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81B BELSIZE PARK GARDENS & 24 LAMBOLLE PLACE  
NW3 4NJ

DESIGN AND ACCESS STATEMENT

28.11.23



Site Plan -  
81b Belsize Park Gardens & 24 Lambolle Place, London NW3 4NJ



## EXISTING SITE

Belsize Park Gardens sits within the Belsize Conservation Area.

The conservation area was designated in March 1973 and consists of 19th-century buildings on a grand scale. The surrounding streets are equally attractive and very typically late 19th century in red brick with Arts & Crafts detailing intricate and low sweeping roofs, render details, and multi-paned windows.

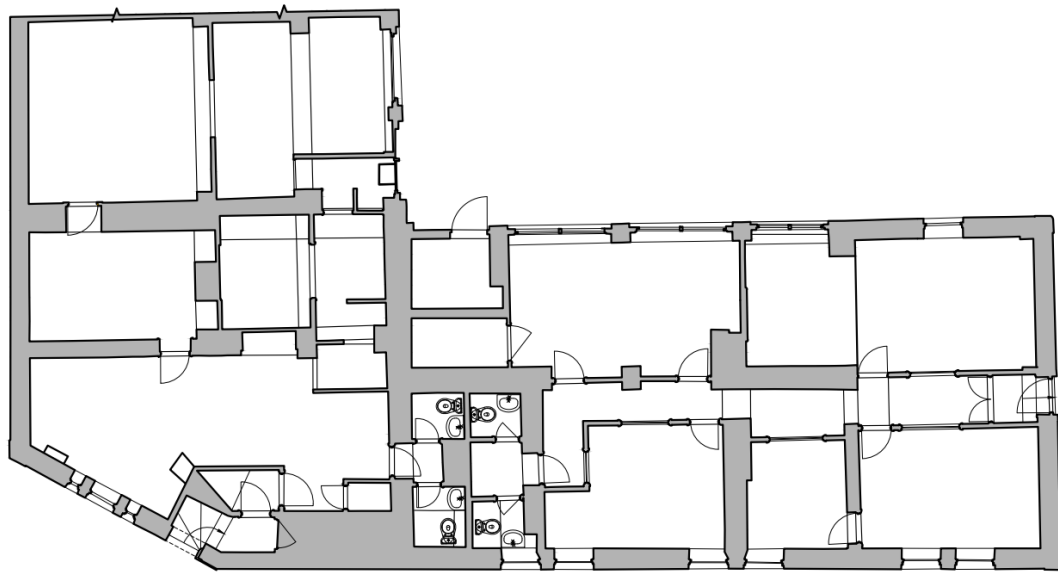
There are two units at 81b Belsize Park Gardens and 24 Lambolle Place occupying the ground floor of a three-story corner building. The building is mixed-use with two ground floor units being currently occupied by The Fine Arts College with classrooms, and a photographic studio, with a kitchenette and wc's. The upper floors at 81a occupy residential use.

The site is located in a predominately residential area within walking distance of Belsize Park underground station. The building is rendered with timber sash, casement windows, and French doors, finished with a slate mansard and flat roof. Four of the six upper-floor apartments have balconies to the rear which overlook the mews known as Lancaster Stables.

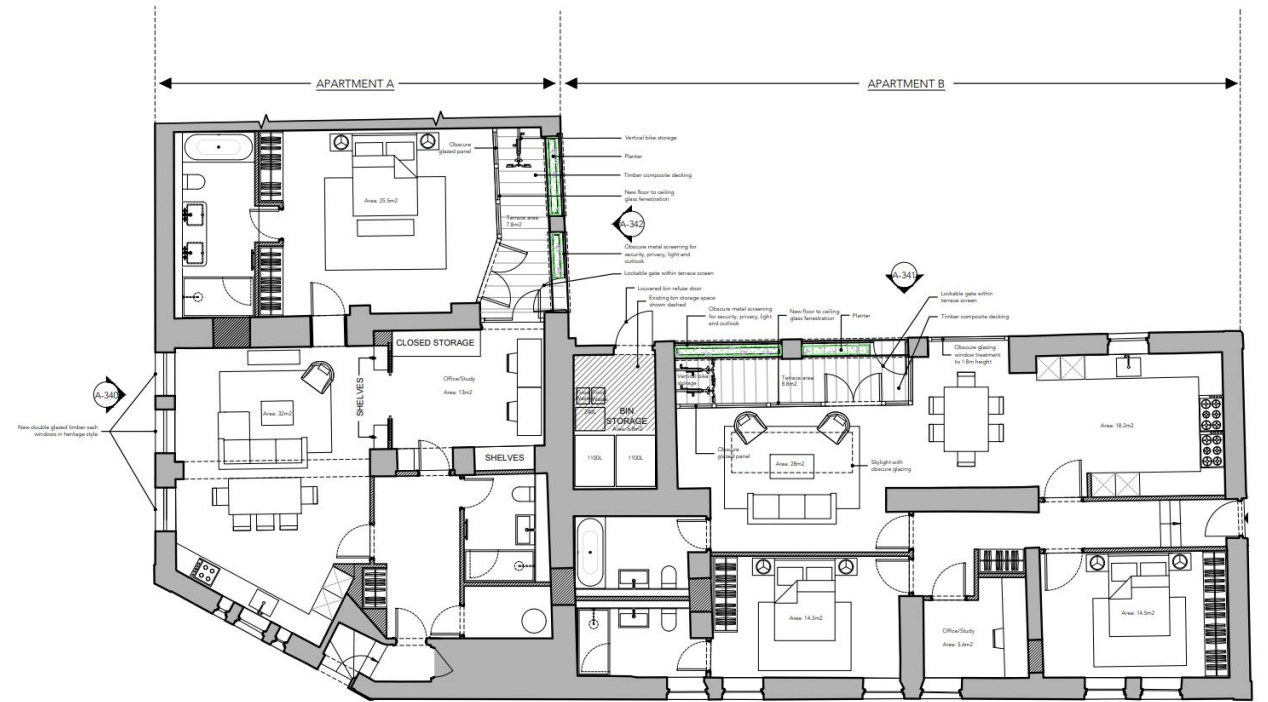
The façade is simple in detail with a linear band that protrudes slightly from the elevation and continues around the building. The windows on the first floor show their prominence with decorative moulds above them.

The building is accessed from Lambolle Place and Belsize Park Gardens. Upon entry from Belsize Park Gardens, there is a shared entrance with No.81a.





EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

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## PROPOSED SCHEME

The proposal is for the change of use from Class F1 (Learning and non-residential institutions) to class C3(a) Dwellinghouses to occupy a 1x 1-bed flat, and 1x 2-bed flat with bike storage. In addition, the proposal seeks to make alterations to the building's external façade at ground floor level.

## DESIGN PROPOSAL

The proposal consists of alterations to the east elevation by introducing 3 new windows which will allow for adequate daylight within the internal space of the 1-bedroom flat. Alterations to the south and west elevations facing onto Lancaster Stables consist of removing the windows and creating private terraces which are accessed through the new floor-to-ceiling glazing which are set back from the elevation.

The new terraces provide the flats with a small external area where bikes can be stored. The introduction of terraces will not be pretentious as there are already terraces on this elevation. In addition to providing private external areas, there will be a better sense of privacy as the windows will be set back from the public area. The new windows to the east elevation will be timber sash to be in keeping with the existing windows on this elevation.

The gross internal and external floor areas seek to comply with the minimum standards set out within the London Housing Design Guide (see below).

**Total Site Area** 290 m<sup>2</sup>

### Apartment A Gross Internal Areas

Living/Kitchen/Dining Room	32 m <sup>2</sup>
Bedroom 1	25.5 m <sup>2</sup>
Study	13 m <sup>2</sup>
<b>Total GIA</b>	<b><u>106.1 m<sup>2</sup></u></b>

### Apartment B Gross Internal Areas

Living/Kitchen/Dining Room	46.2 m <sup>2</sup>
Bedroom 1	14.5 m <sup>2</sup>
Bedroom 2	14.3 m <sup>2</sup>
Study	5.6 m <sup>2</sup>
<b>Total GIA</b>	<b><u>112.9 m<sup>2</sup></u></b>

### Apartment A Gross External Area

**Total GEA** 120.55 m<sup>2</sup>

### Apartment B Gross External Area

**Total GEA** 132.8 m<sup>2</sup>

## DESIGN CONSIDERATIONS

### REFUSE STORAGE

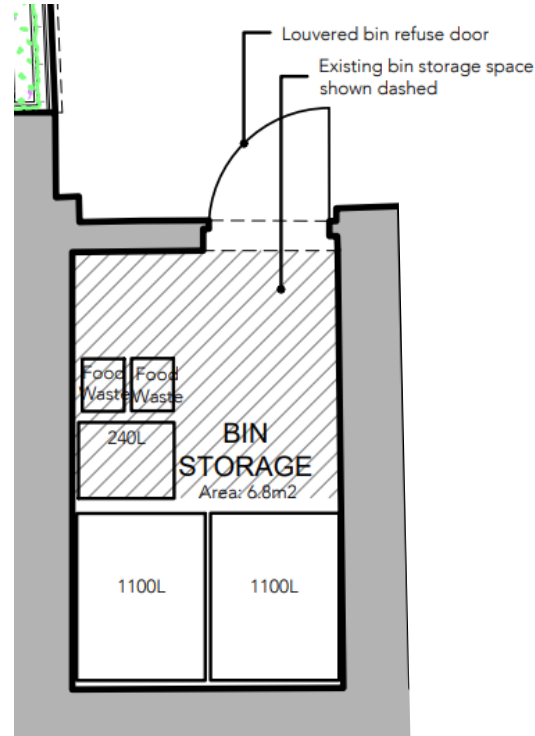
The proposal provides for an enclosed bin store in the same location as the existing one that is accessed from Lambolle Place.

The existing door will be replaced with a new secured louvered door to provide ventilation.

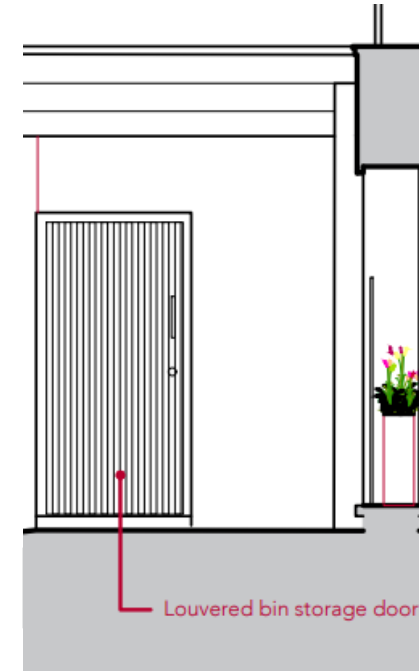
In addition to the existing bin storage for the flats above the ground floor, we are proposing to extend the refuse storage internally by 3m<sup>2</sup> for the additional refuse requirements for flat 1 and flat 2. We have noted that there are 6 existing flats above the ground floor development, and altogether there will be 8 flats that will use the communal refuse storage.

We have outlined the bin requirements based on this on the proposed plan.

Internally, there will be a segregated recycling and refuse system in the fitted kitchen units. They will feature two compartments for mixed recycling and general waste of equal volume, each of which will be at least 60L and at least 7L for food waste, a total minimum capacity of 127L per flat. It will be the responsibility of residents to take the bins out of the store ready for collection by local authority contractors off-site. This will improve the appearance of the site's frontage as currently the bins are exposed and contribute to an untidy appearance.



BIN STORAGE PLAN

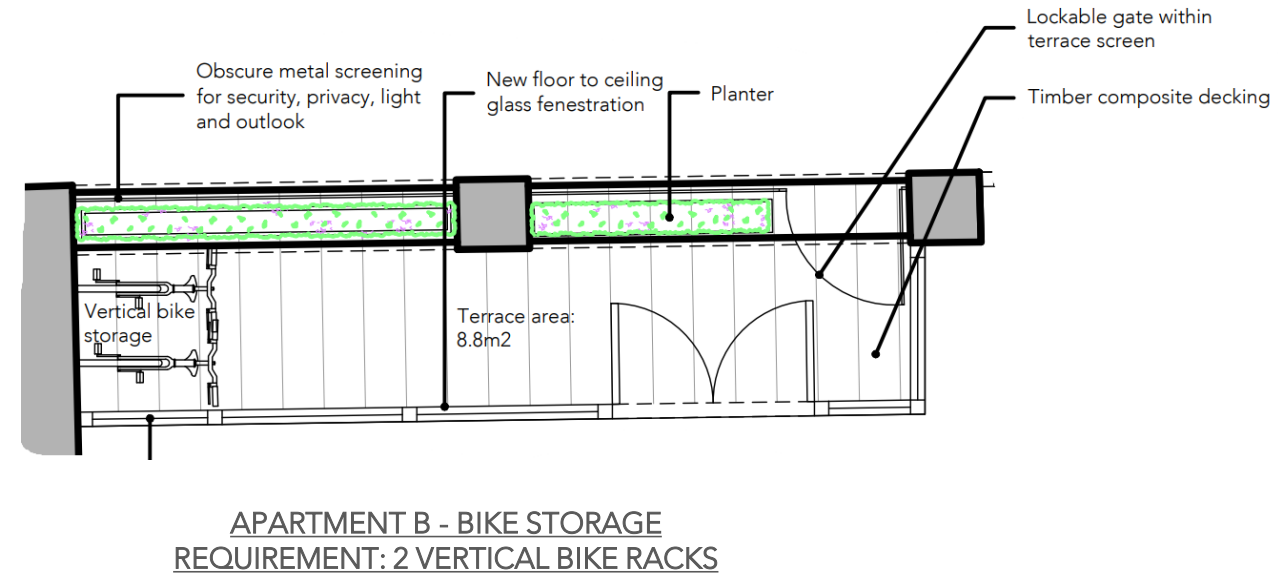
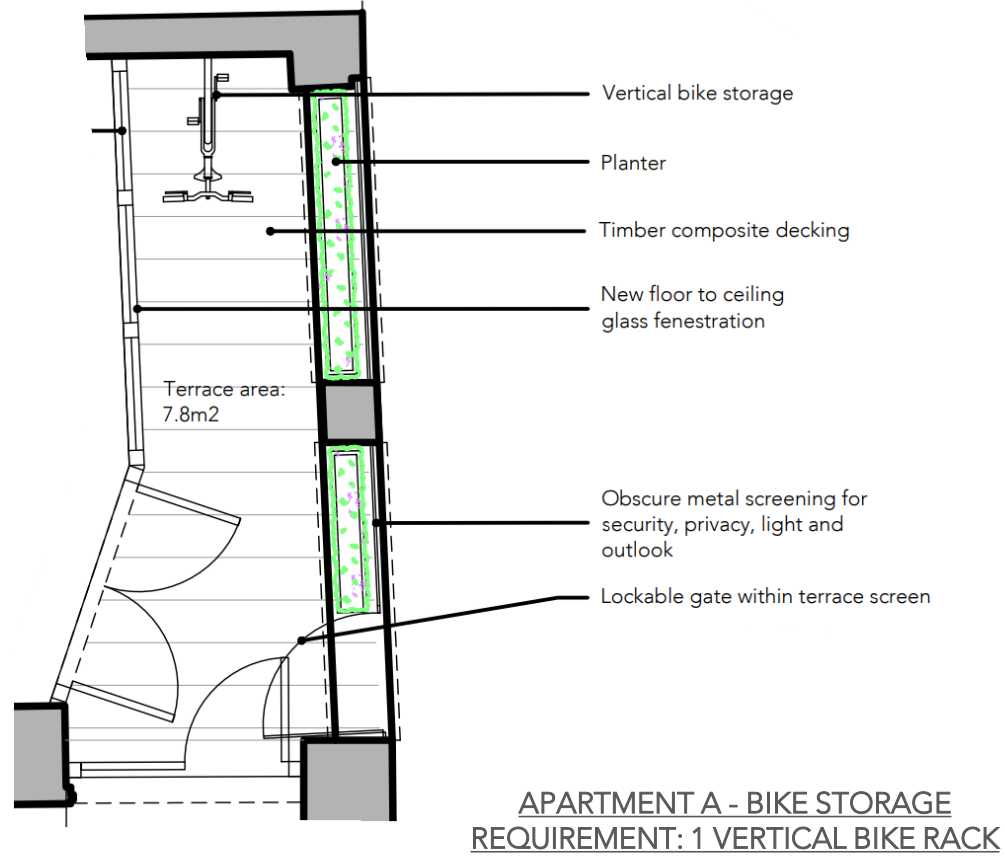


BIN STORAGE ELEVATION

## DESIGN CONSIDERATIONS

### CYCLE PARKING

The proposal provides both flats with the suggested cycle parking spaces as per the London Plan (Table 6.3) C3 land use minimum standards. The 1 bed flat will have 1 space for bicycle storage on the new terrace. The 2-bed flat will have 2 spaces for bicycle storage on their respective new terrace. Cycle storage will be secure and lockable within the terraces.



## BIKE STORAGE

Extract from London Plan Evidence Base – December 2017  
Cycle Parking –

*“The existing standards do this by requiring two long-stay spaces for each unit with two or more bedrooms, and one per studio or one bedroom unit.”*

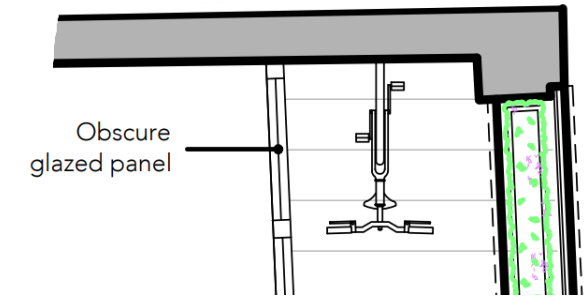
The design of the bike storage will be vertical bike racks that are mounted to the internal terrace walls of both apartments. Apartment A will have a single bike rack, and apartment B will have a double bike rack.

This will allow tenants to store their bicycles in a secure outside space. The vertical aspect of the storage mechanism allows the tenants to have more useable space without the bicycles obscuring the outlook onto the mews.

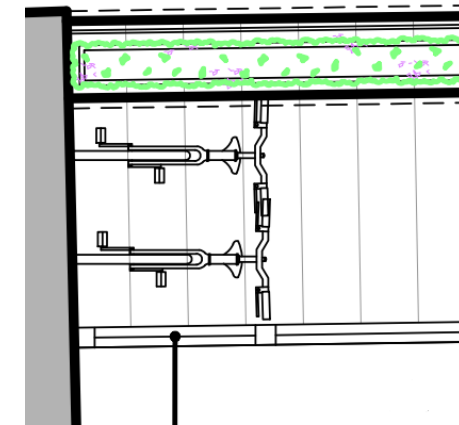
The glazing panels of the full height fenestration of each apartments that are adjacent to where the bike racks will be located are to be obscured. This will block out the view of the bikes from the internal spaces which will be more pleasant for the tenants.



Photo showing example of a vertical bike rack



APARTMENT A –  
OBSCURE GLAZING



APARTMENT B –  
OBSCURE GLAZING



## DESIGN CONSIDERATIONS

### OUTLOOK

There has been consideration for the outlook of the proposed flats in the design.

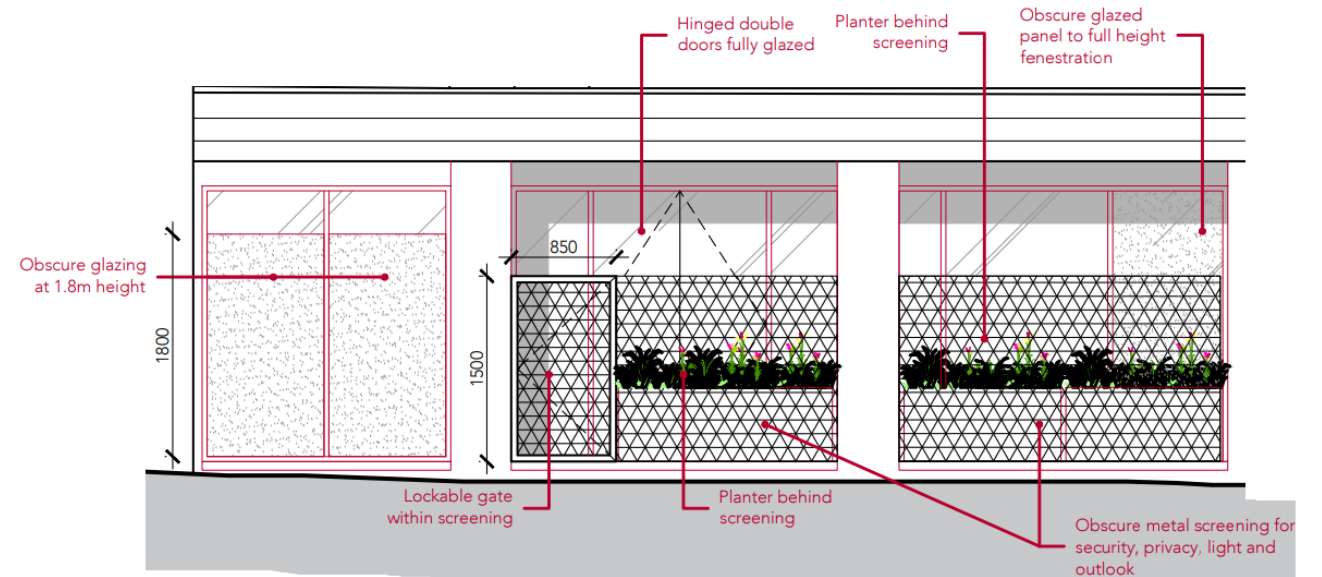
The 1.5m wide outdoor terraces in each flat have been designed as a buffer to provide a pleasant outlook over the mews.

1.5m high patterned metal screens are proposed to create a secure and private amenity space to the apartment and soften the threshold between the flats and the cul-de-sac of Lancaster Stables.

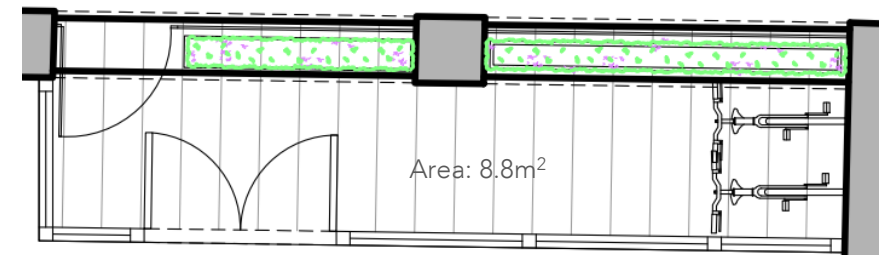
It is planned to add a low-level planter onto the upstand internally.

This design measure ensures that the flats will enjoy an acceptable level of privacy and outlook. In addition to providing privacy, the outdoor terraces provide a level of security and storage for bicycles.

In addition, there will be a lockable gate within the terrace screens. This will allow tenants access to the terrace from the mews to store their bicycle without going through the apartment. This adds further security to the terraces.

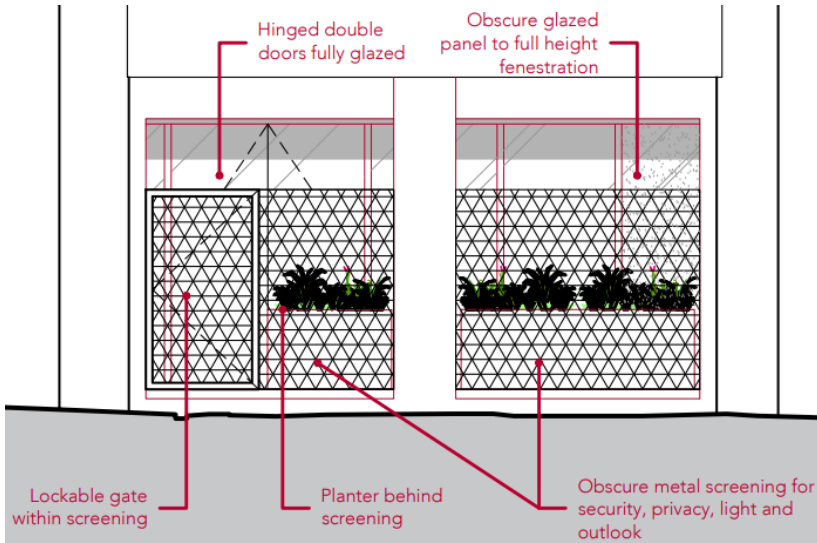


APARTMENT B - ELEVATION



APARTMENT B - FLOOR PLAN





SCREENS

We are proposing a metal screen with historic patterns at a height of 1.5 metres high.

This will provide security for the tenants and their property on the terraces.

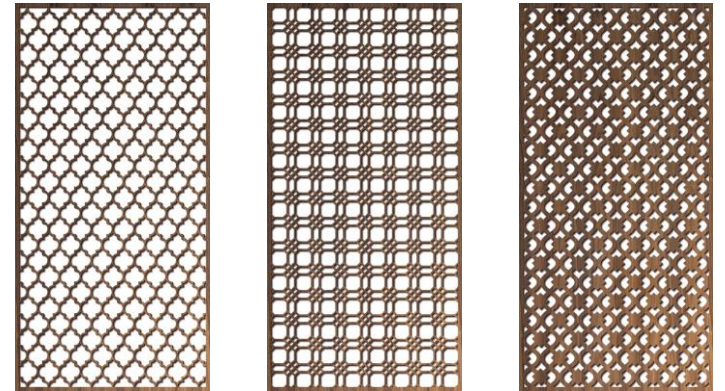
Privacy will be achieved as there will be an obscure vision into the terraces through the patterns from Lancaster Stables.

Diffused light will enter through the screens onto the terraces. Above the 1.5 metres there will be unobstructed light also entering into the setback terraces.



Photo showing other project – example of metal screens in use

APARTMENT A - ELEVATION



Options for Victorian pattern designs

APARTMENT A - FLOOR PLAN

## DESIGN CONSIDERATIONS

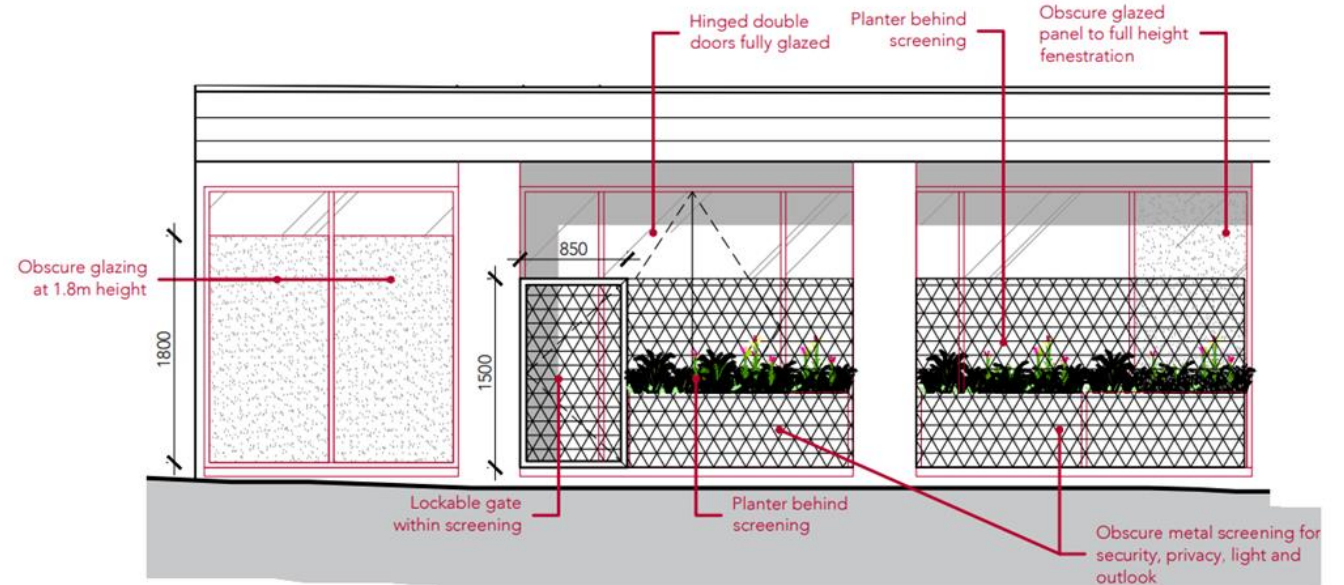
### OUTLOOK

Permanent screening to the full height window to the kitchen in Apartment B is to be applied in the form of obscure glazing. Sand blasted glass to the specified window at a height of 1.8m and clear glazing above, allows tenants to have privacy into their home, while also providing internal light.

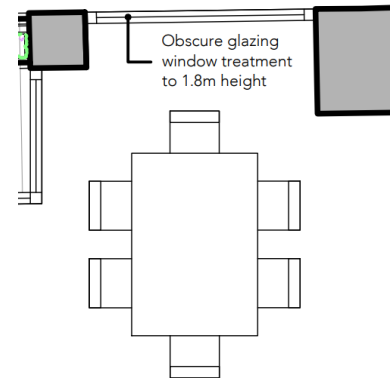
The clear glazing above the 1.8m obscure glazing allows tenants to look out to the sky. This is done by protecting and masking the area above the 1.8m high line of the glazing during the sand blasting process.



Photo showing example of obscure glazing



### APARTMENT B - ELEVATION



### APARTMENT B - PLAN

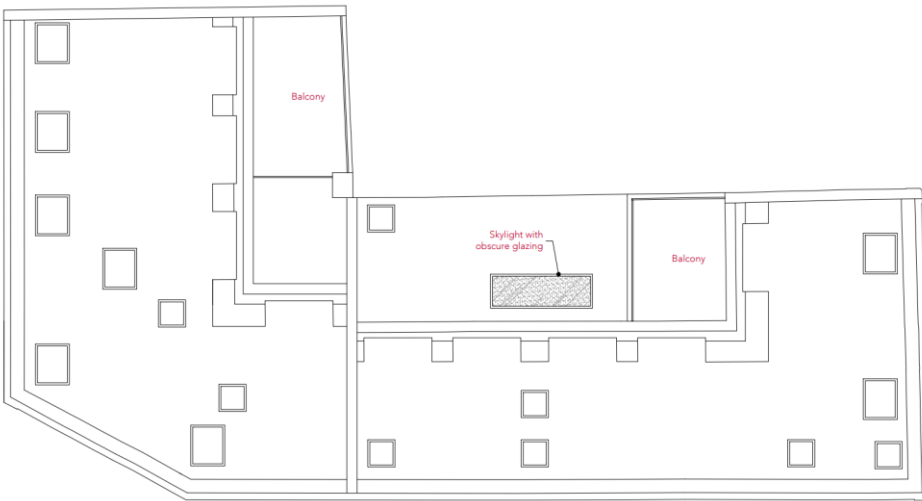
## DESIGN CONSIDERATIONS

### SKYLIGHT

The rectangular 3m x 1m skylight is proposed above the living space in apartment A, this will provide multiple practical benefits to the internal space of apartment B.

The skylight will allow more natural sunlight to enter the open living room space, reducing the need for artificial lighting during the day which would lead to potential energy savings.

The glazing will be obscured as to avoid overlooking into the living room of the apartment from the flats above, and at the same time provide an architectural interest in the space.

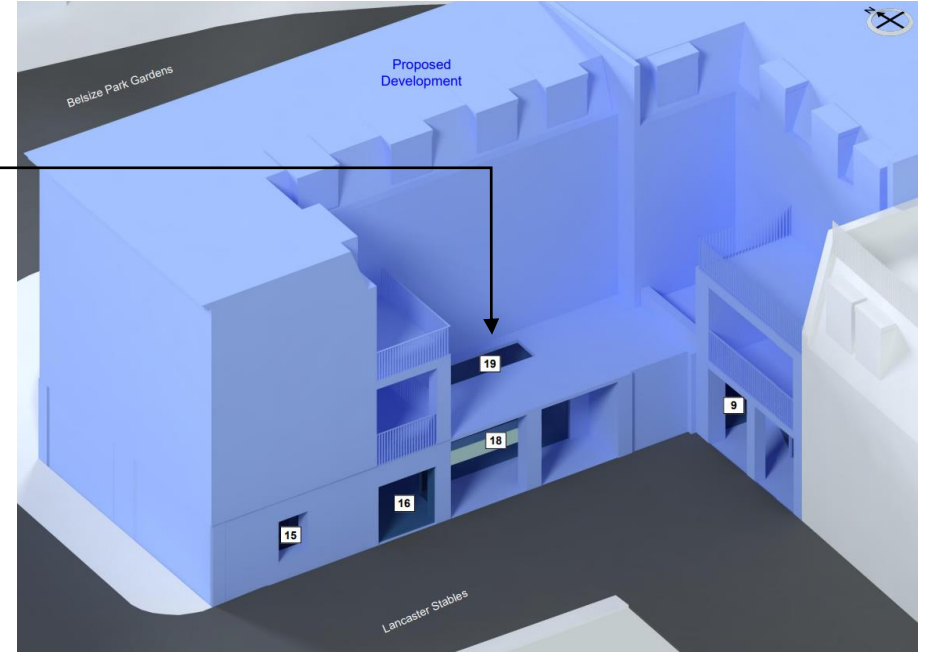


**APARTMENT A SKYLIGHT – ROOF PLAN**

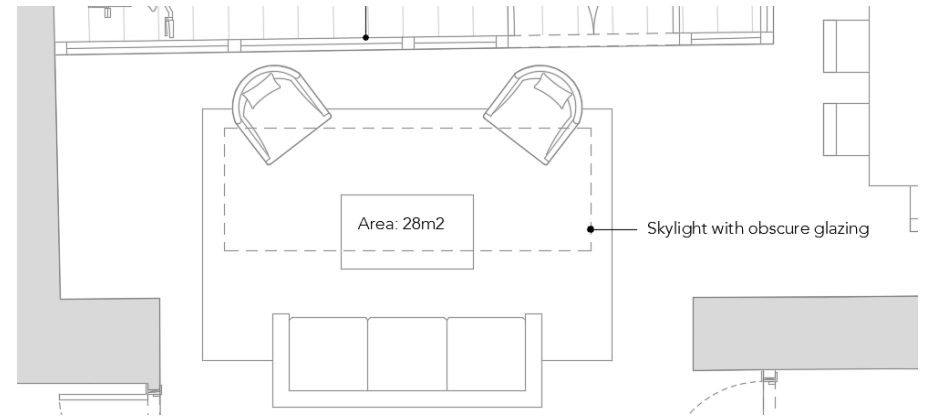


Photo showing example of skylight with obscured glazing

Skylight



**APARTMENT A SKYLIGHT – WINDOW 19**





## DESIGN CONSIDERATIONS

### EAST ELEVATION WINDOWS

The East elevation of the building is clearly visible when traveling along Belsize Park Gardens. Currently it contains 2 windows, one on the first and the other on the second floor. The ground floor is occupied by an unattractive signage for the 'Fine Arts College Hampstead' and 'Springhealth Leisure Club'.

The additional three new windows are proposed on the ground floor of the building positioned to provide additional light to apartment A.

### BUILDING LINES

The position of the windows follows the existing width of the windows above, the height of the windows is determined by the internal ceiling height of apartment A.

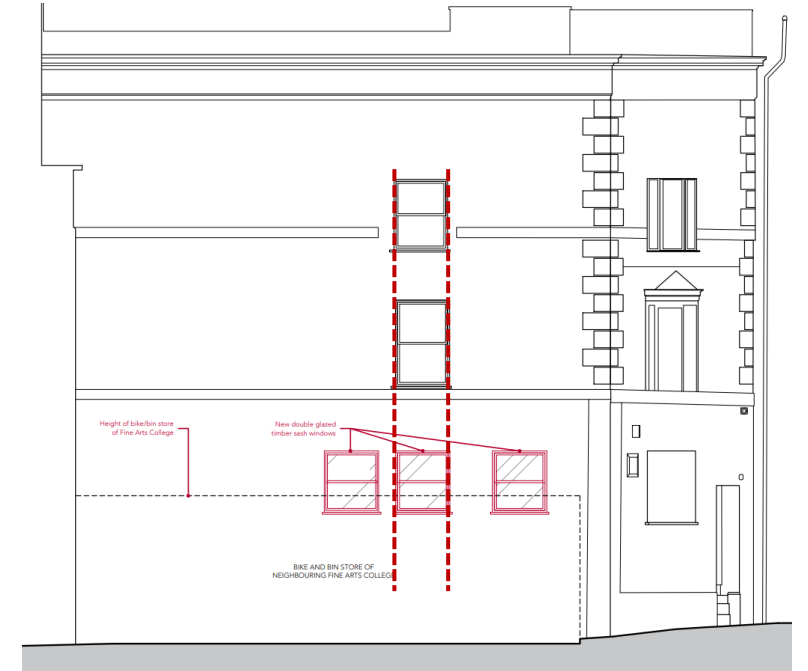
### ARCHITECTURAL CHARACTERISTICS, DETAILING, PROFILE AND MATERIALS

The new windows will match the existing windows in heritage style and detail to be in line with the Conservation Area requirements of Belsize Park. The windows will be timber frame, 60-minute fire rated glazing and profile, fixed sash windows with heritage design.

The new windows have been grouped to reflect the internal layout of apartment A. Its spatial arrangement is in line with the grouping of window pairs on the south elevation.



## EXISTING WINDOWS ON EAST ELEVATION



## PROPOSED WINDOWS ON EAST ELEVATION

## EXISTING WINDOWS ON SOUTH ELEVATION

## DESIGN CONSIDERATIONS

### EAST ELEVATION WINDOWS

The neighbouring Fine Arts College has submitted a planning application (2023/3407/P) for a new bike and bin store to be on the east elevation of 81 Belsize Park Gardens (illustrative sketch 2).

Illustrative sketch 1 shows the 3 new windows of this application in context with the new bike and bin store of the neighbour's application.

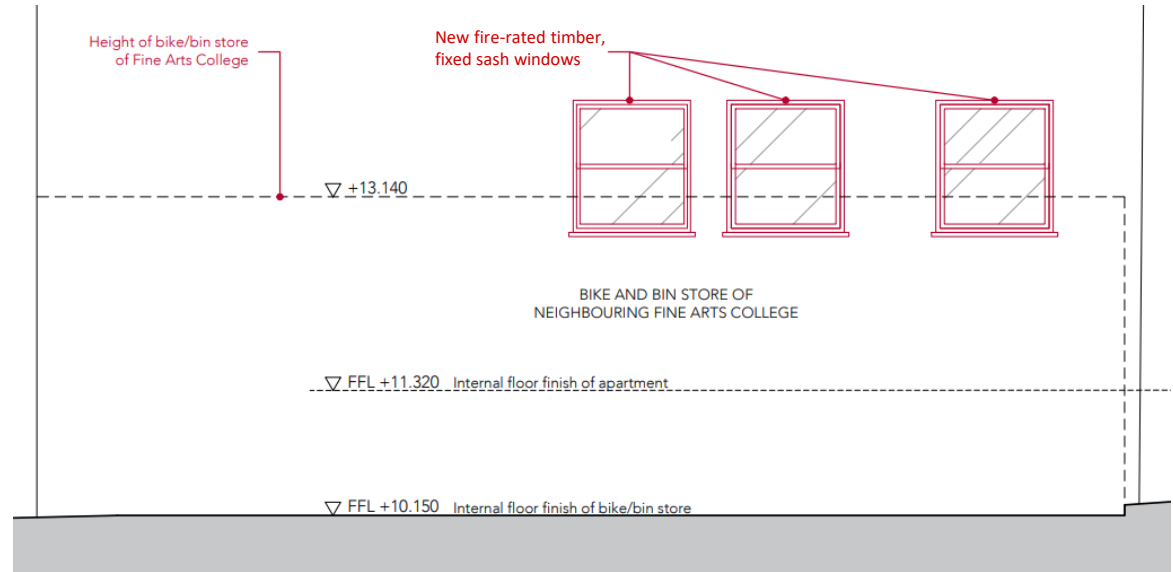
It has been discussed and agreed with the Fine Arts College that the bin and bike store roof will be set back by 500mm to allow daylight to enter apartment A (see illustrative sketch 3).

This will also reduce the visual impact of the new three windows to the streetscape.

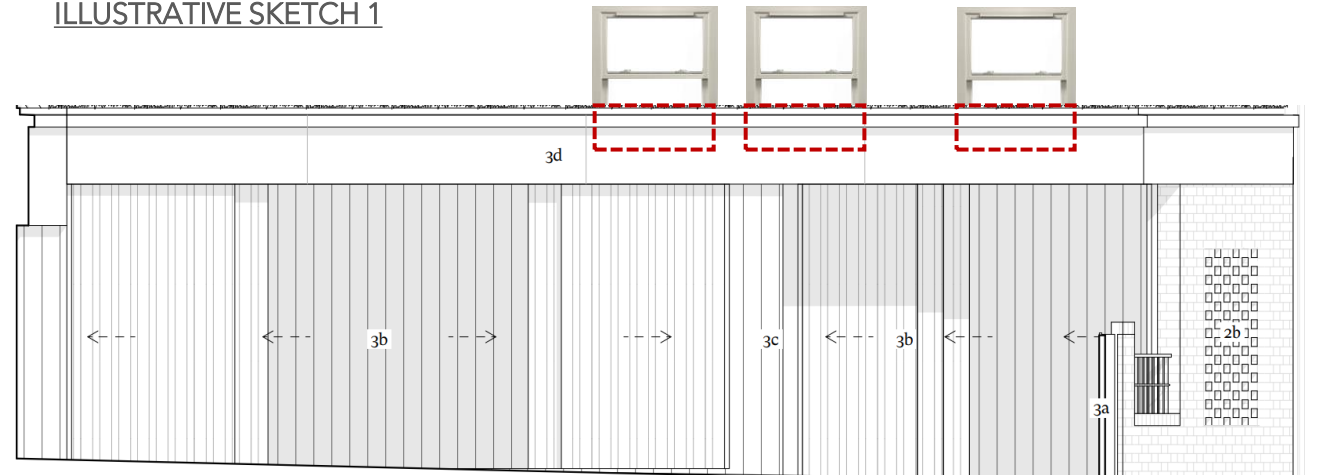
There will be no direct views from the kitchen/living area of apartment A into the school entrance and vice versa. This will ensure the privacy of future residents is protected from people looking into the the flat from the school and ensures the privacy of pupils is protected. This is shown in illustrative sketch 3.

### Fire Rating

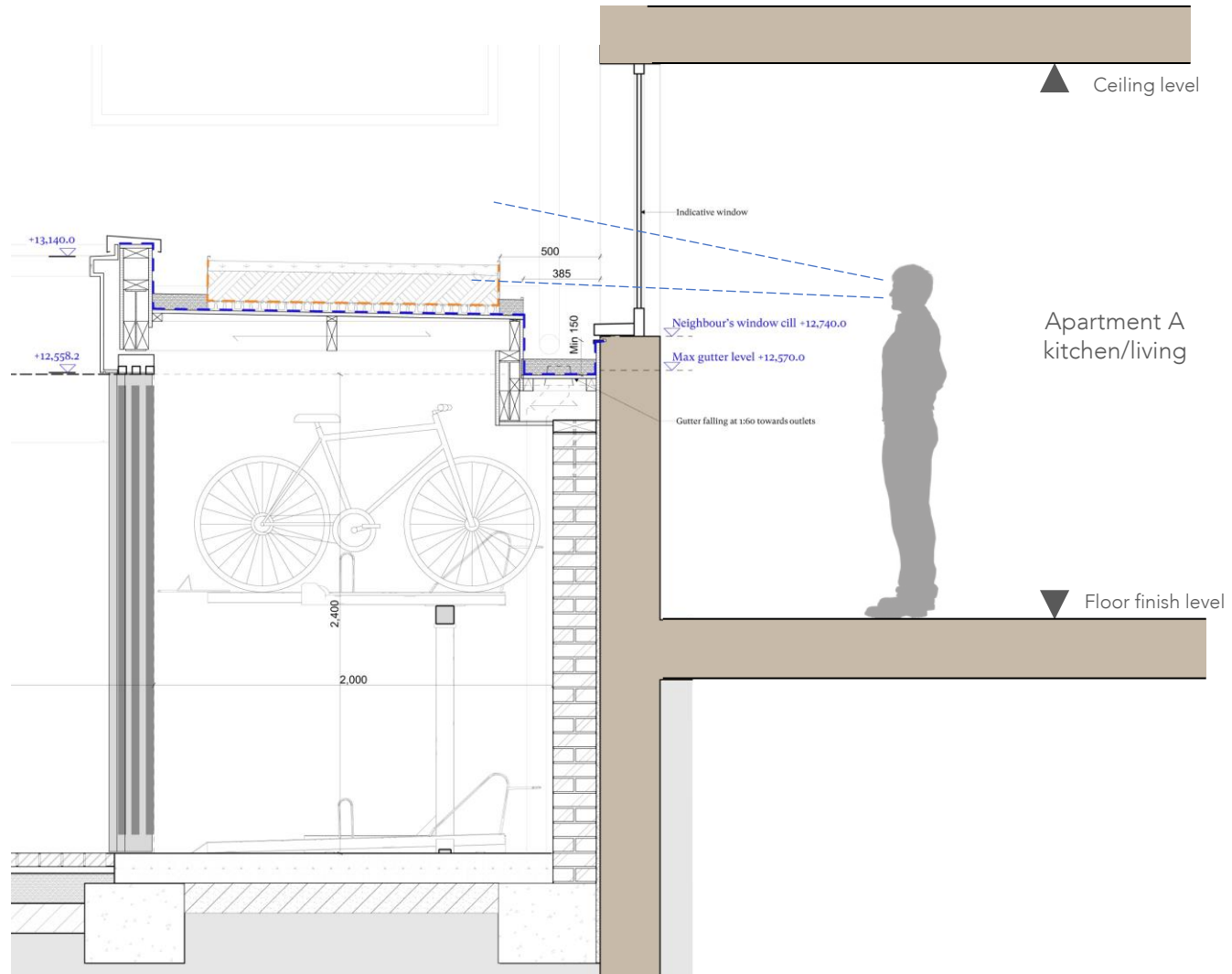
As the windows are located on the external boundary wall of the property, they will be required to have 60-minute fire rating. They will have fire rated glazing and profile, with a fixed sash mechanism.



### ILLUSTRATIVE SKETCH 1



### ILLUSTRATIVE SKETCH 2



**ILLUSTRATIVE SKETCH 3**

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## ACCESS

There are no special requirements with regards to road layouts, as existing vehicular and pedestrian are unaffected, and there are no alterations proposed to pedestrian and vehicular access within the scheme.

## ENERGY AND SUSTAINABILITY

The project will promote a low-emission and zero-carbon development, the design seeks to reduce the emissions through construction as far as practical and reasonably possible.

As the proposal is a change of use only and limited works will be undertaken to facilitate this change, that means a short construction time leading to reductions in use of energy during that time. The design will also incorporate the following features:

- Use of high lumen/watt efficient lighting throughout.
- The design will implement low-flow faucets at all fixtures throughout the development.
- Double glazing to be installed in all new windows to ensure a more energy efficient development.