

## HERITAGE STATEMENT

7a Belsize Park Gardens, NW3 4LB London



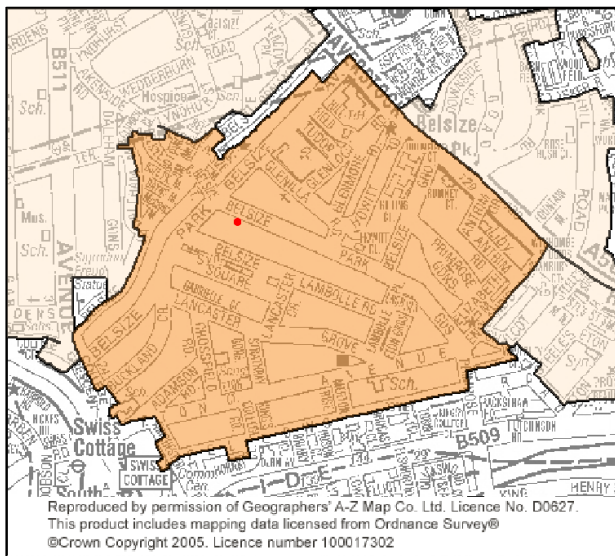
## THE HISTORY

The building at 7 Belsize Park Gardens is comprised of four storeys, all in residential use class C3 as flats.

Although the house is in the Belsize Park conservation area, it is not listed.

The site is located within the Belsize Conservation Area, an area which was first designated for conservation status in 1973 as being "an area of large scale, imposing semi-detached Victorian Villas of distinct yet uniform appearance. They show elaborate and consistent architectural detail and within the designated boundary there is little to detract from the unity of appearance.

(Source: Belsize Conservation Area Statement, London Borough of Camden). The predominant type of housing on Belsize Park Gardens is the paired, symmetrical, semi-detached, Victorian Villa and no.7 falls well within this context.



Map of Belsize Conservation area with n.7 marked in a red dot.

The earliest houses in Belsize are finished in stucco - a type of render used to give brickwork the appearance of dressed stonework. Stucco was in vogue in the 1850s, and gave Belsize Park a grand appearance to compete with respectable West London suburbs like Belgravia and Kensington.

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The street roughly southeastwards from Belsize Avenue in Belsize Village before terminating at a junction with Eton Avenue, England's Lane and Primrose Hill Road. The Grade II listed pub The Washington, dating from around 1865, is located at its eastern end.

In 1864 the chapter of Westminster bought out the lessee's interest in the 24 a. of undeveloped backland on the Bliss estate and transferred it to Daniel Tidey on a 99-year building agreement. (fn. 112) Tidey destroyed the exclusivity of Belsize Park by extending its roads southward into Bliss's estate and by 1866 had drawn up a plan for the two estates, linked to Chalcots estate. (fn. 113) He began building in England's Lane in 1865 and by 1870 had pushed St. Margaret's Road (later Belsize Park Gardens) into Bliss's estate. (fn. 114) He was building in Stanley (after 1939 Primrose) Gardens in 1871. (fn. 115)

In 1857 the chapter had acquired full control over the portion of Todd's lease north of Belsize Lane and in 1865 it made an agreement with Tidey for the western 4½ a. (fn. 116) He constructed Prince Consort Road (later Belsize Crescent) as a northern extension of the Belsize Park estate and in 1869 subleased it to William Willett, another important builder in Hampstead. Tidey had constructed over 250 houses on the three Belsize estates by 1870, when he went bankrupt. (fn. 117)

By 1870 all the Belsize estates were socially homogeneous, with mainly detached and semi-detached houses in a classical or Italianate style, broken only by small groups of mews. (fn. 118) There were many barristers, merchants, stockbrokers, fundholders, and clerks, ranging from senior civil servants to more lowly commercial clerks on Lund's estate. Notable former residents of Belsize Park Gardens included the composer Frederick Delius and the journalist Henry Noel Brailsford, both of whom are now commemorated with blue plaques.

The area was laid out in the mid-nineteenth century as prosperous housing to provide for the expanding population of the capital. From 1855 the property developer Daniel Tidey directed the development of the street, described by Pevsner as "the most impressive stretch" notable for its paired palazzi with ionic porches. It is built on the land of the former Belsize House estate from which it takes its name, along with various other streets in the vicinity.



## THE PROPOSAL

The applicant lives in 7a Belsize Park Gardens, the flat below n.7. Currently the entrance to the flat is along the side passage, around 11m from the front façade.

The applicant wishes to add a wall containing a door on the side of the building to allow for more security and privacy to the flat entrance. This intervention has been done by many neighbours in the same street with the same type of building as explained in the DAS.

Additionally, 2 skylights to the two single storey 2011 extensions are proposed. These are not visible from the road.



N7 Belsize Park Gardens



Example of wall built at n.15-17

## THE POLICY

The proposal complies with the requirements of the national planning policy framework. On this case, the proposed new wall matching the material and finishes of the adjacent main building in the same way other neighbours have implemented this wall would fall within the guidelines of the Belsize conservation area. The proposal would, by way of providing more safety to the resident at 7A enhance the character and appearance of any heritage asset and setting within Conservation Area.

There is no additional floor space created by this proposal and would not impact on the setting of any statutory or locally listed building as in the London Plan.

## **LANDSCAPE**

The house has a typical urban garden with bushes and some trees. No trees will need to be removed from either the front or rear gardens. The proposal does not propose any changes on the landscaping.

## **ACCESS**

The existing house entrance and fire exits will not be altered. The new wall and door will offer an additional line of security for the resident at 7a. The door ironmongery will be designed to be openable from the inside without the need of a key for easier fire egress.

## **CONCLUSION**

The proposal has been designed to meet the requirements of the Belsize Conservation area and would have no adverse impact on any Heritage assets.