

## **Design, Access and Heritage Statement for Flat B, 65 Belsize Park Gardens - Rev A**



### **Description of the property**

Flat B occupies the entrance level of 65 Belsize Park Gardens. This five storey property is characteristic of the area, comprising large scale imposing semi-detached Victorian properties, sited within Camden Boroughs Belsize Conservation Area. The sub area one (Belsize Park) including Belsize Park Gardens, was developed in the mid 1850's. Although not of listed status, the property is noted in the boroughs Conservation Area Statement as being an important local building. It shares the same consistent architectural detailing and building arrangement as its neighbours. The property benefits from high ceilings, curved walls, bay windows with classically detailed surrounds, and steps up to porticoes - in a style largely derived from mid 19th century Italianate Villas. The property has three distinct main levels, with additional basement and attic levels.

The closely spaced villas with narrow gaps give a uniform rhythm and continuous building line. It is possible to see a restricted amount of the side elevations from the street. As such, these elevations do not appear in the distinctive views down the street and are typically of exposed brickwork, service runs and a variety of windows with no mouldings or external distinctive architectural characteristics.





*Above: Street scene showing uniform building line and rhythm of semi detached villas with narrow gaps*



*Above: photos showing restricted views of side elevations due to narrow gaps between buildings*





*Above: photos showing restricted views of side elevation of no. 63 Belsize Park Gardens*



*Above: photos showing windows to no. 63, from existing window at no. 65B*

## **The proposal**

Planning consent is sought for replacement of 1no. non original bathroom window with 1 no. timber sash window to match the existing timber sash window to its left to allow for increased natural daylight, and to improve the internal aesthetics.

The freeholders and managing agents of the property are aware of and have raised no objections to this improvement.

## **Justification**

The existing window is non original, and not in keeping with the style of those to the left of it. It allows in significantly less light than a sash window and is not in proportion with the internal ceiling heights.

## **Access**

The proposal has no impact on accessibility to the property.

## **Heritage**

The existing window will barely be visible from the street, owing to the narrow gap between the buildings. It will however be in keeping with the original windows, bringing the flat in line with others in the building and surrounding buildings.

## **Relevant Local Policies**

Camden Boroughs Belsize Conservation Area Statement (2003)

## **Conclusion**

This application, including the photographs, has sought to demonstrate the limited impact of the proposed works on the street scene and neighbours amenity, with due care and consideration to the local policies which highlight the importance of conserving those architectural features which contribute to the local character.

The location of the opening, proposed arrangement to match those around it, and use of materials to match those around it, mean it will have no negative visual impact on the character or appearance of the original property features or street scene. As a long-term improvement to the property's condition, this complies with all policies aimed at conserving and enhancing the historic environment covered by the Listed Building and Conservation Act.