

34 BELSIZE LANE

DESIGN AND ACCESS STATEMENT

1. INTRODUCTION

INTRODUCTION

This Design and Access Statement has been prepared on behalf of the applicant 34 Belsize Lane Ltd and owned by Charlie Green and Christina Disler to support an application for full planning permission and listed building consent, who purchased the site in July 2023 following it being put up for sale after the passing of the original owner and architect of the property, Georgie Wolton, in 2021.

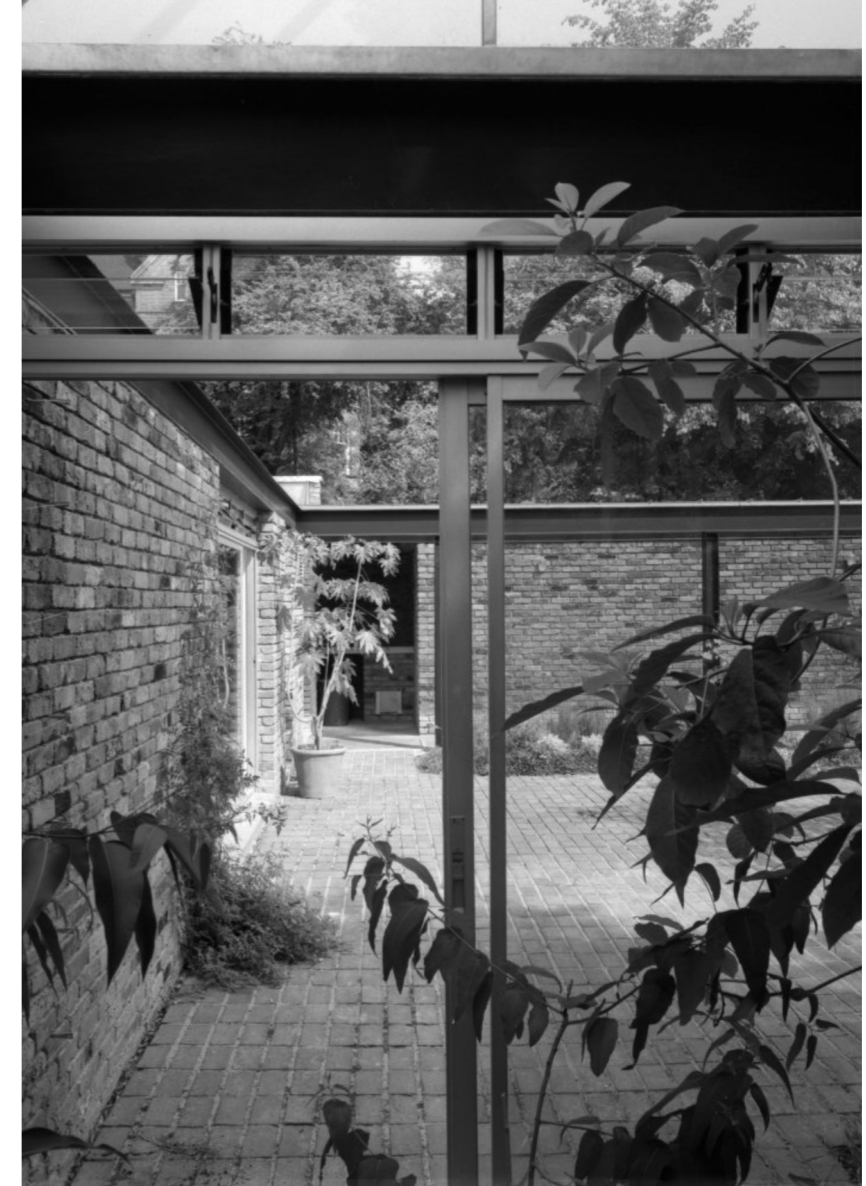
- Planning permission: Application for planning permission for the erection of a new ground floor link structure, erection of a new single storey first floor extension, plus landscaping works and all other associated and ancillary works.
- Listed building consent: Application for listed building consent for internal and external works (including works of demolition and removal of existing fabric), erection of a new ground floor link structure, erection of a new single storey first floor extension, plus all other associated and ancillary works.

EBBA was appointed in August 2023 to design and develop a proposal for the restoration of: 34 Belsize Lane, London NW3 5AE.

The property was given Grade II Listing on 25th October 2023. This report demonstrates the intention to respect and restore the original architecture of the house, whilst highlighting the opportunities and constraints around the project through considered interventions. The proposals have also considered and subsequently evolved following pre-application discussions with Officers at Camden Council, Historic England and the 20th Century Society.



Photograph of 34 Belsize Lane
Credit: RIBA Pix



THE CLIENTS

In July 2023, the applicant purchased 34 Belsize Lane with the view to create a home for their family that takes into consideration the history and original character of the building, its site and now its significance as a Grade II Listed heritage asset. The restoration will allow the applicant to meet their needs and to bring the building up to modern standards of sustainability and environmental comfort.

One of the key, fundamental principles for the applicant in considering proposals for 34 Belsize Lane was to honour the original architect Georgie Wolton as a modernist architect and her significant contribution to both architecture and landscaping.

Charlie Green is the Founder of The Office Group (www.theofficegroup.com), and has significant experience and track record in the sensitive restoration of 12 Central London Listed Buildings, including 3 in the LB Camden:

- i - Kings Cross Station Eastern Range (Grade I)
- ii - Summit House, Red Lion Square (Grade II)
- iii - The Stanley Building, Pancras Square (Grade II).

He is also responsible for the visioning and delivery of The Black & White Building in Shoreditch, London’s tallest mass timber office building, which is a showcase of sustainable development.

THE ARCHITECTS

EBBA Architects are a London based award winning architecture practice established by Benni Allan in 2016 after a number of years at Niall McLaughlin Architects, delivering projects in the cultural,

education and residential sectors. This includes his contribution to Magdalene College, Cambridge which won the Stirling Prize 2023.

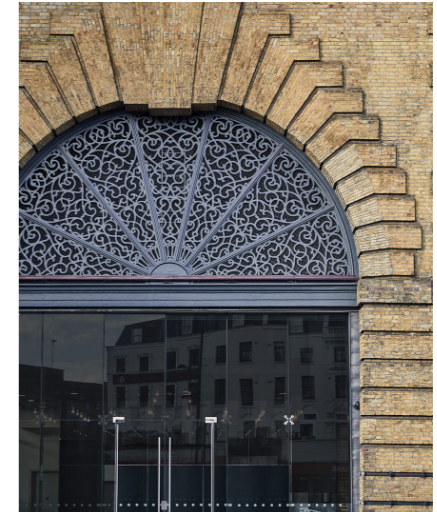
Since its establishment, the practice has designed and realised a number of significant projects, including schools, private houses and cultural projects. The practice has exhibited and been published widely in numerous design and architecture journals worldwide, including the award for RIBA-J Rising Stars 2019 and the prestigious YAYA Young Architect of the Year 2021.

As well as running the practice, Benni Allan lectures at the University of Greenwich and has been an Ambassador for the RIBA, running workshops for schools in East London. He is also a young trustee of the Architecture Foundation, chairing the lecture series Part Four and supporting the programme to help share the importance of architecture and design to a wider audience. Benni is also on the Design Review Panel for Harrow Council.

HERITAGE

Jon Lowe has extensive experience on late 20th century built heritage. Project experience includes: advising The Office of First Minister of Northern Ireland on the cultural significance of HMP Maze, including recommendation for statutory protection; assessment and analysis of RAF Greenham Common, Battersea Power Station, the Barbican, Western Marble Arch Synagogue, numerous post war car factories, schools and hospitals; and undertaking listing reviews or securing listed building consent on properties designed by Lubetkin, Nicholas Grimshaw, Richard Rogers, Renzo Piano, Peter and Alison Smithson, Ralph Erskin and Sir Giles Gilbert Scott, Son and Partner.

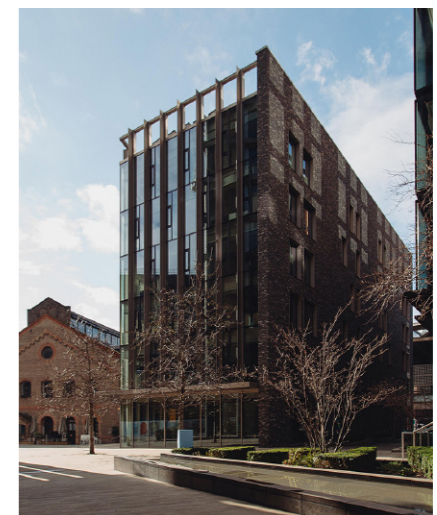
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GEORGIE WOLTON

Georgie Wolton was born in 1934, East Horsley, Surrey. In 1955, she enrolled at Epsom Art School to undertake an art foundation course. During this time she established a lasting friendship with Richard Rogers. Georgie studied at the Architectural Association (AA).

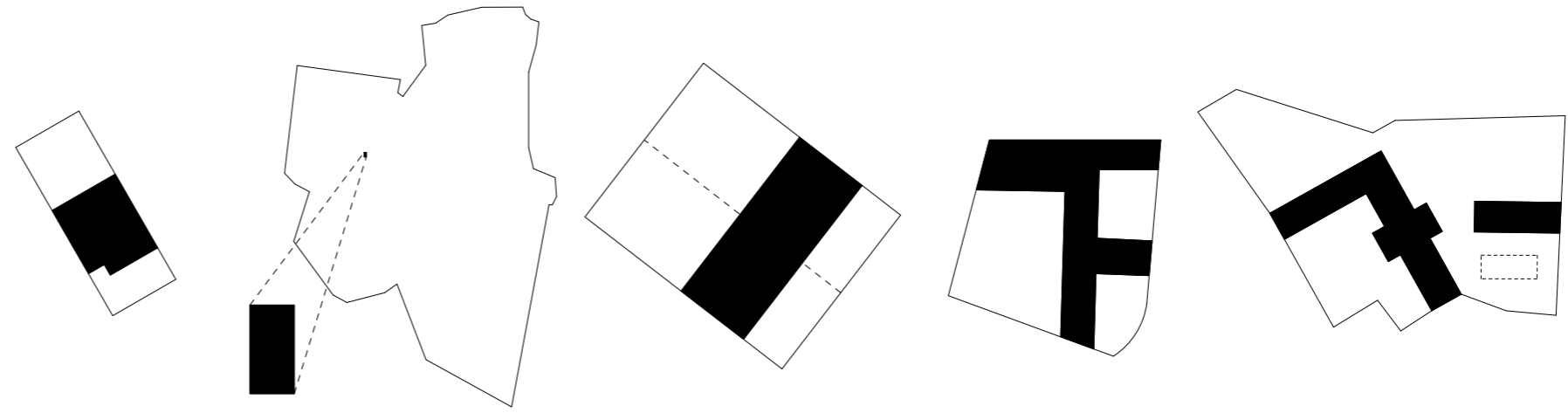
Upon her graduation in 1960, Georgie briefly worked at Middlesex County Council before forming Team 4 in 1962 with Norman Foster, Richard Rogers, and Su Rogers. As the sole qualified architect among them, Georgie played a pivotal role in legitimising the practice. However, she confessed, 'I cherished my independence more than anything else,' and after only a few months, she parted ways with the group. From that point forward, she pursued her career independently.

34 Belsize Lane was completed in 1976. The structure marked a transition in her interests, shifting from architecture to landscape. A few years post completion, Georgie moved away from traditional architecture to pursue her passion for landscaping. 34 Belsize Lane demonstrates this shift in direction with its two courtyard gardens and its larger, mature and eclectic rear garden.



Georgie Wolton designed seven projects in her career, including her first home at Camden Square and Fieldhouse. Both of these show initial ideas regarding principles of light and the layout of the home. 34 Belsize Lane shares some influential ideas in the arrangement of spaces, as well as how the buildings connect to the landscape.

Similarly, as a modernist architect she was interested in the quality of architecture to come through simple construction and an expression of how things came together. All of her “extensions” and “additions” were seen as lightweight elements that sat in contrast to the more heavier elements of primary walls.



3 Camden Square, London

Fieldhouse, Surrey

5-7 Cliff Road Studios, London

34 Belsize Lane, London

Southrop Barn, Surrey



3 Camden Square



Fieldhouse

Photographs Camden Square and Fieldhouse
Credit: RIBA Pix

Core Team

EBBA
Lead Architects

Benni Allan
Director

Jack Bailey
Part II Architect

Milecastle Projects
Project Management

Sam Elliott
Director

DP9
Planning Consultants

Jim Pool
Director

Louise Overton
Associate Director

Jon Lowe Heritage
Heritage Consultant

Jon Lowe
Director

Andy Sturgeon
Landscape Design

Andy Sturgeon
Director

Elliott Wood
Structural Engineers

Gary Elliott
Director

James Hinks
Associate

EEP - Sustainability &
M&E Engineers

Nigel Bowater
Director

Botley Byrne
Chartered Surveyors

David Botley
Director

2. THE SITE

SITE AND CONTEXT

The land to which the application relates to is 34 Belsize Lane shown by the red line.

LOCATION AND EXISTING SITE

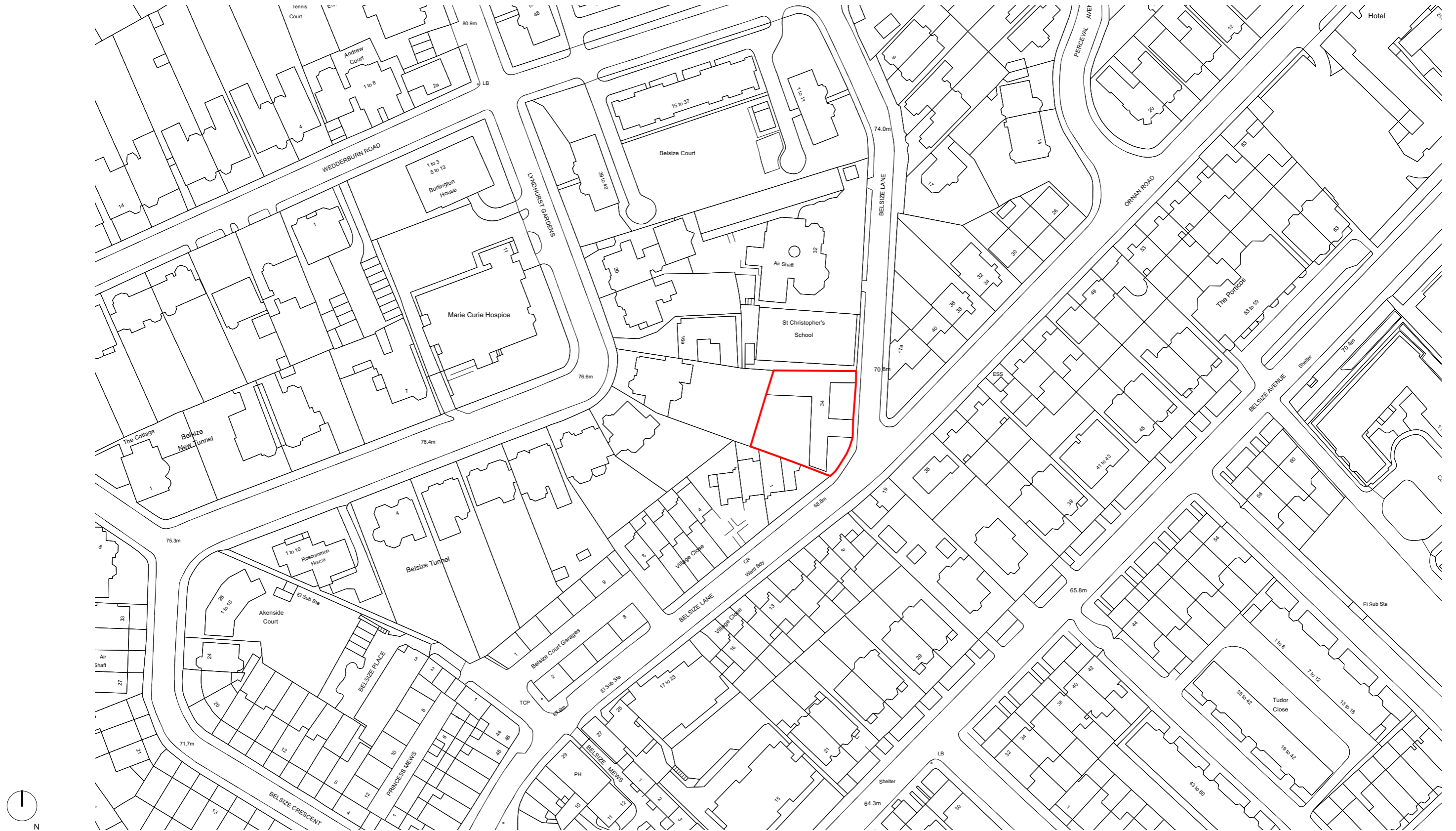
The property lies within the Fitzjohns/Netherhall Conservation Area, towards its south-eastern border, and opposite the north-western border of the Belsize Conservation Area, which starts at the rear of a number of 20th century properties on Ornan Road and includes Belsize Court Gardens.

No.34 is also experienced within the setting of a number of designated and undesignated heritage assets—these are primarily confined to Grade II listed buildings along Lyndhurst Gardens, but also include a pair of locally listed buildings, Nos.17a Belsize Lane and 40 Ornan Road, which are situated on the opposite corner of Belsize Lane.

In the midst of this, discreetly tucked away, lies 34 Belsize Lane. The site has an overall area of 909.2m² (within the red line, right), with a large curving garden wall that largely hides 34 Belsize Lane from the street. Directly adjacent to the North of the site is a large school building (St Christophers), with a sports pitch that backs on to the northern edge of the site, marked by a large boundary wall. The remainder of the site is bound by residential properties.

The house is Grade II Listed and the site falls within the Fitzjohns Netherhall Conservation Area (see page 34 of the report).







Aerial View of the House

This residence occupies a garden wall plot, formerly part of a Victorian house, curving along the winding Belsize Lane. Two openings in the wall offer access to the front door at the North end of the wall and a secondary entrance further down which used to allow visitors in to Georgie's office.

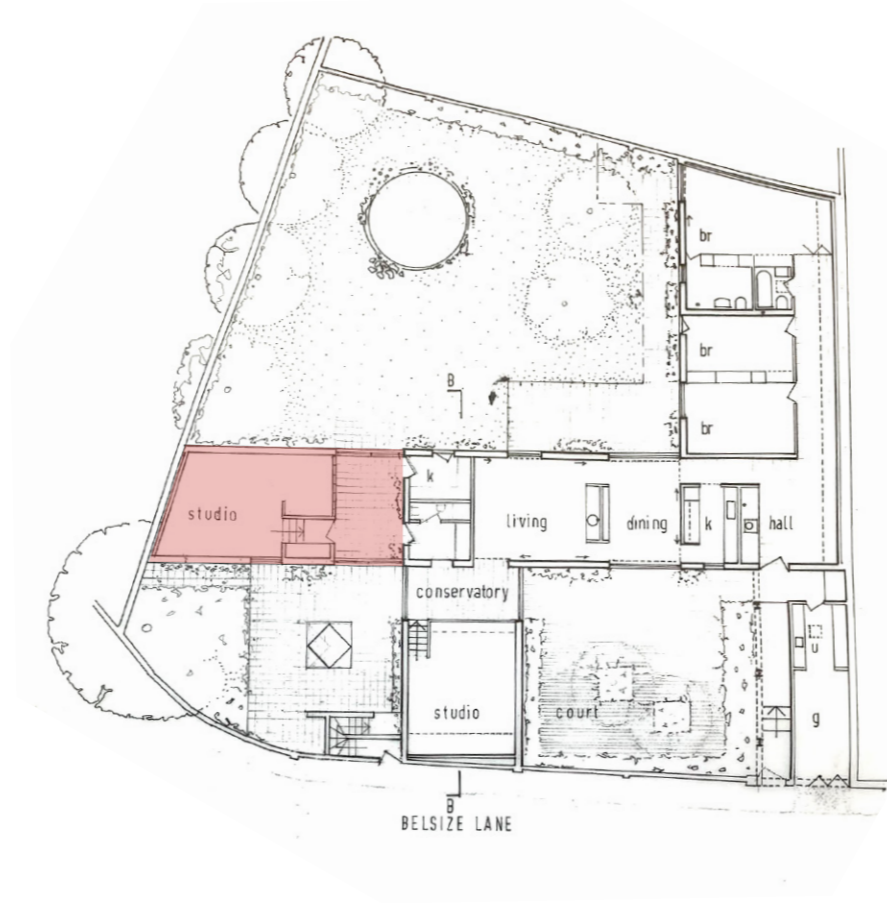
The principles of the building included the aim to make a building that would be connected closely to the landscape while benefitting from opportunities to bring natural light into each space of the house. The building was extended over time as Georgie's needs developed, including the extension to make her studio.

Georgie lived in the home until she passed away in 2021, with the house being left vacant since. The signs of disrepair and dilapidation are explored as part of this report.



A view towards the house on Belsize Lane

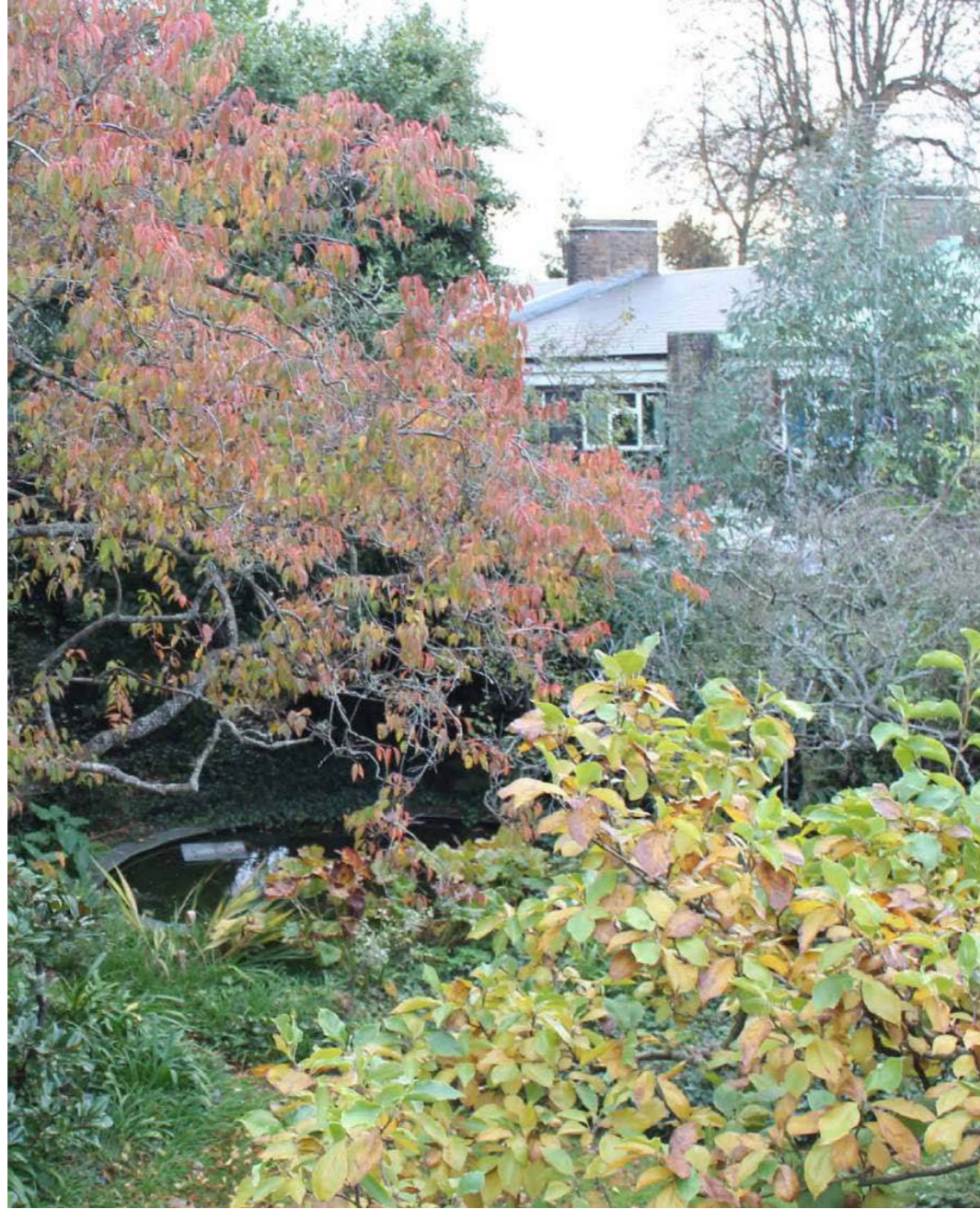
The layout can be envisioned as a core, made up of a central living space, with three wings extending from it: the bedroom wing and two studio wings. This arrangement forms three distinct courtyards, each with its own unique character. The main garden and the L-shaped section of the house are strategically oriented to the south to maximize natural light.



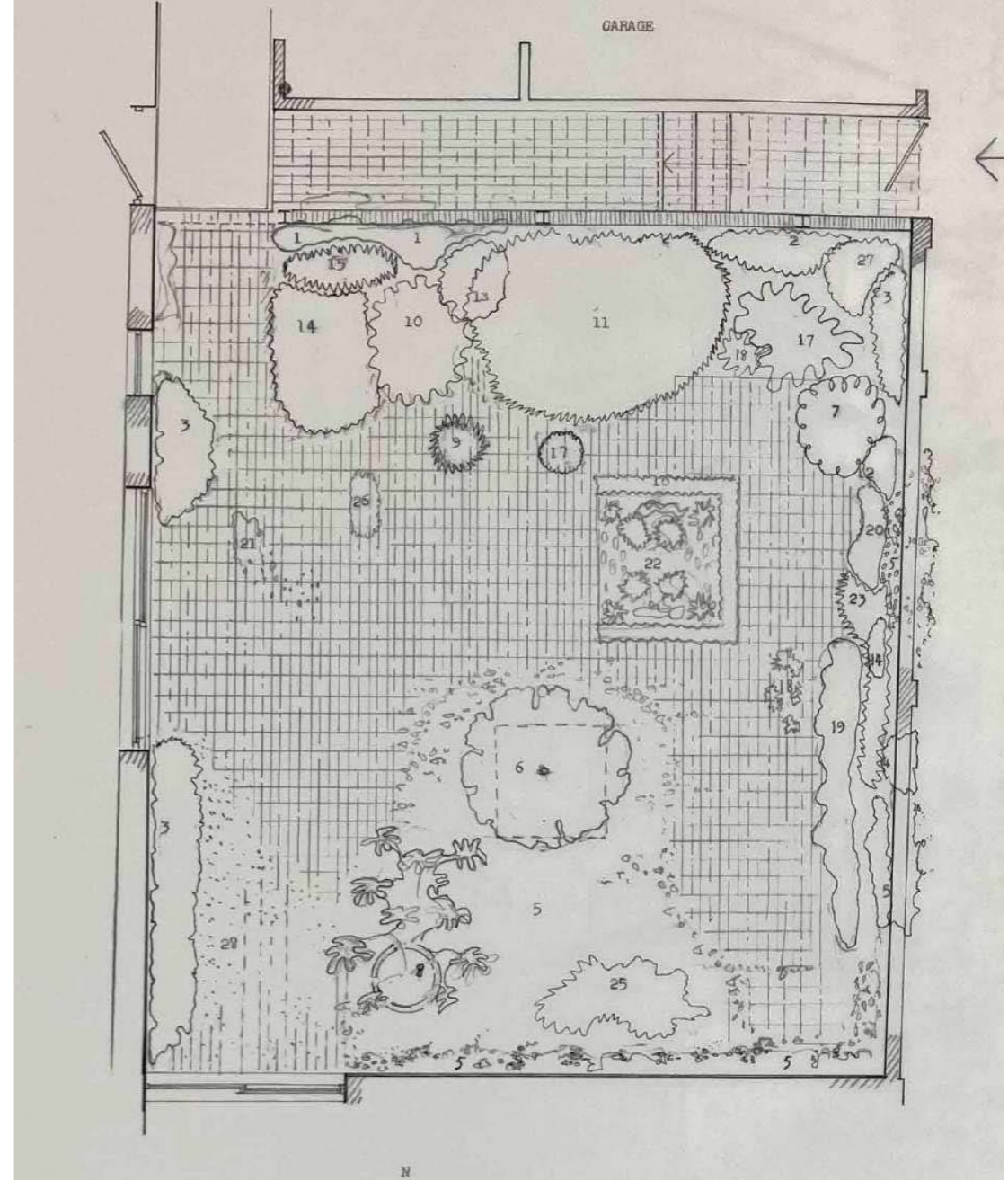
Plan of 34 Belsize Lane, with 1983 extension outlined



View South from Entrance looking across first Courtyard



View of textures and tones of the Courtyard Garden to the front of the house



Original Plan of Entrance and Front Courtyard



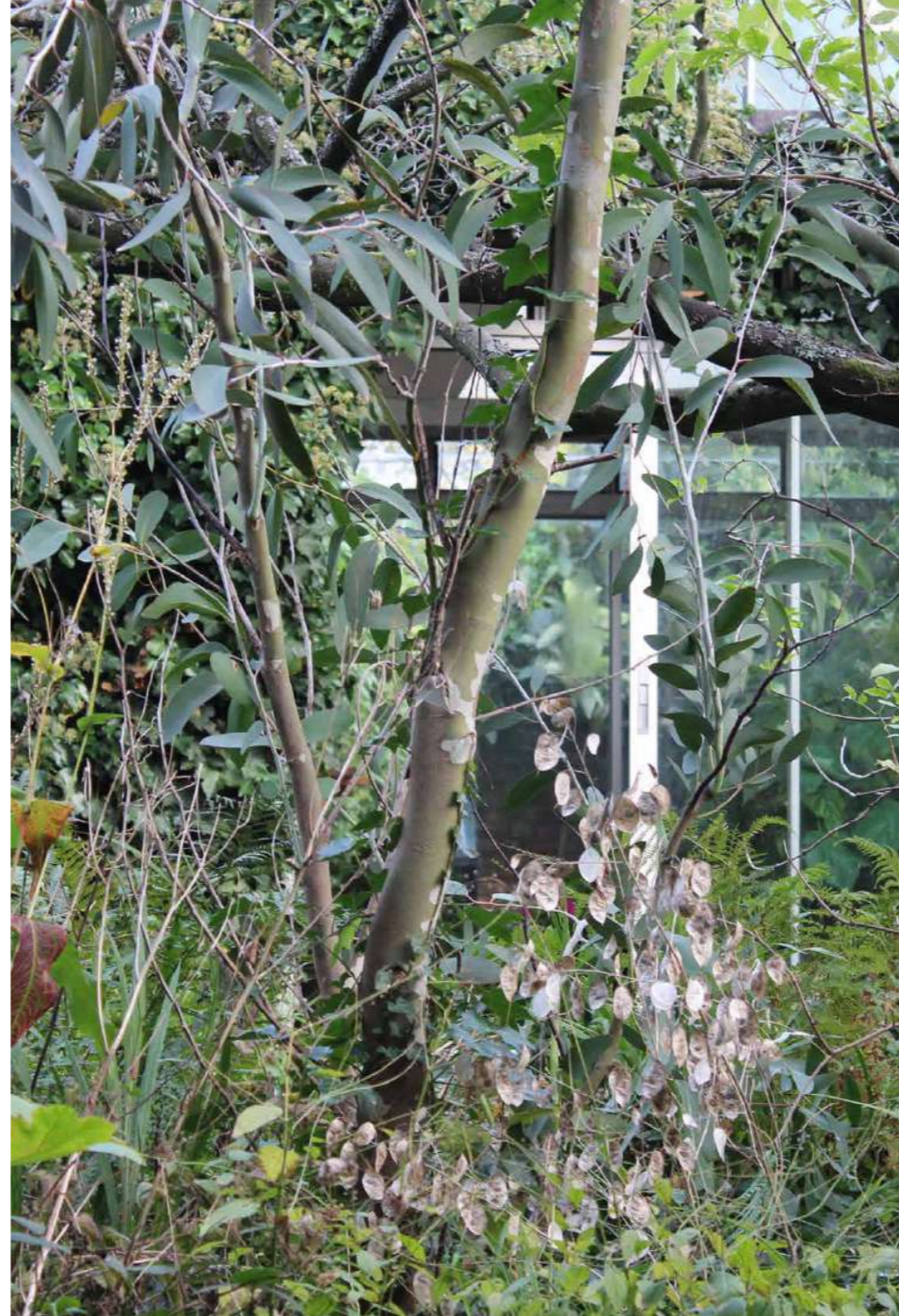
Magnolia Tree in the rear Garden



View from roof looking into the front Courtyard



View towards the Bedroom wing in the rear Garden



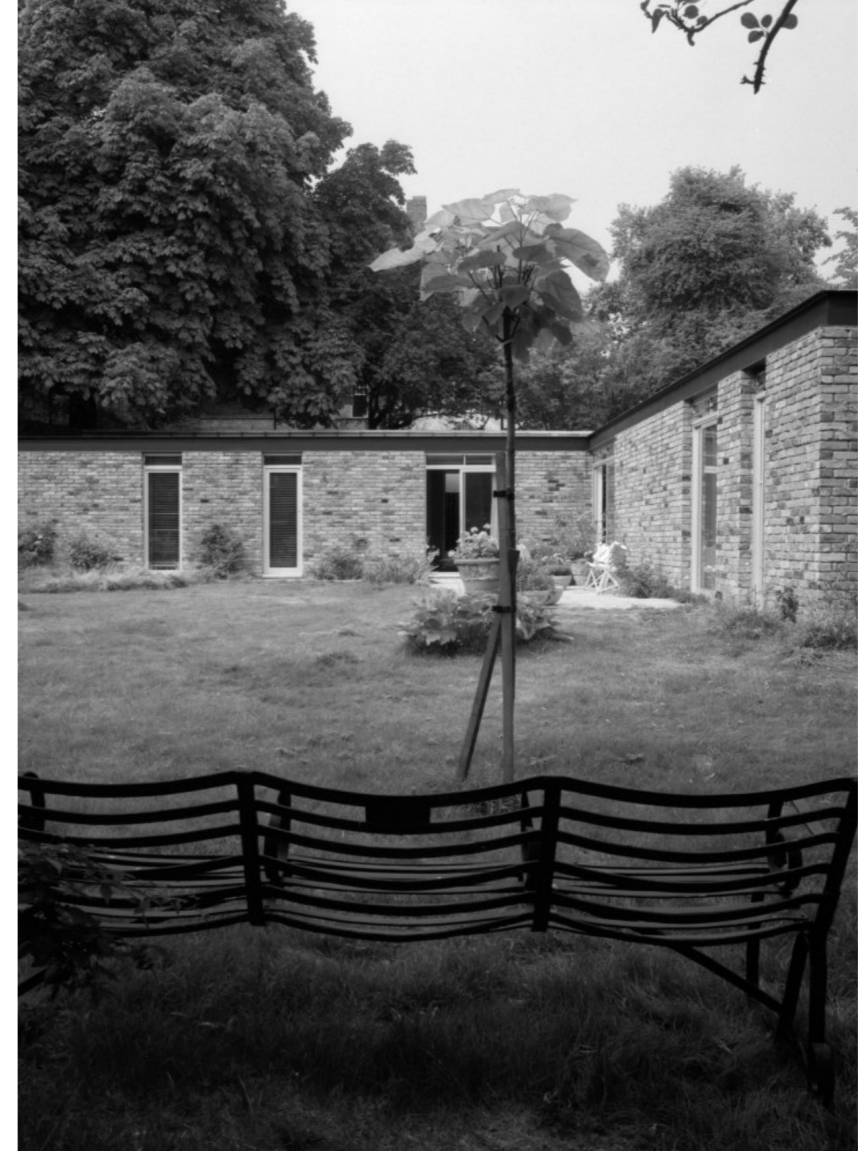
View towards the house from rear Garden



View of house overgrown from rear garden



Photograph of 34 Belsize Lane Exterior Qualities -
Front of House
Credit: RIBA Pix



Photograph of 34 Belsize Lane Exterior Qualities
Back of House
Credit: RIBA Pix



Photograph of 34 Belsize Lane Interior Qualities
Entrance and Living
Credit: RIBA Pix



Photograph of 34 Belsize Lane Interior Qualities
Living and Bedroom
Credit: RIBA Pix