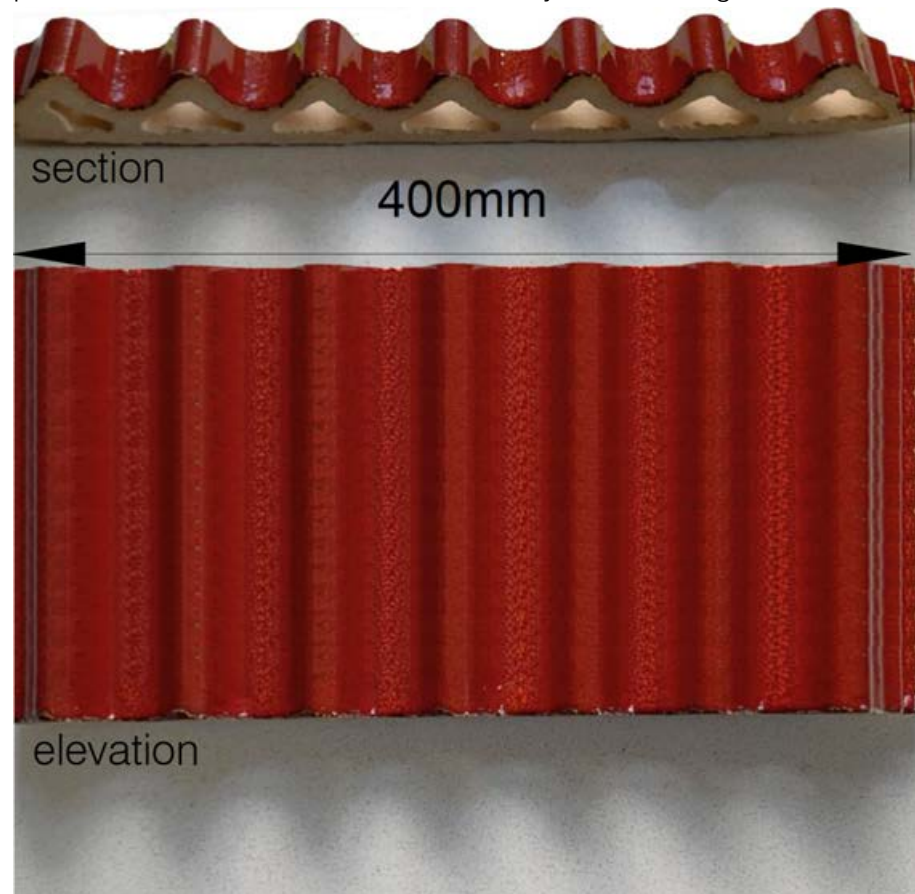
Criteria for the choice of materials

The selection of the proposed material is based on a simple palette of high quality materials based on the following criteria:

- being site-specific and contemporary, simultaneously establishing a dialogue with past and existing local precedents;
- be sustainable and contribute to improve the environmental performance of the proposed development whilst also reducing its environmental impact & designed to age well.

Glazed Ceramic


Ceramic panels produced from extruded profiles with an undulated surface, glazed on their external face in red to match RAL 3020. The ceramic panels are 5cm thick, mounted on an aluminium support to provide a ventilated facade and reduce any thermal bridge.



Aluminium framed doors and windows.

The proposed new external doors and windows will be framed in aluminium to enhance their durability, as well as their thermal and acoustic performance. The proposed systems have also enhanced security, with the proposed sliding doors being certified as 'Secured by Design' and to meet and exceed Part Q requirements of Building Regulations. The proposed window system is designed to have an Enhanced weather performance to achieve up to Class 7A, 300Pa for water tightness; Class 3, 600Pa for air tightness and Class AE; furthermore, all new glazing units will be double glazed, with each unit comprising 6mm clear toughened glass with Low-E (low emissivity) to the inner pane, 16mm argon gas cavity, 6mm clear toughened glass to comply with Building Regulations for safety and thermal efficiency. All units will be manufactured to BS EN 12600 and BS 5713:1979 standards; all windows to achieve an overall U-Value of 1.2W/m²K.



 RAL 3020
POWDER COATED
STEEL / ALUMINUM



Left: example of proposed sliding door frames.

Colours:

Rear Extension: RAL 3020

Outbuilding: Anthracite

5. Sustainability

Well designed homes and buildings are efficient and cost effective to run. They help to reduce greenhouse gas emissions by incorporating features that encourage sustainable lifestyles. They have good ventilation, avoid overheating, minimise sound pollution and have good air quality, while providing comfort and personal control for their users.

National Design Guide 2019

(In reference to the National Planning Policy Framework (2021))

- The proposed design is informed by its orientation and relationship to the natural energy of the sun. The extension hosts large north facing fenestrations introducing natural daylight.
- Improved views and access towards the rear patio and garden will benefit the future occupants' mental well-being.
- Well-designed and sustainable places give occupants and the community a sense of pride and are a point of reflection on local history, how we live now and how we want to live in the future. The character of buildings and their materiality are a marker of time. Hence, the use of glazed ceramic in the proposed extension references historical precedents within the local area using colour and materials dating back to the late 19th and early 20th century.
- The materiality of the extension – using a ventilated facade cladding in glazed ceramic and steel and aluminium frames protects it from UV rays and moisture, ensuring a natural weathering and ageing protection.
- Highly insulated doors, windows and glazing units, and ventilated facades achieve very good thermal performance and tightness, complying with Part L of the Building Regulations.
- As mentioned in communication from the duty planner 2023/3300/PRE: pre-planning application enquiry: the proposal is compliant with the Local Plan Policy CC3 (Water and Flooding), which aims to ensure development does not increase flood risk and reduces the risk of flooding where possible.

6. Impact

The proposal would have a positive impact on the surroundings due to the general refurbishment, use of high-quality materials and articulating a visual form. The proposed alterations will positively contribute to the eclectic garden-scape of the Fitzjohns Netherhall Conservation Area and beyond.

In reference to Local Plan Policy A1 (Amenity) and the CPG 'Amenity': the proposal ensures that the amenity of neighbours is protected, including visual privacy, outlook, sunlight, daylight, and overshadowing. As mentioned in communication from the duty planner 2023/3300/PRE: pre-planning application enquiry:

The principle of the rear extension has already been established with the 2012 permission and the proposed extension, while visually quite different, would not constitute a less subservient addition. It would still maintain a similar relationship with the main building and would have very little visibility from the public realm. It would have limited visibility from the private realm too, due to the position at lower ground level.

None of the proposed works are considered to result in impacts that would harm the amenity of neighbouring residents. The siting and positioning of the proposed rear extension is approximately the same as the existing extension, and the scale would also be unlikely to have any significant impacts on daylight/sunlight or the privacy of neighbouring occupiers. The design of the proposed extension would likely result in less light spill than the current design due to the proportion and angles of glazing, so there is not considered to be any harm to neighbouring amenity in terms of light spill or glare.

As mentioned before, the volume of the rear extension is located at a sunken patio and mostly hidden in the lower ground floor as the adjacent garden and properties are at a higher level. The proposed alteration of the volume of the extension implies a reduction of its footprint and a straightening of the glass panelling, thus reducing the already minimal current views and light spilling towards adjacent properties. The adjacent boundary walls and fences are tall enough (around 3.5m from the sunken

patio level) preventing direct side views from the adjacent properties. There are no adjacent properties with a direct frontal view of the rear extension. In summary, the proposed alterations will not increase (will indeed rather reduce) views or light spilling affecting the amenities of neighbouring properties.

7. Access & Amenity

The property is likely to remain a private dwelling in perpetuity. The proposal would greatly benefit the amenity of the property as used by the occupants.

The proposal of alterations of the internal spaces, rear extension and outbuilding improves quality and easiness of access between floor levels, interior and exterior, provision of natural light and views and access to the property's garden.