



Historic Building Record

No. 34 Belsize Lane, Camden,
London NW3 5AE

On behalf of Mr Charlie Green

August 2024 | Project Ref. 00567 | V.1



JON LOWE
HERITAGE



JON LOWE
HERITAGE

299 Oxford Street
London
W1C 2DZ

Rodborough House
Butterrow West
Stroud GL5 3TZ

07712929379
jon@jlheritage.co.uk

Contents	Page 2
Introduction	Page 7
Aims, Objectives & Methodology	Page 8
Historic Background	Page 10
Building Description	Page 13
Bibliography	Page 15

Appendix 1: Site Location
Appendix 2: Historic Map Regression
Appendix 3: Historic Photographs
Appendix 4: Building & Design Evolution Plan
Appendix 5: Room-by-room Gazetteer
Appendix 6: Photographic Survey
Appendix 7: Photographic Record Archive
Appendix 8: Historic Drawings
Appendix 9: Drawn Record
Appendix 10: Archive held at Architectural Association

Figures

Figure 1: Site Location Plan

Figure 2: Historic Map Regression. Outline of No. 34 Belsize Lane delineated in red

Figure 3: Garden view east towards dining area, 1976

Figure 4: Garden north towards the Bedroom wing, 1976

Figure 5: South elevation, prior to the 1980s Studio Extension, 1976

Figure 6: View towards Conservatory 1 from covered walkway, 1976

Figure 7: View towards front door from entrance gate

Figure 8: View towards front door from entrance gate

Figure 9: Front door, 1976

Figure 10: Entrance Hall and Corridor, 1976

Figure 11: Bedroom 1, 1976

Figure 12: Living area, 1976

Figure 13: Living area, 1976

Figure 14: Bedroom 1, 1976

Figure 15: Living area, 1976

Figure 16: Bedroom 3, 1976

Figure 17: Looking towards the Garage from Conservatory 1

Figure 18: Front gate and Garage, 1976

Figure 19: South elevation, prior to the 1980s Studio Extension, 1976

Figure 20: Current plan annotated to show variations

Plates

Plate 1: Front entrance gate, boundary wall and garage entrance, looking west from Belsize Lane

Plate 2: Covered walkway, looking east towards the front gate from front door

Plate 3: Covered walkway, looking west towards the front door

Plate 4: View through sliding doors into Dining Area, from Courtyard Garden 1

Plate 5: North elevation of Studio 1, seen from Courtyard Garden 1

Plate 6: North elevation of Studio 1, seen from Courtyard Garden 1

Plate 7: Junction of Conservatory 1 and 2, seen from Courtyard Garden 2

Plate 8: East elevation and window of the Studio Extension, seen from Courtyard Garden 2

Plate 9: Enclosure to secondary access from Belsize Lane, seen from Courtyard Garden 2

Plate 10: View east through the Dining area, from the Garden

Plate 11: West entrance and sliding door to Conservatory 2, viewed from the Garden

Plate 12: West elevation of the Dining and Living Room wing, viewed from the Garden

Plate 13: South elevation of the Bedroom wing, window to Bedroom 2

Plate 14: View north along western boundary wall towards Bedroom 1

Plate 15: Flat roof over the Garage and glazed canopy over the walkway, looking east

Plate 16: General view of the roof over the bedroom wing

Plate 17: Access enclosure to roof

Plate 18: View south over the Dining and Living Room roof

Plate 19: Prism skylight and roof over Conservatory 1 and Studio

Plate 20: Prism skylight and roof over Conservatory 2 and Studio Extension

Plate 21: View north towards the Bedroom wing skylight

Plate 22: Bedroom wing skylight

Plate 23: South wall and sliding door to Bedroom 1

Plate 24: North wall of Bedroom 1

Plate 25: Cupboards and storage forming partition between adjacent En suite and Bathroom

Plate 26: Sliding door and west wall of Bedroom 1

Plate 27: En suite Bathroom accessed from Bedroom 1

Plate 28: South wall and window of En suite Bathroom

Plate 29: Looking east along the Corridor, viewed from Bedroom 1

Plate 30: Looking west along the Corridor towards the opening to Bedroom 1

Plate 31: Bath tub and washbasin to Bathroom

Plate 32: Bath tub in Bathroom

Plate 33: Wash basin and taps to Bathroom

Plates

Plate 34: South wall and window of Bedroom 2

Plate 35: North wall of Bedroom 2

Plate 36: Cupboards and storage to Bedroom 2

Plate 37: Cistern serving toilet in neighbouring En suite Bathroom, seen from Bedroom 2

Plate 38: South wall of Bedroom 3

Plate 39: North wall of Bedroom 3

Plate 40: In-built desk and sliding door to Garden, Bedroom 3

Plate 41: In-built cupboards and storage to Bedroom 3

Plate 42: Front door, viewed from Entrance Hall

Plate 43: Enclosure around boiler and storage

Plate 44: Corridor to Dining and Living Room, with kitchen entrance on east side

Plate 45: Looking east through the Galley Kitchen

Plate 46: Drawer units under the Kitchen countertop and shelving above

Plate 47: Living area and freestanding fireplace

Plate 48: West facing elevation of Dining and Living Room

Plate 49: Freestanding fireplace, north side

Plate 50: North wall of dining area, with access to Entrance Hall and Kitchen

Plate 51: North sliding door to Courtyard Garden 1 from Conservatory 1 and opening to Living area

Plate 52: Prism skylight above Conservatory 1

Plate 53: South sliding door to Courtyard Garden 2 from Conservatory 1

Plate 54: View towards the Studio from Conservatory 1

Plate 55: East wall and skylight to Studio

Plate 56: Open partition and staircase between Studio and Conservatory 1

Plate 57: North wall of Studio

Plate 58: Staircase to Conservatory 1

Plate 59: Opening between Conservatory 1 and Lobby

Plate 60: Cupboard to Lobby

Plate 61: Doorway between Lobby and Conservatory 2

Plate 62: West sliding door of Conservatory 2, looking to Garden

Plate 63: East sliding door of Conservatory 2, looking to Garden Courtyard 2

Plate 64: North wall of the Studio Extension, showing glazed screen, drawing desk and doorway

Plate 65: South wall and skylight of the Studio Extension

Plate 66: West wall of the Studio Extension, with built in desk and office storage under a window

Plates

Plate 67: East wall of the Studio Extension

Plate 68: Doorway to workshop, looking across Conservatory 2 towards the Studio Extension

Plate 69: Worktop and storage to Workshop

Plate 70: Doorway to Garage, west wall

Plate 71: View east towards garage door

Plate 72: Worktop and storage underneath, south side of Garage

Introduction

1. This report has been prepared by Jon Lowe Heritage Ltd on behalf of Mr Charlie Green. It presents the results of a programme of historic building recording carried out at No. 34 Belsize Lane, Camden.
2. The building, a residential property, is located at National Grid Reference: TQ 26988 85103. It lies on the west side of Belsize Lane, near to the junction with Oman Road. The building is situated behind a garden wall in what was once the back half of a large garden belonging to a detached Victorian property that still sits at 16 Lyndhurst Gardens.

Site Designations

3. No. 34 Belsize Lane is Grade II listed (List Entry Number 1487795) and was added to the National Heritage List for England in October 2023. The building is also located in the Fitzjohns Netherhall Conservation Area and sits within the setting of a number of Grade II listed buildings located on Lyndhurst Gardens.

Project Background

4. The building is the subject of a recently granted scheme of works, references 2024/1219/P and 2024/1759/L, which includes:

Erection of a first-floor extension with green/sedum roof and photovoltaic panels, comprehensive structural and restoration works throughout, internal alterations including opening up the kitchen to living room, new bathrooms, new glazed window/doors to garden from southern studio, landscaping works, three areas of green roof to the existing main roof, mechanical ventilation heat recovery and ASHP units.

5. Conditional permission was granted on 6 August 2024. Building recording is required to satisfy Condition 5 placed on a grant of planning permission and listed building consent:

No works shall commence on site until:

a) the interior and exterior of have been subject to a programme of historic building recording in accordance with Historic England's level 2 by a competent practitioner, and

b) the completed historic building recording (Level 2) has been submitted to and approved by the local planning authority.

Reason: To secure the enhancement to the heritage asset arising from the proposals in accordance with policy D2 of the London Borough of Camden Local Plan 2017 and paragraph 211 of the NPPF 2023.

6. The applications covering the site were accompanied by a detailed heritage statement that described the history of the site and the development of the property as a whole as well as describing the relative significance of its component structures (Jon Lowe Heritage, 2024). Further information pertaining directly to the building was compiled as part of previous studies. These studies have been used to enhance the descriptive record of the building presented here.

Authorship

7. This Level 2 Building Record has been undertaken by Hugh Taylor and Jon Lowe of Jon Lowe Heritage Ltd. Jon Lowe is a full Member of the Chartered Institute for Archaeology (MCIFA) with specialism in Building Recording, with the CIFA Code of Conduct adhered to. Jon Lowe has lectured on building archaeology and recording on the Birkbeck MA Archaeology course and led two summer schools on the recording and analysis of Syon House on behalf of Birkbeck College. Jon Lowe has served as treasurer of the Building Archaeology Group of the CIFA and actively recording buildings for 28 years.

Aims, Objectives & Methodology

Aims & Objectives

8. The aim of the project was to provide a detailed record of the fabric of the building, meeting nationally recognised standards as set out by Historic England.
9. This aim was to be achieved through examination and analysis of both documentary records and a detailed inspection of the building's fabric before occupation the building following completion of the consented works. The historic building recording was to be undertaken to a standard allowing the future understanding and interpretation of the building. An archive and report will to be created as a result of this work.

Methodology

The Written Account

10. A Level 2 record was identified by Camden Borough Council as suitable for this building (as defined in '*Understanding Historic Buildings: A Guide to Good Recording Practice*', English Heritage 2016). A Level 2 written account should comprise:
 - *The precise location of the building, by name or street number, civil parish, town, etc, and National Grid reference;*
 - *The date when the record was made, and the name(s) of the recorder(s);*
 - *A statement describing the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary, to serve as an introduction to the more detailed body of the record that may follow, and to satisfy those users who may need no more than a summary of the findings.*

The Photographic Record

11. Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016) requires a Level 2 photographic record to comprise:
 - *General view of views of the exterior and interior of the building;*
 - *The overall appearance of principal spaces;*
 - *Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.*

Drawn Record

12. Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016) requires a Level 2 drawn record to comprise, either:
 - *Sketched plan, section, elevation or detail drawings (when no more thorough drawn record is made). Sketches may be roughly dimensioned, or:*
 - *Measured plans (to scale or fully dimensioned) as existing. These may extend to all floors, or they may be restricted to one or a selection. The latter option may be appropriate, for example, in a town-centre building where an upper floor has been little altered. Buildings with a repetitive structure may also be planned on one floor, but a note or a sketch plan should be made to indicate the arrangement of other floors. Plans should show the form and location of any structural features of historic significance, such as blocked doorways,*

windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.

Assessment of the Historic Building Record

13. The historic building record was carried out in good conditions while the building was empty and with observations made while the building still retained power and internal lighting.
14. Existing plans of the building, compiled by the architect in 2024, were supplied (Appendix 5). These were checked on site and found to represent an accurate portrayal of the building's form and layout. They accurately reflected the position of openings, the thickness of walls and the location of features such as fireplaces and staircases.

Limitations on the Record

15. The size of some of the internal spaces necessitated the use of a wide angle lens to capture internal areas. Some minimal distortion of verticals within the images is possible, though not sufficient to prevent an understanding or depiction of the rooms and features being recorded.
16. The majority of the building's structural fabric and material remained obscured by internal decorative finishes (plaster, floor coverings) limiting the degree that the underlying fabric could be examined.
17. At the time of the survey the elevations of the building were overgrown with ivy, making full assessment of the building's external envelope difficult.
18. The above restrictions did not prevent an understanding of the building's form and development, particularly when combined with the available documentary resources and historical understanding gathered as part of previous assessments. Observations within the building showed no areas of fabric or construction which were unusual (for their period of construction or materials used) and the inability to inspect some areas is not thought to have limited the degree that the building could be understood and presented here.

Historic Background

19. A detailed chronology is provided in the historic background chapter of the Heritage Statement that supported the recent applications. The assessment provided in previous studies of No. 34 Belsize Lane and the documentary evidence sourced is considered sufficient in understanding the building's evolution and development.
20. Presented below is a summary of No. 34 Belsize Lane's historic background, which outlines the building's sequence of development.

34 Belsize Lane

21. Historic mapping indicates that the site upon which No. 34 Belsize Lane now sits used to form the rear half of the large garden to No. 16 Lyndhurst Gardens. Wolton purchased this piece of land in 1974, presumably using proceeds acquired in the development of the Cliff Road Studios. Planning consent for the construction of three houses on the site had already been obtained, but Georgie's intent was for a single, spacious, three bedroom, two bathroom house with a studio.
22. 34 Belsize Lane can be read as a built expression of the concepts and interests that preoccupied Wolton, and any established spatial hierarchy was subverted. Her interests in gardens and landscapes, particularly English designed landscapes of the 17th and 18th centuries, informed her approach to architecture as well as landscape design. Georgie wanted to create a building with a strong relationship between inside and outside—glazed walls were intended to offer views from one garden into the other. The winged layout of the site initially split the plot into a courtyard and a larger main garden area, and since the construction of a studio extension there are now three separate courtyard garden areas.
23. Wolton's extensive collection of Turkish kilim rugs also influenced the design of the house. Large expanses of wall were needed to hang this evolving collection, and Georgie used them to, in her words, 'command' the spaces. Much of the collection was concentrated in the hallways and studio rooms - the corridor which runs the length of the bedroom wing could accommodate the very longest of the kilims, and the generous 1.8m width of the corridor allowed the viewer to stand back and appreciate their designs. The angled rooflight above, and similar ones in her studio spaces, were designed to flood these kilim displays with natural light.
24. Wolton also had very defined ideas about how a kitchen space should function within a modern building. She placed the kitchen at the very core of the house, and stated that where possible they should always overlook the main entrance—as is the case at Belsize Lane. This elevates the status of the kitchen in comparison to a more traditional hierarchy in which the kitchen is relegated to the rear of the ground floor or basement. Even in modernist buildings this was a radical concept, which reflects the gendered nature of kitchens and the dominance of men in the discipline of architecture well into the 20th century.
25. Further exploring the concept of one of her main interests, 'the working house', was also important. Wolton had a long-standing interest in houses designed to function as both domestic and work spaces, which she had also put into practice in another of her key buildings, Cliff Road Studios. At Belsize Lane one of the ways she developed this was through the use of conservatory-like antechambers that acted as a 'pause' between living and working spaces. Level-changes were also utilised, which allows the user to step down into her working space. The concept of

the 'working home' as interpreted by Wolton at 34 Belsize Lane is all the more significant when we remember that Georgie was balancing running an architectural practice with having a family. In the property's design, she was subverting the traditional hierarchies of a house with its gendered spaces, and creating a home that allowed her to lead the life she wished to lead.

26. Although 34 Belsize Lane remained Wolton's home until her recent death, the building was inevitably the sum result of a slow process of evolution. In 1981 Georgie designed an extension to the property—this was to serve as the new studio, and documentary evidence suggests that the original studio then began to be used as another bedroom. The approved plans relating to the 1981 extension differed slightly from the as-built drawings in a number of ways—for example, the new conservatory antechamber leading to the new studio was meant to project outwards into the garden on either side, but it was not built this way. Other, minor differences can even be seen between the original approved plans of 1976 and the first phase as-built drawings. The landscaping around the property also evolved over the years, as Georgie made alterations to the originally ordered, formal front garden.
27. These and a number of other small, incremental changes in the way the building was used and lived in are analysed at figure 22. This evidence indicates that the property was never static, but gently evolved to suit Georgie's needs. The property has been unoccupied for over two years now and its current condition is very poor. It is in dire need of repair and restoration; some aspects of the building are failing and damp has unfortunately become a serious problem.

Georgie Wolton

28. Georgie Wolton (nee Cheesman) was born in East Horsley, Surrey, in 1934. After attending a convent school, Georgie moved to a college in Guildford to study English, Latin and French at A Level, and in 1955 attended Epsom School of Art for an art foundation course.
29. It was at Epsom School of Art that Georgie began a relationship with Richard Rogers—this was the start of an important and mutually influential friendship that would last her entire life. After some time at Epsom Georgie convinced her younger sister Wendy to take up architecture at The Bartlett, and soon decided to apply to study it herself at the Architectural Association.
30. It was at the Architectural Association (AA) that Georgie was surrounded (and tutored by) some of the most important and influential designers of the 20th century. Rogers was also studying at the AA at the same time, and would go on to write in his biography that *'She was a great intellectual influence, and her help with my drawings was probably the only thing that stopped me being thrown out of the AA (and was not the last time she would rescue my career).'*
31. Georgie graduated in 1960 and worked briefly for Middlesex County Council, then in 1962 she formed Team 4 with Norman Foster and Richard and Su Rogers. She was the only qualified architect in the group at that stage and consequently was an integral founding member; without her the practice would not have been able to run. Georgie left Team 4 after only a few months, however, as she preferred to work alone, and her younger sister Wendy took her place in the group.
32. In 1962 Georgie married publisher David

Wolton and gave birth to the couple's only daughter, Suke. The couple bought their first home at 3 Camden Square and Georgie designed an innovative kitchen extension for the home—a hanging glass box that was part kitchen and part conservatory (see figure 6). This extension remained in place in 2022, and may still exist now. This was perhaps a prelude to her first building—in 1969 Georgie's mother gave her land at Crocknorth Farm where she built Fieldhouse, a glass and steel weekend retreat. Fieldhouse was the first house in the UK to use CorTen as a primary structural material, which Georgie chose as she wanted it to blend into the terrain as it developed its distinctive rust-like texture. Fieldhouse was eventually dismantled in 1993.

33. Georgie's largest project was Nos. 5-7 Cliff Road Studios in 1970-71, a project on which her husband David acted as developer. These studios still stand, and it was while living here that Georgie began to design 34 Belsize Lane. Georgie designed one other barn conversion (Southrop Barn. Figure 7), but thereafter moved almost entirely into landscape design. Georgie's belief in the importance of landscape and the way it interacts with the built environment is plain to see in the design of No. 34 Belsize Lane, with its quiet transitional courtyard entrance, but her reasoning for moving into landscape design appears to have been multifaceted. In later interviews Georgie would express her deep desire for the autonomy and independence that the discipline of landscape design offered—being a 'lone wolf' was something she stated that was simply not possible in architecture.
34. Georgie continued to work on multiple landscape projects throughout her life, ranging from small private gardens to much larger projects such as at River Café and Oxford University's Keble College. She and David separated in 1992 but remained close friends, and Georgie lived at No. 34 Belsize Lane until her death in August 2021.

Building Description

35. The list entry for No. 34 Belsize Lane provides an in depth description of the building and is presented below. This description has been supplemented by a room-by-room gazetteer, photographic survey and drawings, shown in the appendices.

*House 1975-6 with 1983 addition.
Designed by Georgie Wolton for herself
and her family.*

*MATERIALS: reclaimed mixed yellow
and red brick; glazing held in aluminium
frames; felted roof.*

*PLAN: the house has no street frontage
but stands behind a high wall on an
irregular trapezoid plot on an obtuse
corner opposite where Belsize Lane
meets Oman Road.*

*It has a single storey with a flat roof. The
original accommodation is housed within
a Z-plan comprising a north/south range
with entrance hall, kitchen, and living
area; a bedroom wing to the north
running westward; and a studio room,
reached via a conservatory-like
antechamber to the south running
eastward. A covered entrance path and
garage to the north of the plot connect
the east side of the house with the
boundary wall, opening onto Belsize
Lane.*

*In the early 1980s the north/south range
was extended southwards by Wolton to
add a second studio/office, reached
through a second conservatory
antechamber.*

*The footprint of the house in relation to
the boundary wall divides the site into
three discrete courtyard gardens.*

*EXTERIOR: the building is approached
through a perforated steel gate in the
boundary wall which screens it from
Belsize Lane. The path is laid in brown
brick pavements and forms the northern
edge of a brick-paved courtyard garden.
The path is sheltered by a glazed canopy
which projects from the blind side wall of
the garage and is supported on steel I
beams. The building is entered through a
wide, full-height flush-panel timber door.*

*The elevations principally comprise
panels of brick laid in stretcher bond with
raked joints, interspersed with full-height
glazed openings of various width,
opening onto paved terraces through
hinged or sliding doors with louvred
transom lights. The wall plate is an
exposed steel I beam. Triangular prism
roof lights held in aluminium frames
emerge above the roof line, lighting the
two conservatory spaces.*

*INTERIOR: the interior is characterised
by a limited palette of natural materials
set against the flat white planes of
plastered walls and ceilings. Fitted
joinery is principally of thick, maple
veneered plywood; doors are a mixture
of side-hung, folding and sliding, set in
full-height openings. Circulation spaces
are floored in Spanish pink-buff clay tiles.*

*The front door opens into a generous
entrance hall which extends into the
bedroom wing. This continuous hallway
space is enclosed to one side by the
long north end wall of the house and is
top-lit to architectural effect: the ceiling is
cut back from the wall face to
accommodate a full-length angled roof
light. At the far end of the space the*

master bedroom is reached through folding doors which open to the full proportions of the hallway. The bedrooms have original fitted ply storage units in various configurations.

To the south of the entrance hall the kitchen and open-plan living area is reached through sliding doors. The galley kitchen is fitted with plywood units, mainly in the form of drawers, Wolton's preference over hinged cupboards. The living area is divided into a dining and sitting area by a free-standing fireplace, the raised hearth facing south towards the sitting area. Large, full-height sliding shutters screen French windows which overlook the courtyard gardens to either side of the room.

The conservatories act as glazed links, or antechambers, between the main house and the studio and office spaces to the east and south. Within these conservatories the walls enclosing the main house are of exposed brick, matching the exterior elevations, and the adjacent walls are entirely glazed with sliding doors opening out onto the courtyard gardens to either side. Both spaces are top-lit by triangular prism skylights.

The conservatory to the east is original to the house. It has a larger skylight, carried on exposed steel I beams and directly overlooks the lower level studio room; the original tubular balustrade between the two spaces has been replaced with plywood planters. The stair down to the

studio was replaced when the floor level was raised slightly. The studio is lit by a canted clerestory window at the far end.

The conservatory to the south is part of the 1980s extension but is very similar in character. It gives access to a small, top-lit utility room in the footprint of the original house, and to the later office from which it is partitioned by a glazed timber screen.

Door handles are U-shaped, in brushed stainless steel and may be from the range designed by Knud Holscher for the Danish brand 'd line'; taps and spouts have various finishes and appear to be from the range designed by Arne Jacobsen for VOLA.

SUBSIDIARY FEATURES: the site is entered through a high wall bounding Belsize Lane. It is of red and yellow stock bricks over a plinth of brick burr (fused and misshapen kiln waste).

Bibliography

Ellen Clayton: Stitching Into The Canon: The life and Work of Georgie Wolton, 1934-2021 - A Booklet by Ellen Clayton

Clare Lorenz: Women in Architecture a contemporary perspective 1990

Architectural Review 1977 vol 162

Miranda H Newton: Architects' London Houses

Georgie Wolton's biography file at the RIBA Library (only has Rowan Moore's recent Guardian article on Wolton).

Cherry, B, Pevsner, N, The Buildings of England. London 4: North, (2002), p.239

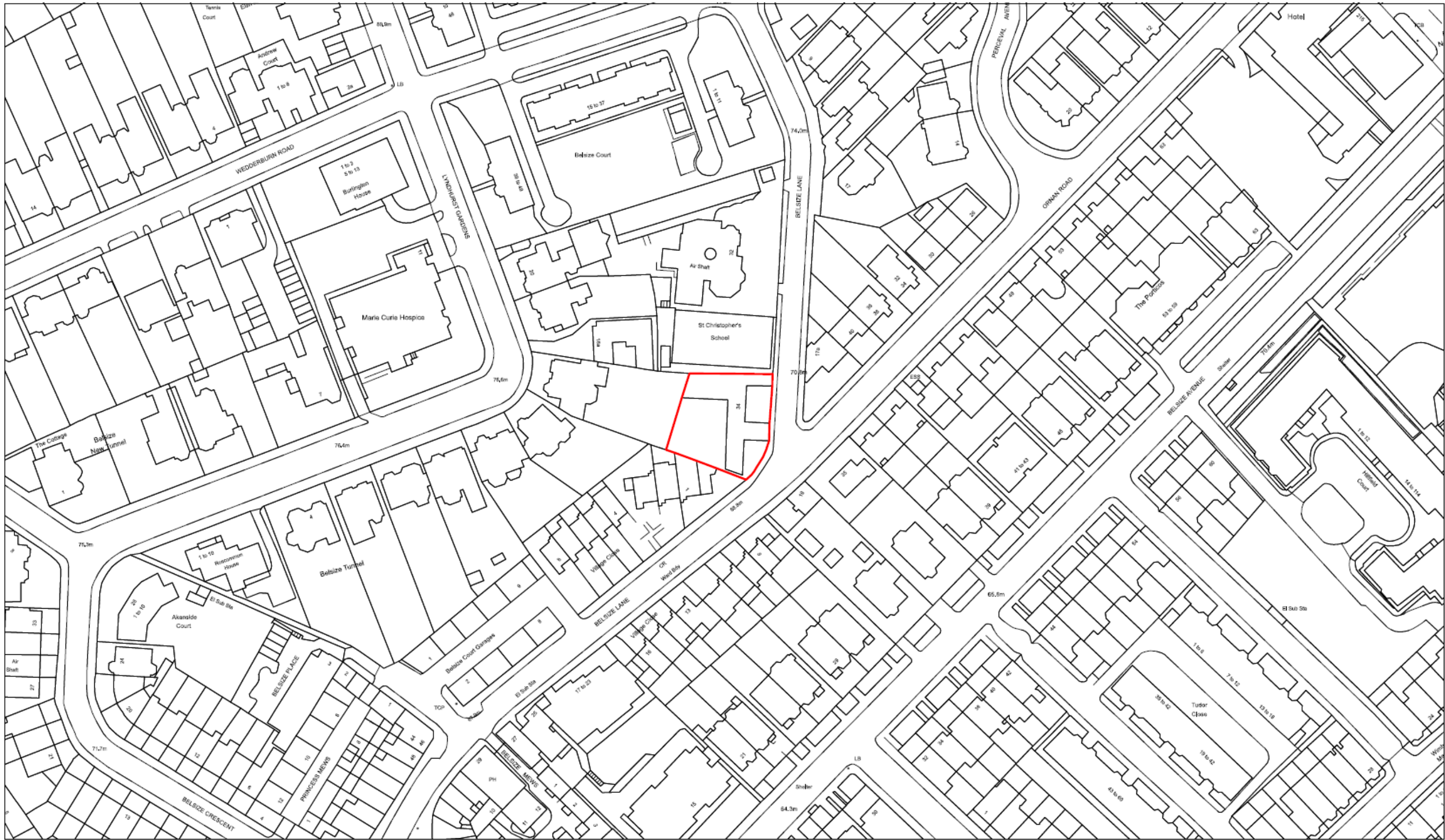
Harwood, Elain, Space, Hope and Brutalism, (2015), pp. 149, 154-155

RIBA pix, 1976 photos of 34 Belsize Lane, <https://www.ribapix.com/search?adv=false&cid=0&mid=0&vid=0&q=georgie%20wolton&sid=false&isc=true&orderBy=0>

National Heritage List, List Description: [34 Belsize Lane, including boundary wall to Belsize Lane, Non Civil Parish - 1487795 | Historic England](#)

Jon Lowe Heritage Ltd: Heritage and Townscape Statement, March 2024 [Camden Council: Planning: Case file](#)

Appendix 1: Site Location



1 Location Plan
1:1250@A3

Figure 1: Site Location Plan. No. 34 Belsize Lane delineated in red

Appendix 2: Historic Map Regression

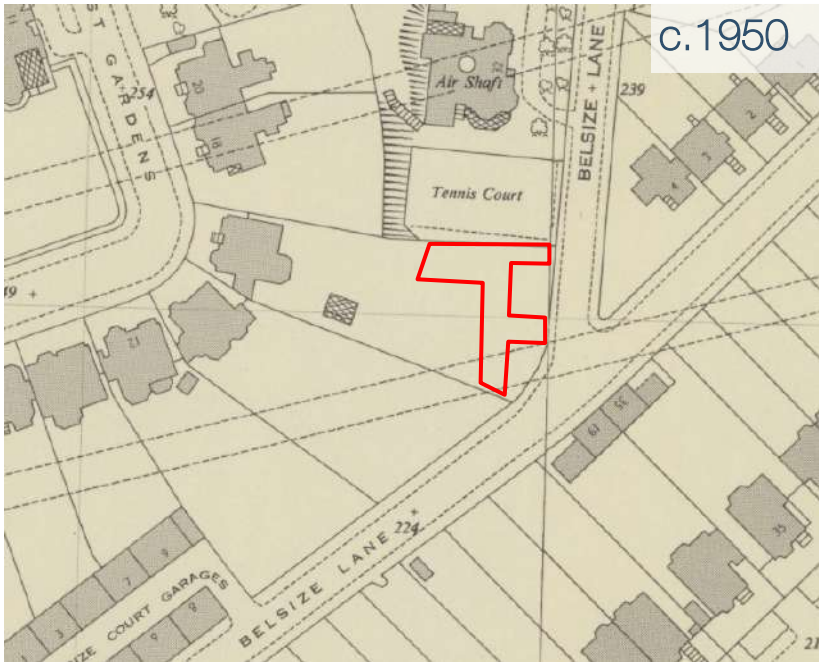
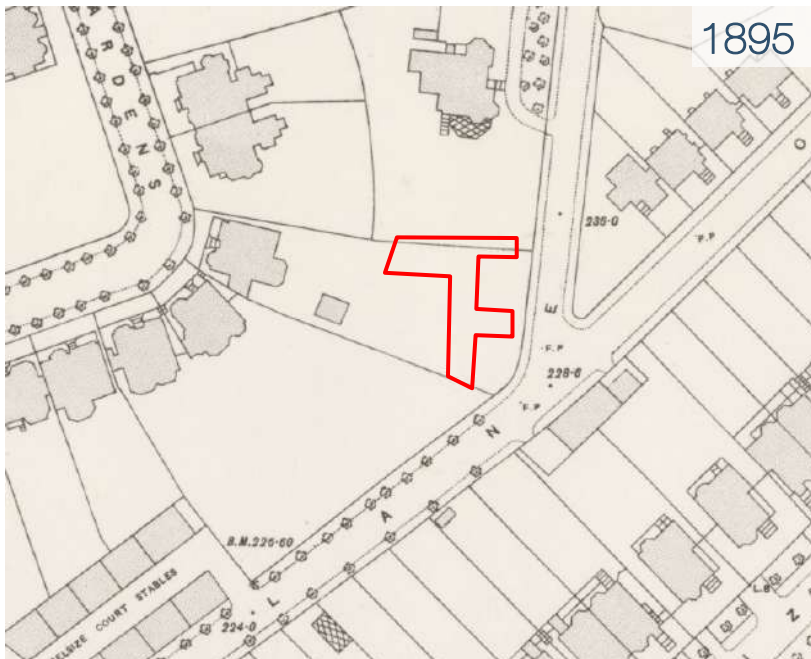
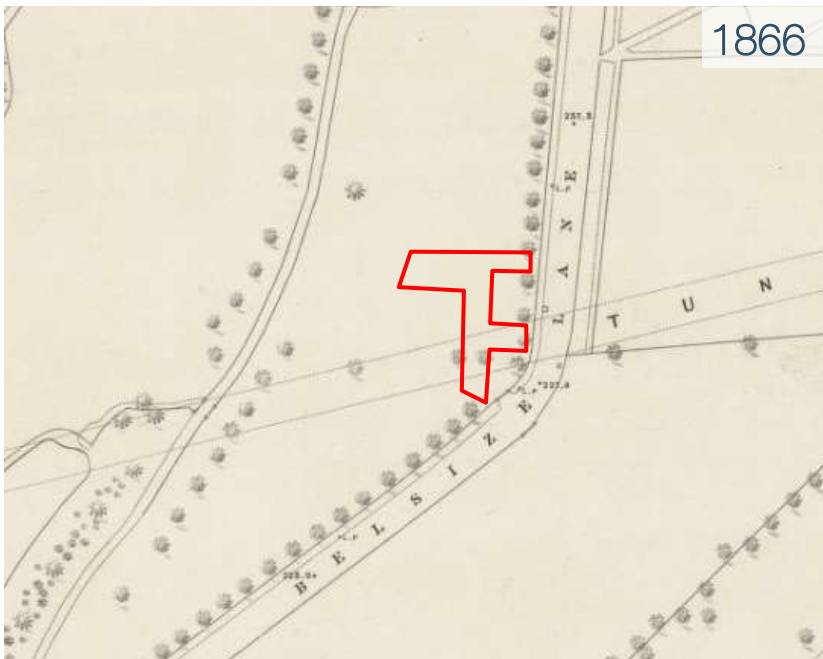


Figure 2: Historic Map Regression. Outline of No. 34 Belsize Lane delineated in red

Appendix 3: Historic Photographs



Figure 3: Garden view east towards dining area, 1976



Figure 4: Garden north towards the Bedroom wing, 1976



Figure 5: South elevation, prior to the 1980s Studio Extension, 1976



Figure 6: View towards Conservatory 1 from covered walkway, 1976



Figure 7: View towards front door from entrance gate



Figure 8: View towards front door from entrance gate



Figure 9: Front door, 1976



Figure 10: Entrance Hall and Corridor, 1976



Figure 11: Bedroom 1, 1976



Figure 12: Living area, 1976



Figure 13: Living area, 1976

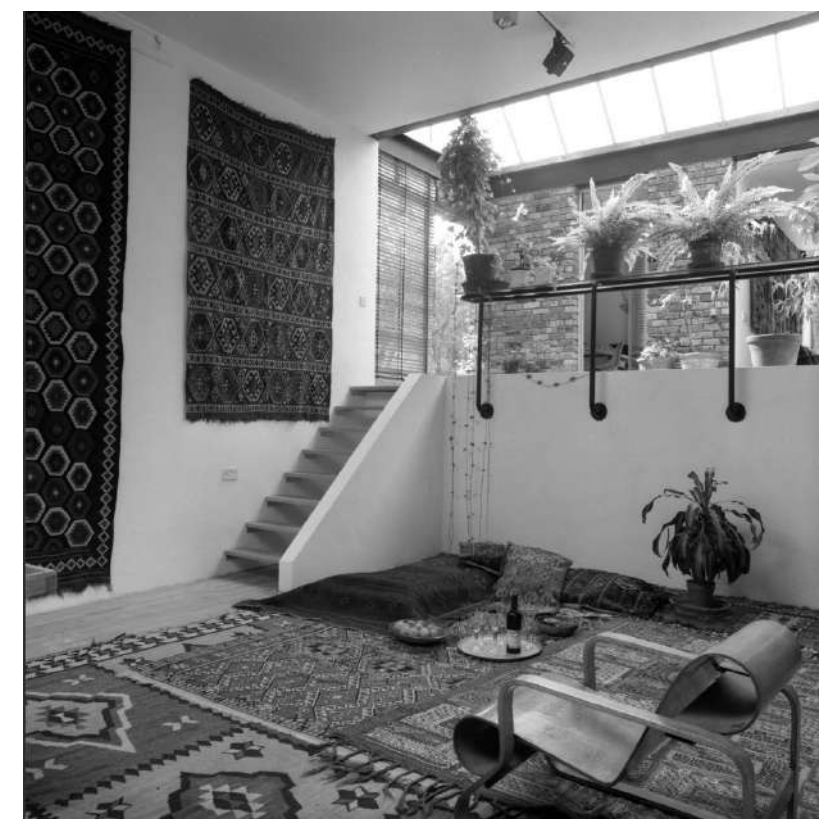


Figure 14: Bedroom 1, 1976



Figure 15: Living area, 1976



Figure 16: Bedroom 3, 1976



Figure 17: Looking towards the Garage from Conservatory 1

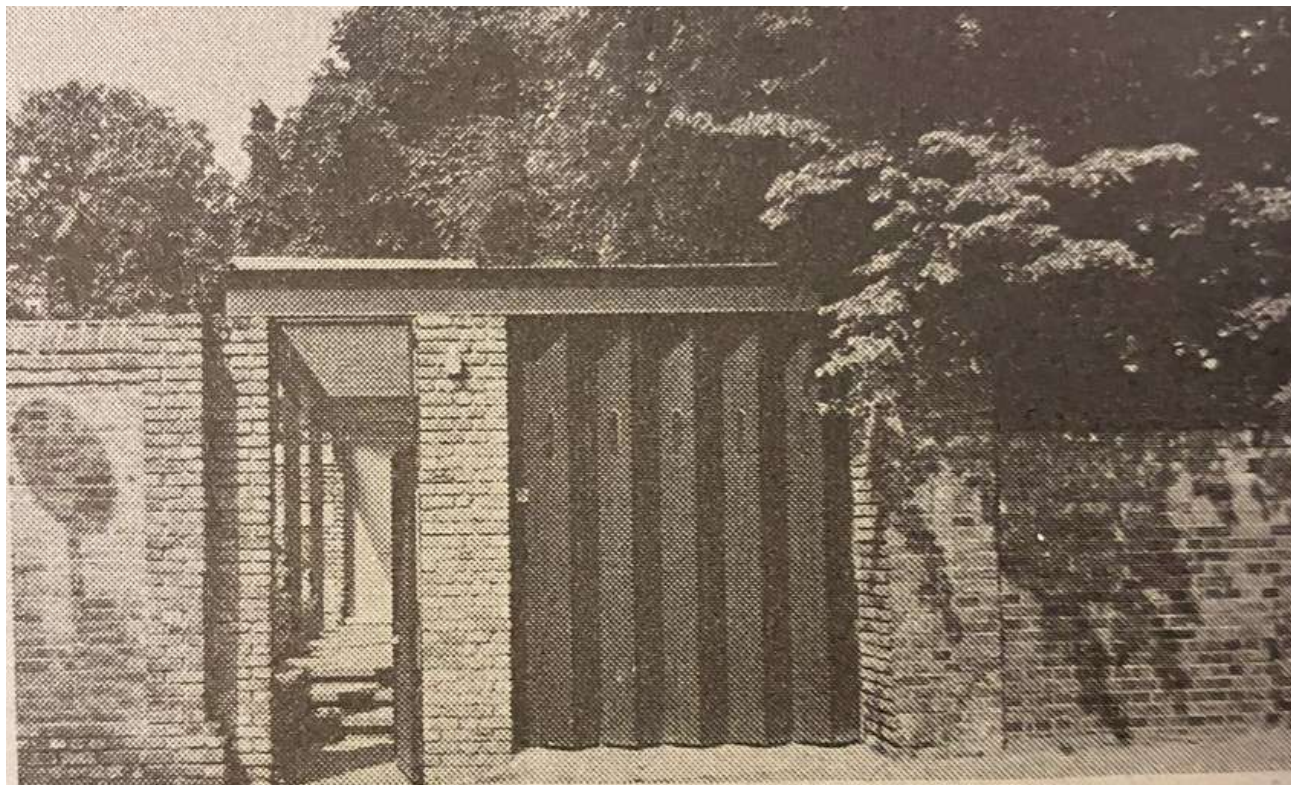
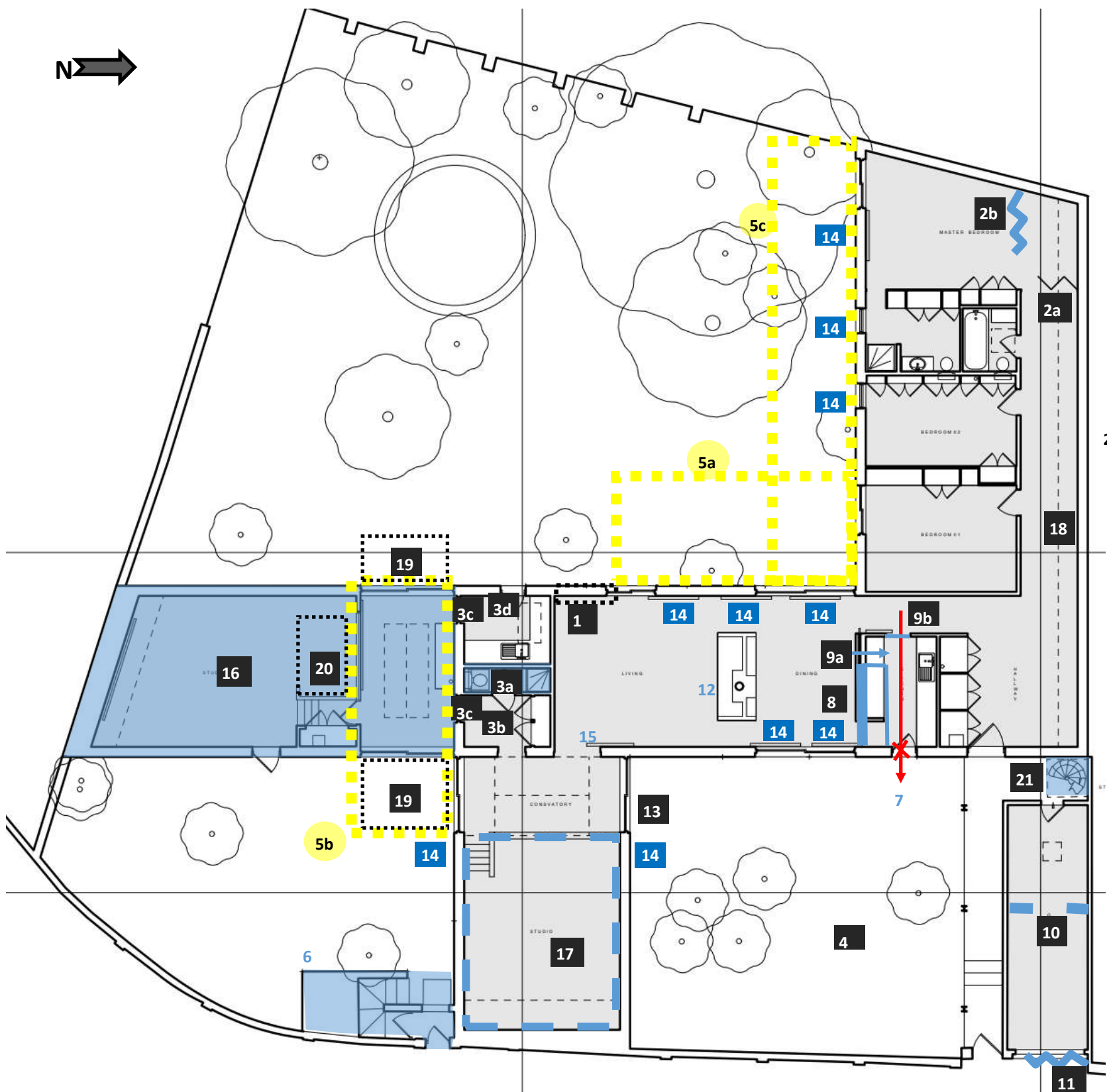


Figure 18: Front gate and Garage, 1976



Figure 19: South elevation, prior to the 1980s Studio Extension, 1976

Appendix 4: Building & Design Evolution Plan



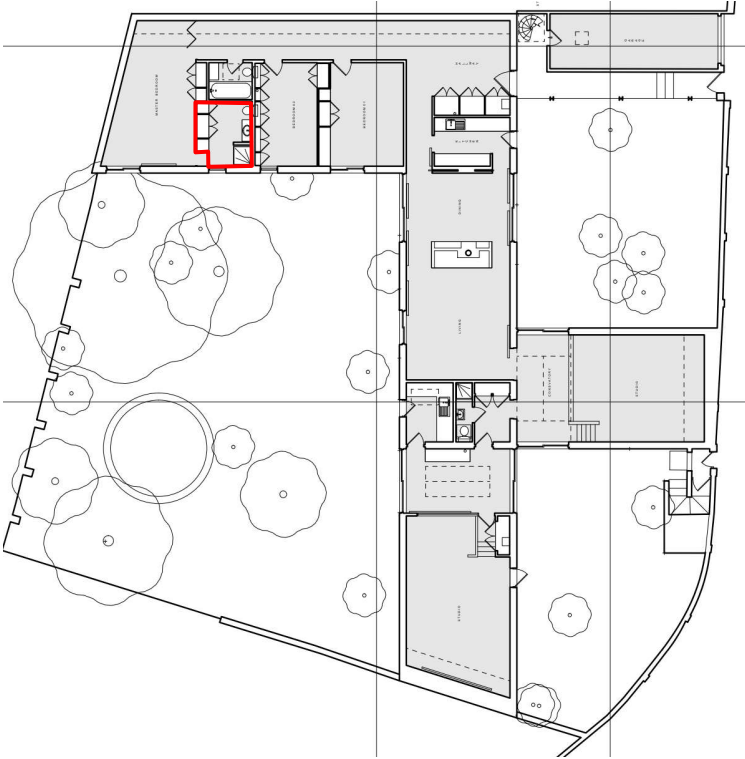
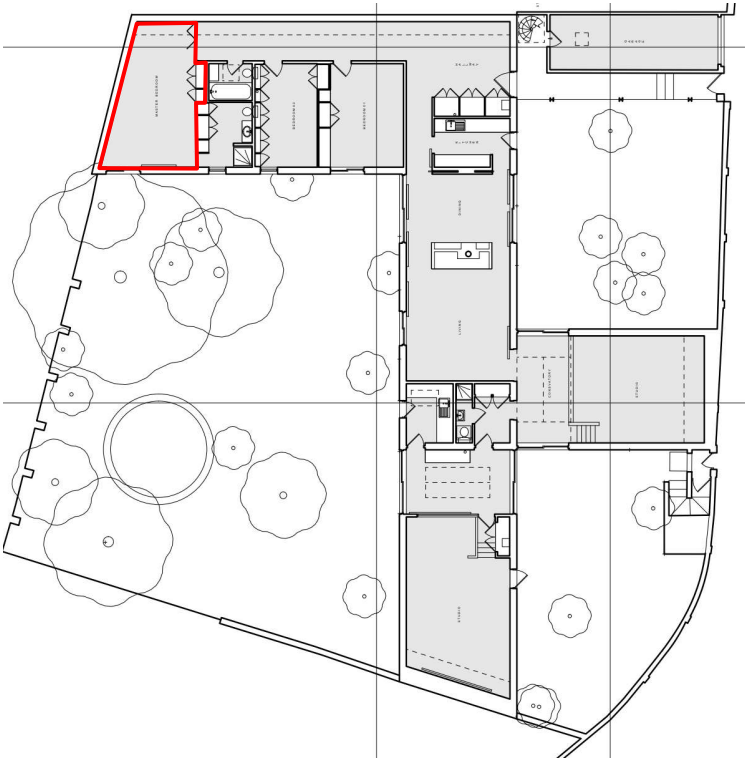
- 1) Living room window originally intended to abut the cross wall.
- 2) Concertina screen installed in this position in 1981 (2a), position originally intended to align with corridor (2b).
- 3) Former Study, compromised by subdivision to form a WC (3a), linkage to extension (3b) after 1981. Works included forming two new internal doorways within a former external wall (3c), and a single external door in place of a window to the garden (3d). Note: This space was allocated as a bedroom in the 1981 permission with shared bathroom (20) to an additional bedroom within the extension used as a Studio.
- 4) Courtyard was intended and originally built as a fully brick paved area with occasional planting. There has been an increase in soft landscaping and reduction of hard land landscaping.
- 5) Prior to 1981 there were two brick terraces on the garden side; one on west side of living room (5a) and the other (5b) on the south side of the former study. Brick paved terraces are shown to have extended along the southern front of the bedroom wing (5c) on the 1981 plan.
- 6) Introduced breach in boundary wall and steps to provide separate access to studio extension
- 7) Door access to garden not originally intended
- 8) Kitchen intended to be open to living room—division provided by units only
- 9) Access to kitchen was intended to be on north side (9a) with no doorway from hall (9b). It appears the approved design was not executed in favour of the existing arrangement.
- 10) Garage had been divided so that the rear part provided a galley utility room
- 11) Garage doors originally built as concertina doors.
- 12) Fireplace altered
- 13) Conservatory designed to have single window, not doors
- 14) Sliding shutters originally conceived to be external
- 15) Doorway between living room and conservatory designed to be smaller and was intended to be set directly opposite equally proportioned window
- 16) Later extension; designed as a bedroom with ensuite; built and used as a studio without ensuite.
- 17) Floor raised
- 18) Roof light intended to be whole width of corridor.
- 19) 1981 conservatory originally designed/approved to project forward of the build line at both ends (built form varied this)
- 20) Intended location for bedroom ensuite (never built)
- 21) Roof access provided by addition of spiral stairs post 1980s.
- 22) Rear boundary formerly lined and screened by mature trees

Figure 20: Current plan annotated to show variations

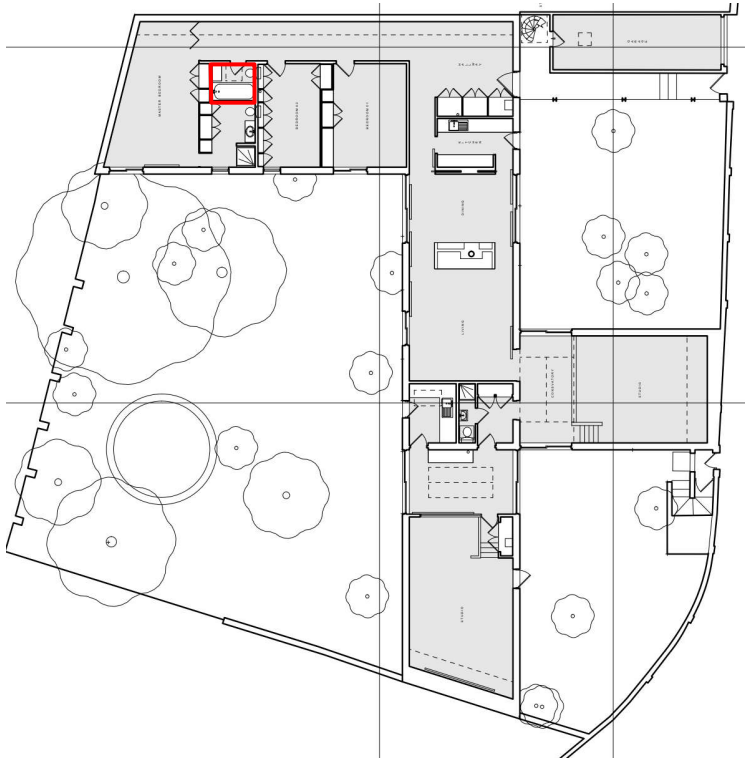
Appendix 5: Room-by-room Gazetteer

Bedroom 1	
General Description	The house's master bedroom located at the end of the bedroom wing. Set on an irregular plan form due to the west wall following the plot's angled western boundary line. Accessed via the end of the corridor (R6) and opens on to the rear garden. Adjoins a small en suite bathroom at its south-east corner.
Floor	Concrete slab with carpet finish
Walls	External walls are masonry with plaster finish. Fitted full-height maple-veneered ply cupboards and storage forms a partition between the bedroom and en suite and adjacent bathroom . Fixtures such as light switches mounted at third height from the floor.
Windows	Full height aluminium sliding doors on south wall with louvred transom light. The doors are screened by sliding shutter on rails, also of maple-veneered ply.
Doors	Doorway between corridor comprises a full-height concertina door of maple veneered ply (a later addition)
Ceilings	Suspended plastered ceiling on timber joists with recessed downlights, with the north end of the ceiling cut back from the wall face to accommodate an angled roof light, a continuation of the roof light over the adjacent corridor.

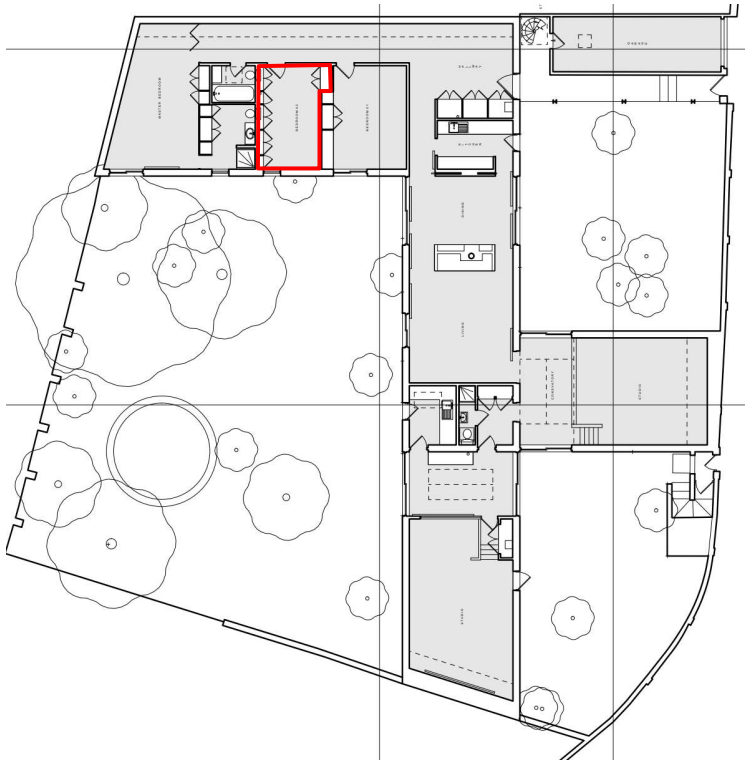
En suite Bathroom	
General Description	En suite bathroom accessed from the south-east corner of the master bedroom, comprising a shower, toilet, basin and inbuilt plywood cupboards and storage.
Floor	Floor finished in Spanish red and buff clay tiles. Smaller tiles than the circulation space with the buff-coloured tiles arranged in a diaper pattern.
Walls	Plain stud and plaster walls. Wall shared with master bedroom comprises full-height maple-veneered ply drawers and cupboards. Original toilet, basin and white tile-lined shower cubicle with original fixtures and fittings located on the east wall
Windows	Full height aluminium fixed window on south wall with louvred transom light.
Doors	N/A
Ceilings	Suspended plastered ceiling on timber joists with modern downlights



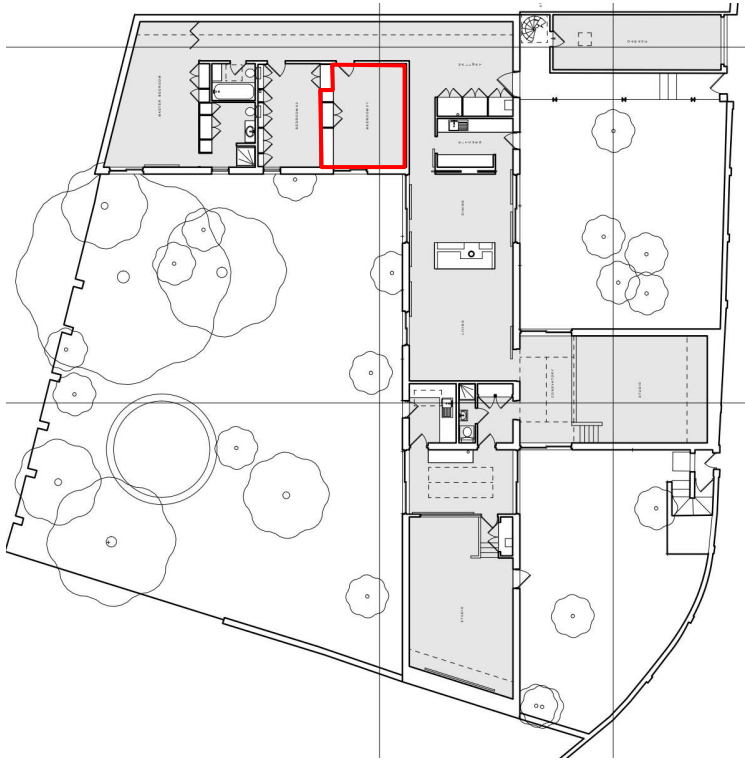
Bathroom	
General Description	Small bathroom that serves the bedroom wing and is accessed from the corridor.
Floor	Small red quarry tile that extends up the side of and lines the top edge of the bath.
Walls	Stud wall with plaster finish, with white tile splash-back around the bath. Original toilet, basin and bath with original fixtures and fittings.
Windows	N/A
Doors	Full-height maple-veneered ply door with brushed stainless U-shaped door handle and door furniture.
Ceilings	Suspended plastered ceiling on timber joists with original recessed downlight and domed perspex skylight.



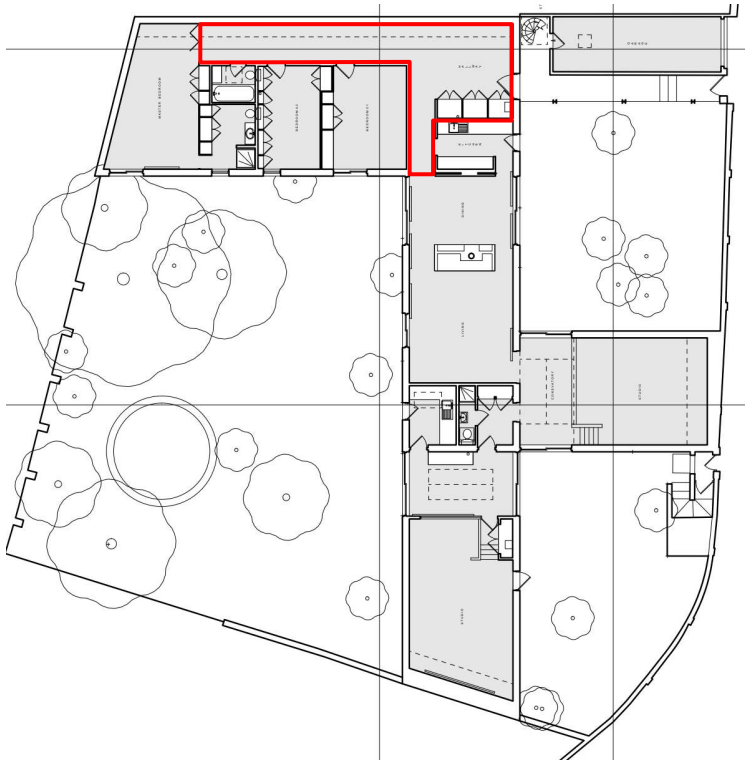
Bedroom 2	
General Description	Central bedroom accessed from the bedroom wing's corridor (R6) and opens on to rear garden.
Floor	Concrete slab with carpet finish. A channel to carry services located centrally on east-west axis.
Walls	External walls are masonry with plaster finish. Walls shared with adjacent bathrooms and bedroom comprise either maple-veneered ply cupboards and storage in various arrangement or fixed ply panels (the backing of cupboards in adjacent rooms) . Fixtures such as light switches and sockets mounted at third height from the floor. Central cupboard contains cistern and pipework for adjacent bathrooms.
Windows	Full-height aluminium single light door on south wall with louvred transom light.
Doors	Full-height maple-veneered ply door with brushed stainless U-shaped door handle and door furniture.
Ceilings	Suspended plastered ceiling on timber joists with original recessed downlights



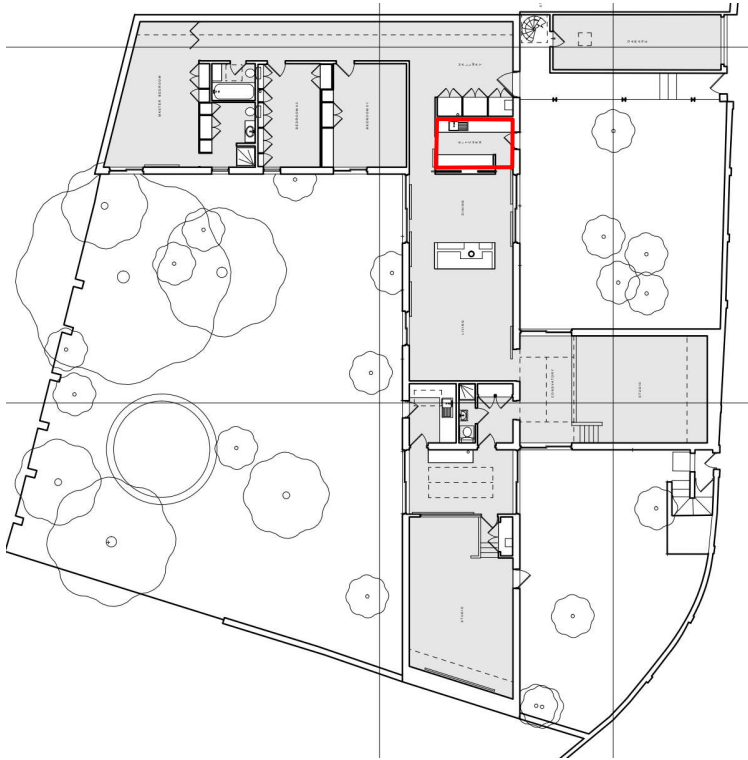
Bedroom 3	
General Description	Southern bedroom accessed from the bedroom wing's corridor and opens on to the rear garden.
Floor	Concrete slab with carpet finish
Walls	External walls are masonry with plaster finish. Internal walls are studwork with plaster finish. The wall shared with the adjacent bedroom comprises maple-veneered ply cupboards and storage in various arrangements and a in-built desk, drawers and shelving. Fixtures such as light switches and sockets mounted at third height from the floor.
Windows	Full height aluminium sliding doors on south wall with louvred transom light.
Doors	Full-height maple-veneered ply door with brushed stainless U-shaped door handle and door furniture.
Ceilings	Suspended plastered ceiling on timber joists with original recessed downlights



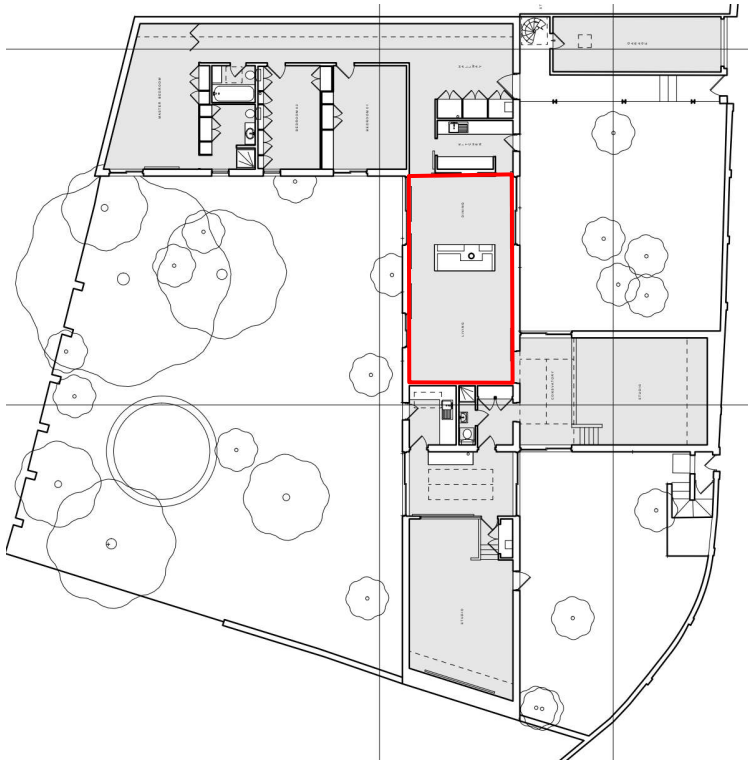
Entrance Hall and Corridor	
General Description	Large entrance hall and connected corridors that provide access to the house's two principal ranges.
Floor	Floor throughout entrance hall and corridors covered in Spanish pink-buff clay tiles
Walls	External walls are masonry with plaster finish. Internal walls are studwork with plaster finish. Boiler cupboard and storage area located adjacent to front entrance comprises maple-veneered ply doors with aluminium louvre above.
Windows	N/A
Doors	Front door, comprises large, full height opening with maple-veneered ply door with brushed stainless U-shaped door handle and door furniture.
Ceilings	Suspended plastered ceiling with original recessed downlights. On the north side the ceiling is cut back from the wall face to accommodate a full-length angled roof light.



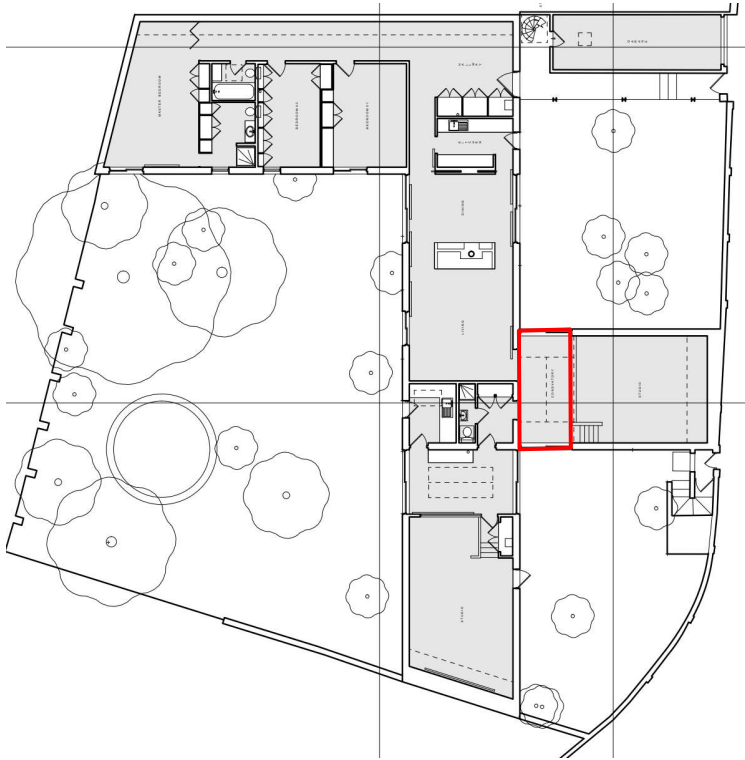
Kitchen	
General Description	Small galley kitchen accessed from both the adjacent corridor and dining area
Floor	The floor is finished in rustic red quarry tiles, with the same tiles used for the countertop and upstand on the kitchens north side.
Walls	External walls are masonry with plaster finish. Internal walls are studwork with plaster finish. Floor mounted kitchen units and drawers in maple-veneered ply with solid maple shelving above line the north walls. Floor and wall mounted units with solid maple countertop line the south wall.
Windows	Full-height aluminium single light door on east wall with louvred transom light.
Doors	N/A
Ceilings	Suspended plastered ceiling on timber joists with replacement/modern downlights



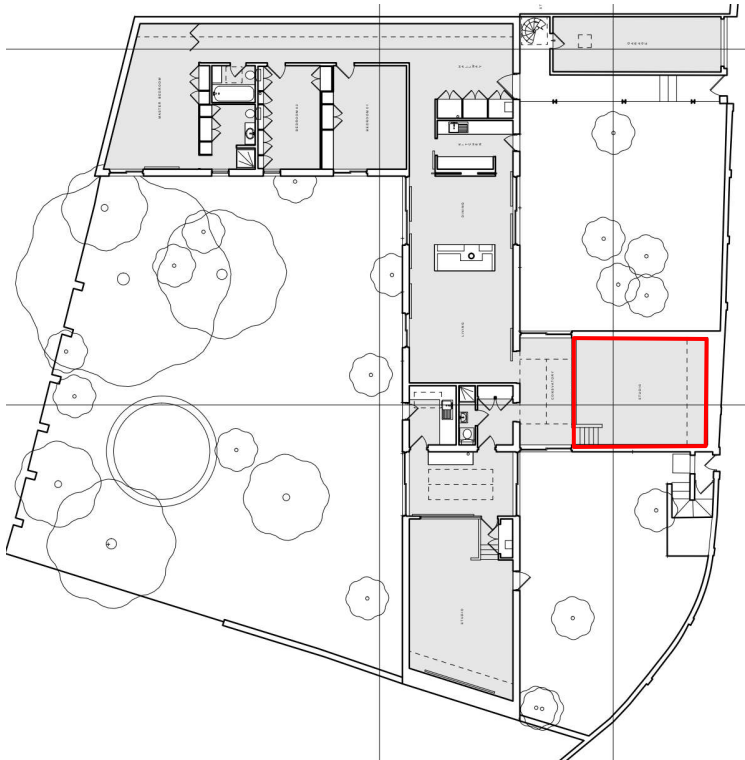
Dining and Living Room	
General Description	Combined living and dining area, separated by a free-standing fireplace. Opens on to the west and north-east gardens and is accessed from the adjacent corridor, kitchen and conservatory.
Floor	Concrete slab with carpet finish. The free standing fireplace place is formed from a U-shaped partition with concrete blocks forming a shelf on which the chimneypiece and flue, both non-original, are located.
Walls	External walls are masonry with plaster finish. Internal walls are studwork with plaster finish.
Windows	Three full height aluminium sliding doors on south wall with louvred transom light. The doors are screened by sliding shutter on rails, also of maple-veneered ply.
Doors	N/A
Ceilings	Suspended plastered ceiling on timber joists with recessed downlights



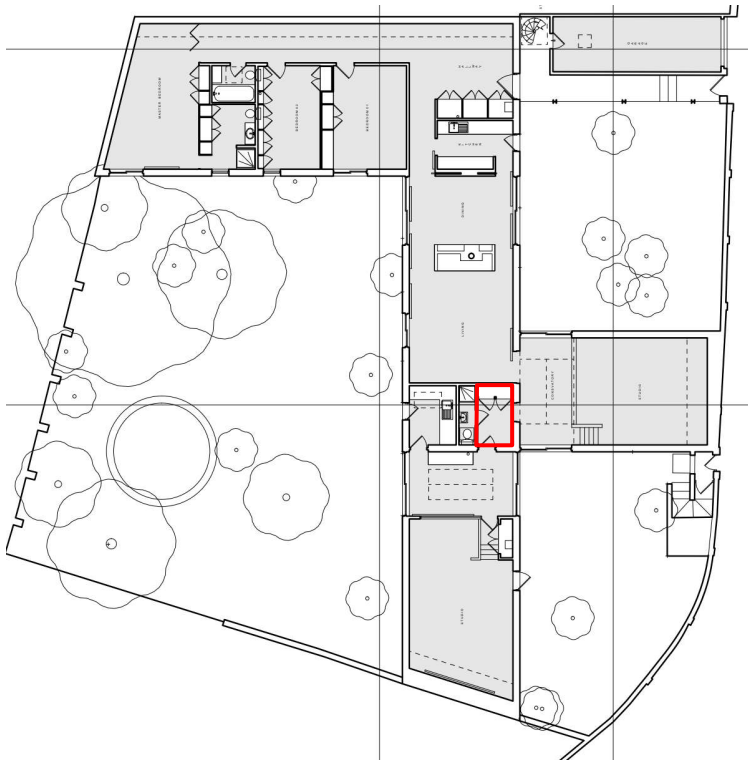
Conservatory 1	
General Description	Conservatory that functions as a link, or antechamber, to the east studio wing, which it overlooks. It also provides access to the north-east and south-east gardens.
Floor	Floor covered in Spanish pink-buff clay tiles
Walls	The wall on the west side is formed of exposed brickwork, matching that of the external elevations (adjacent walls are entirely glazed), with exposed steel wall plate above.
Windows	Two full height aluminium sliding doors on the north and south sides, both with louvred transom lights above
Doors	N/A
Ceilings	Suspended plaster ceiling on timber joists either side of a large, central triangular prism skylight in aluminum frame carried by exposed steel I beam.



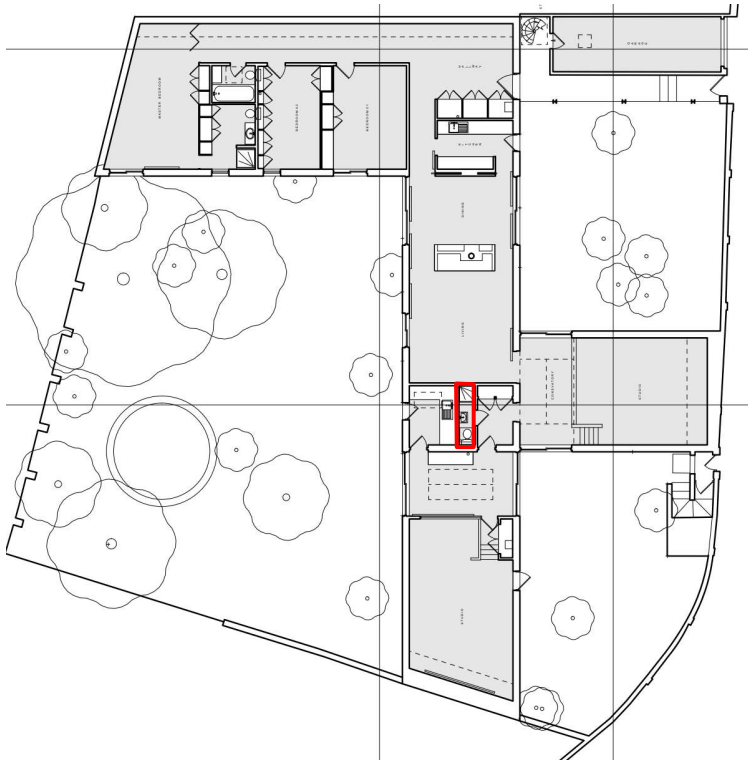
Studio	
General Description	East studio, set at lower level than adjacent house. Accessed via a short flight of timber steps from conservatory link structure.
Floor	Suspended timber floor comprising maple panels over metal frame.
Walls	External walls are masonry with plaster finish
Windows	Full width canted clerestory window, comprising 9 lights in aluminium frame with triangular side lights, located on over east wall.
Doors	N/A
Ceilings	Suspended plaster ceiling on timber joists



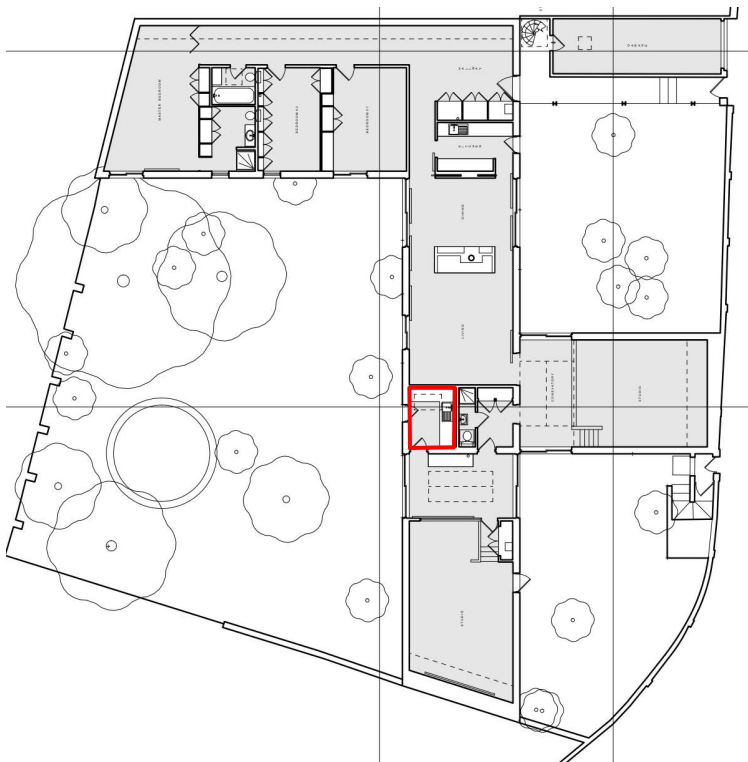
Lobby	
General Description	Small antechamber that serves as access to a larger conservatory/antechamber and a small shower room. This room is a later alteration.
Floor	Concrete slab with carpet finish
Walls	Masonry and stud wall with plaster finish, with the north covered by a full-width and height cupboard
Windows	N/A
Doors	Door to the WC is full-height maple-veneered ply with brushed stainless U-shaped door handle and door furniture. Opening to the antechamber / conservatory comprises is a glazed door within aluminium frame with louvred top light.
Ceilings	Suspended plastered ceiling on timber joists with original recessed downlight.



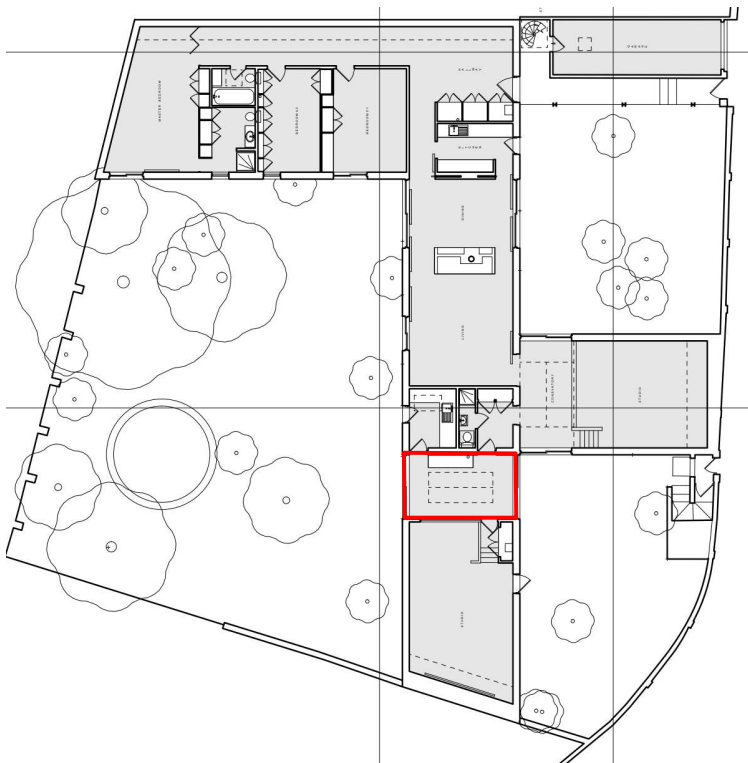
Shower Room	
General Description	Small shower room accessed from the. This room is a later alteration.
Floor	Small red quarry tile
Walls	Stud wall with plaster finish, with white tile splashback around toilet and within shower cubicle. Original toilet, basin and shower with original fixtures and fittings.
Windows	N/A
Doors	Full-height maple-veneered ply door with brushed stainless U-shaped door handle and door furniture.
Ceilings	Suspended plastered ceiling on timber joists with original recessed downlight and domed perspex skylight.



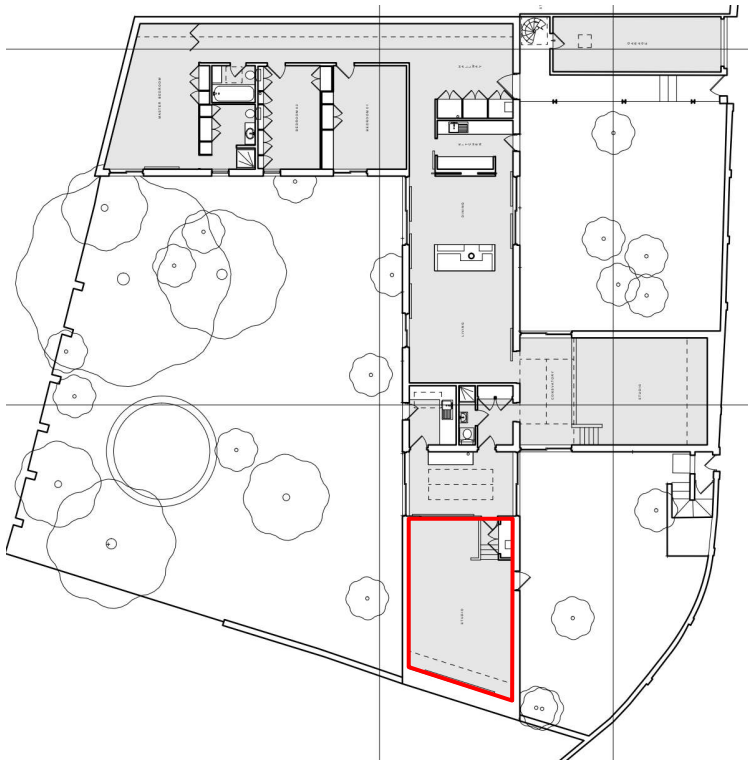
Workshop	
General Description	Workshop or garden room, accessed from and with access to the west garden. This room is a later alteration.
Floor	The floor is finished in red quarry tiles, with the same tiles used for the countertop and up-stand on the kitchens north side.
Walls	External walls are masonry with plaster finish. Internal walls are studwork with plaster finish. Floor mounted storage units and drawers on north and east walls in maple-veneered ply with solid maple shelving above on the north wall.
Windows	Full-height aluminium glazed door on east wall with louvred transom light above.
Doors	Opening to the antechamber / conservatory comprises is a glazed door within aluminium frame with louvred top light.
Ceilings	Suspended plaster ceiling on timber joists with recessed downlight and skylight



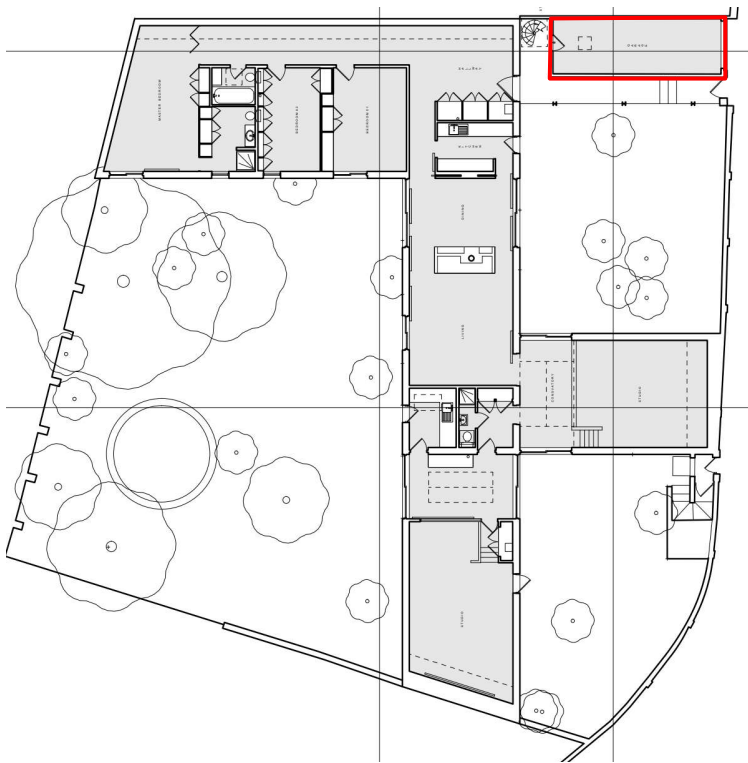
R14	
General Description	The second conservatory room that functions as a link, or antechamber, to the south office wing, both of which are later additions. It also provides access to the south-east and west gardens.
Floor	Floor covered in Spanish pink-buff clay tiles
Walls	The wall on the north side is formed of exposed brickwork, matching that of the external elevations (adjacent walls are entirely glazed). The adjacent office is partitioned by a timber and glazed screen.
Windows	Two full height aluminium sliding doors on the east and west sides, both with louvred transom lights above, that provide access to the adjacent gardens.
Doors	Two full-height aluminium glazed doors on north wall, accessing adjacent lobby and workshop.
Ceilings	Suspended plaster ceiling on timber joists with original recessed downlights and a large central triangular prism skylight in aluminum frame.



Studio Extension	
General Description	Office extension, a later addition, that like the studio is set lower than the adjacent house and is accessed via a short flight of steps. The room has an irregular plan form, owing to the southern wall following the angled form of the plot boundary.
Floor	Concrete slab with carpet finish
Walls	External walls are masonry with plaster finish. Timber and glazed screen on north side, lights arranged 7x5. Screen has glazing bars with stepped detailing. Fitted office furniture on west, north and east walls, comprising drawing desk attached adjacent staircase wall, full height shelving on west wall and desktop, filing cabinets and maple veneered ply drawer units on east wall. Cupboard adjacent to stair landing, accessed through double full-height doors with U-shaped handles.
Windows	Full width canted clerestory window, comprising 8 lights in aluminium frame located over south wall. A fixed single light window with aluminium frame and louvred transom light above is located on the south wall.
Doors	Full-height maple-veneered ply door with brushed stainless U-shaped door handle and door furniture.
Ceilings	Suspended plastered ceiling on timber joists with original recessed downlight.



Garage	
General Description	Detached garage accessed via a pedestrian door located on west elevation, near to front door of house. Formerly comprised a galley utility and garage though now conjoined. Garage door originally a horizontally sliding concertina door.
Floor	Concrete slab, unfinished
Walls	Masonry walls with render finish. Worktop with ply units located on south wall.
Windows	N/A
Doors	Timber panel door on west wall. Metal roller garage door with top lights on east wall, a recent replacement
Ceilings	Suspended plastered ceiling on timber joists with domed perspex skylight



Appendix 6: Photographic Survey (Selection — see also Appendix 7)



Plate 1: Front entrance gate, boundary wall and garage entrance, looking west from Belsize Lane

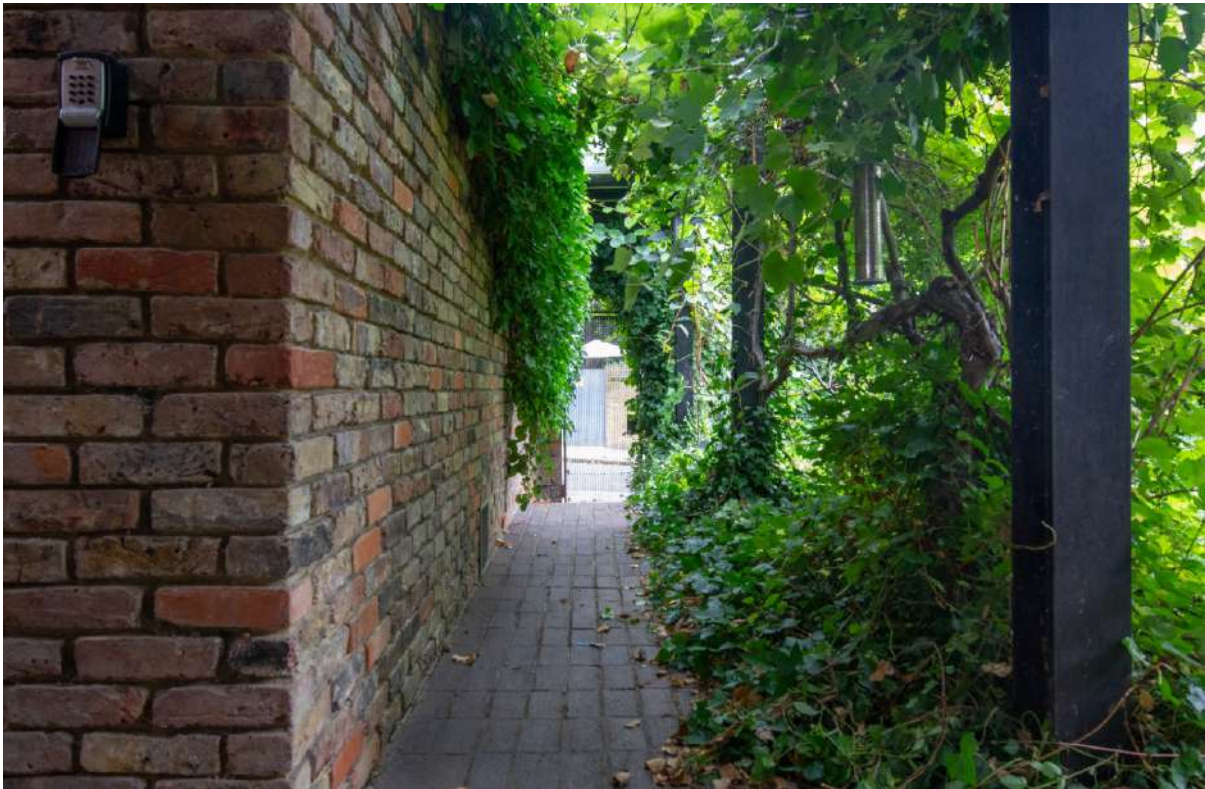


Plate 2: Covered walkway, looking east towards the front gate from front door



Plate 3: Covered walkway, looking west towards the front door

Photographic Survey



Plate 4: View through sliding doors into Dining Area, from Courtyard Garden 1



Plate 5: North elevation of Studio 1, seen from Courtyard Garden 1



Plate 6: North elevation of Studio 1, seen from Courtyard Garden 1

Photographic Survey



Plate 7: Junction of Conservatory 1 and 2, seen from Courtyard Garden 2



Plate 8: East elevation and window of the Studio Extension, seen from Courtyard Garden 2



Plate 9: Enclosure to secondary access from Belsize Lane, seen from Courtyard Garden 2



Plate 10: View east through the Dining area, from the Garden

Photographic Survey



Plate 11: West entrance and sliding door to Conservatory 2, viewed from the Garden



Plate 12: West elevation of the Dining and Living Room wing, viewed from the Garden



Plate 13: South elevation of the Bedroom wing, window to Bedroom 2



Plate 14: View north along western boundary wall towards Bedroom 1

Photographic Survey



Plate 15: Flat roof over the Garage and glazed canopy over the walkway, looking east



Plate 16: General view of the roof over the bedroom wing



Plate 17: Access enclosure to roof



Plate 18: View south over the Dining and Living Room roof

Photographic Survey



Plate 19: Prism skylight and roof over Conservatory 1 and Studio



Plate 20: Prism skylight and roof over Conservatory 2 and Studio Extension



Plate 21: View north towards the Bedroom wing skylight



Plate 22: Bedroom wing skylight

Photographic Survey



Plate 23: South wall and sliding door to Bedroom 1



Plate 24: North wall of Bedroom 1



Plate 25: Cupboards and storage forming partition between adjacent En suite and Bathroom



Plate 26: Sliding door and west wall of Bedroom 1

Photographic Survey

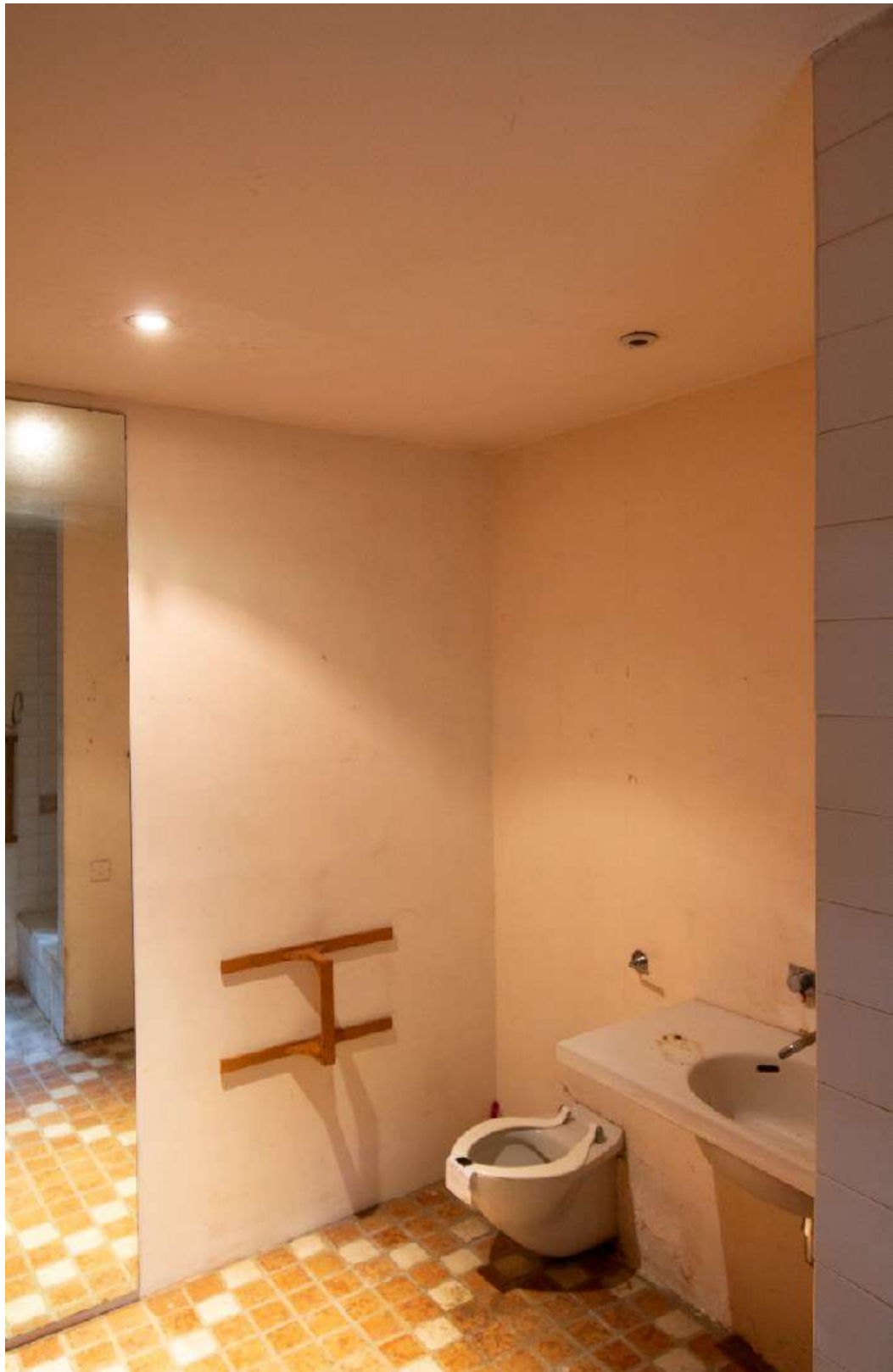


Plate 27: En suite Bathroom accessed from Bedroom 1

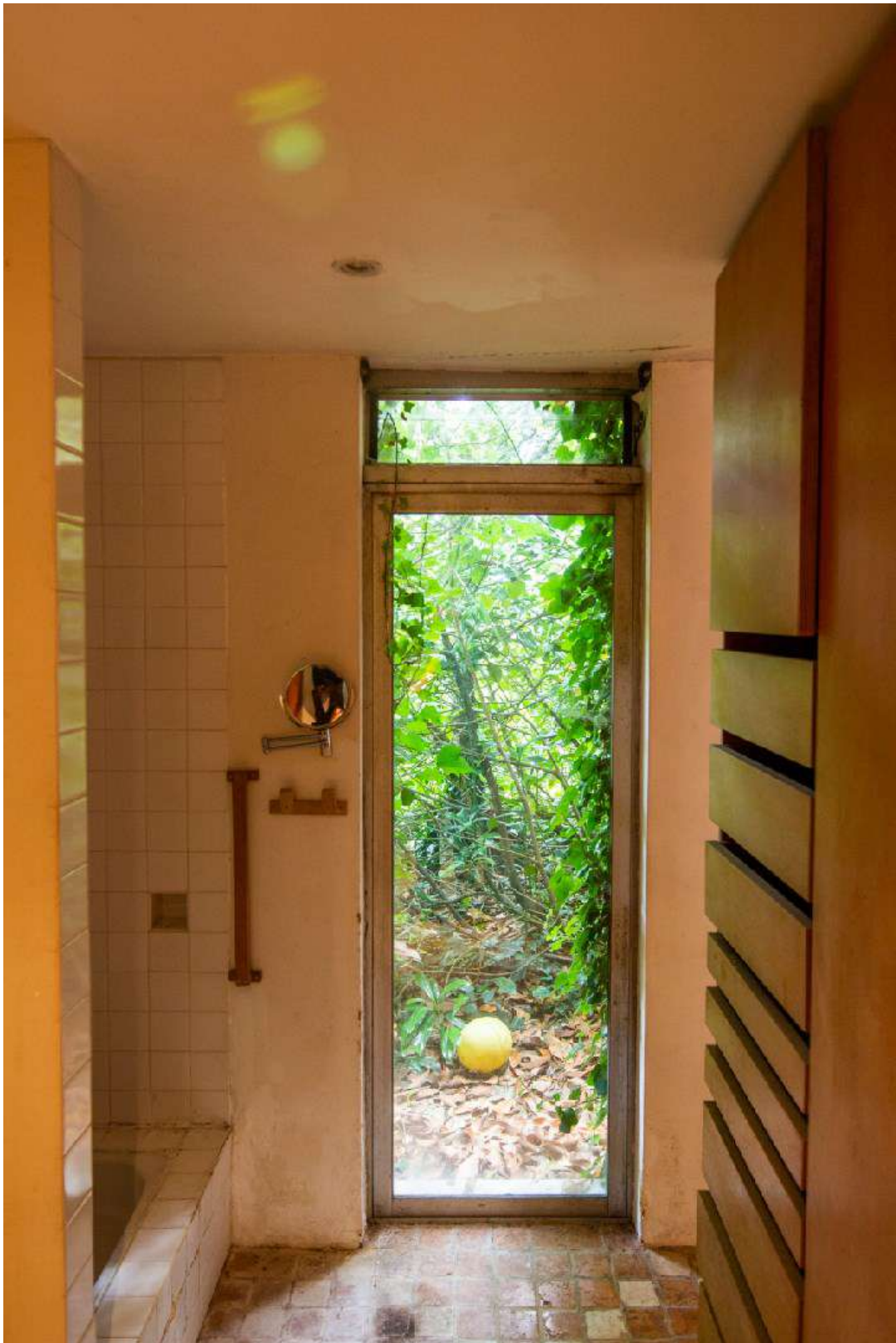


Plate 28: South wall and window of En suite Bathroom

Photographic Survey



Plate 29: Looking east along the Corridor, viewed from Bedroom 1



Plate 30: Looking west along the Corridor towards the opening to Bedroom 1

Photographic Survey



Plate 31: Bath tub and washbasin to Bathroom



Plate 32: Bath tub in Bathroom



Plate 33: Wash basin and taps to Bathroom

Photographic Survey



Plate 34: South wall and window of Bedroom 2



Plate 35: North wall of Bedroom 2



Plate 36: Cupboards and storage to Bedroom 2



Plate 37: Cistern serving toilet in neighbouring En suite Bathroom, seen from Bedroom 2

Photographic Survey



Plate 38: South wall of Bedroom 3



Plate 39: North wall of Bedroom 3



Plate 40: In-built desk and sliding door to Garden, Bedroom 3



Plate 41: In-built cupboards and storage to Bedroom 3

Photographic Survey



Plate 42: Front door, viewed from Entrance Hall



Plate 43: Enclosure around boiler and storage



Plate 44: Corridor to Dining and Living Room, with kitchen entrance on east side

Photographic Survey

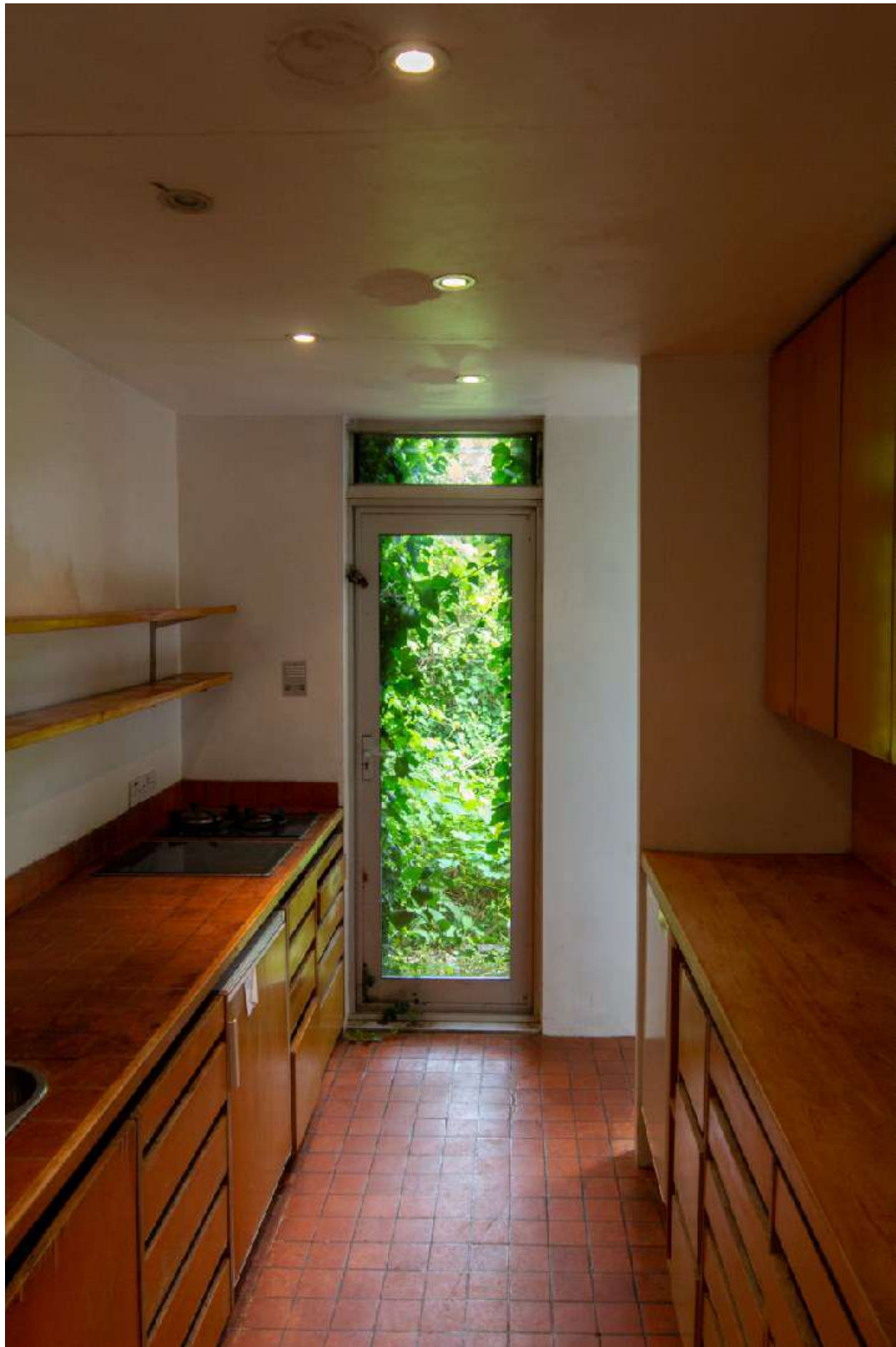


Plate 45: Looking east through the Galley Kitchen



Plate 46: Drawer units under the Kitchen countertop and shelving above

Photographic Survey



Plate 47: Living area and freestanding fireplace



Plate 48: West facing elevation of Dining and Living Room



Plate 49: Freestanding fireplace, north side



Plate 50: North wall of dining area, with access to Entrance Hall and Kitchen

Photographic Survey



Plate 51: North sliding door to Courtyard Garden 1 from Conservatory 1 and opening to Living area



Plate 52: Prism skylight above Conservatory 1



Plate 53: South sliding door to Courtyard Garden 2 from Conservatory 1



Plate 54: View towards the Studio from Conservatory 1

Photographic Survey



Plate 55: East wall and skylight to Studio



Plate 56: Open partition and staircase between Studio and Conservatory 1



Plate 57: North wall of Studio



Plate 58: Staircase to Conservatory 1

Photographic Survey



Plate 59: Opening between Conservatory 1 and Lobby



Plate 60: Cupboard to Lobby

Photographic Survey



Plate 61: Doorway between Lobby and Conservatory 2



Plate 62: West sliding door of Conservatory 2, looking to Garden



Plate 63: East sliding door of Conservatory 2, looking to Garden Courtyard 2

Photographic Survey



Plate 64: North wall of the Studio Extension, showing glazed screen, drawing desk and doorway



Plate 65: South wall and skylight of the Studio Extension



Plate 66: West wall of the Studio Extension, with built in desk and office storage under a window



Plate 67: East wall of the Studio Extension

Photographic Survey



Plate 68: Doorway to workshop, looking across Conservatory 2 towards the Studio Extension



Plate 69: Worktop and storage to Workshop

Photographic Survey



Plate 70: Doorway to Garage, west wall



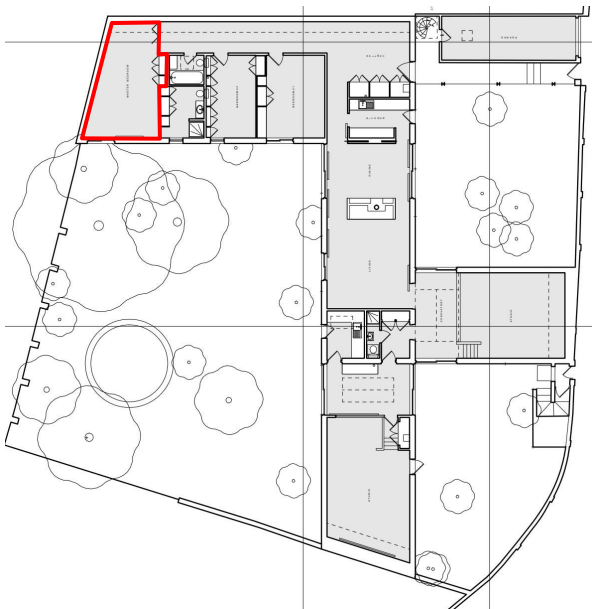
Plate 71: View east towards garage door



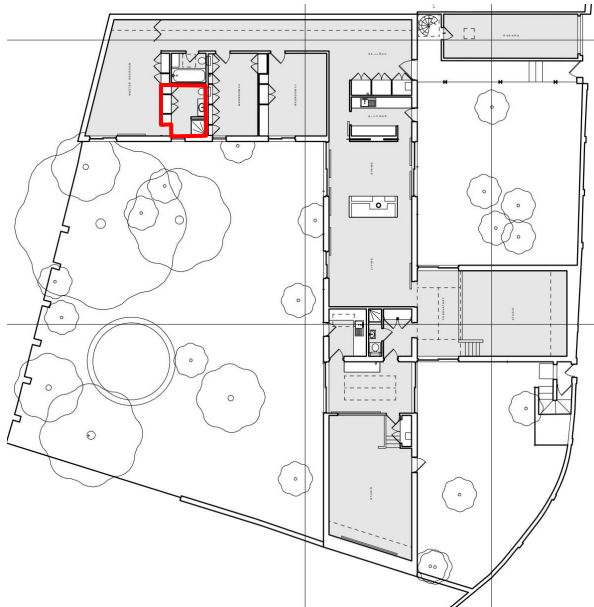
Plate 72: Worktop and storage underneath, south side of Garage

Appendix 7: Photographic Record Archive

Photographic Register				
Subject Building		34 Belsize Lane, London,		
Room		Bedroom 1		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-Be1-001	South wall, sliding door and sliding timber screen	South	07/08/2024	JPEG/RAW
34BL-Be1-002	South wall, sliding door and sliding timber screen	South	07/08/2024	JPEG/RAW
34BL-Be1-003	North wall	North	07/08/2024	JPEG/RAW
34BL-Be1-004	Doorway to Bedroom 1 and Entrance Hall and Corridor	East	07/08/2024	JPEG/RAW
34BL-Be1-005	Partition and cupboards	North-east	07/08/2024	JPEG/RAW
34BL-Be1-006	Partition and cupboards, open	South-east	07/08/2024	JPEG/RAW
34BL-Be1-007	Partition and cupboards, open	East	07/08/2024	JPEG/RAW
34BL-Be1-008	Sliding door to Garden	South-west	07/08/2024	JPEG/RAW
34BL-Be1-009	Opening to adjacent En suite bathroom	East	07/08/2024	JPEG/RAW

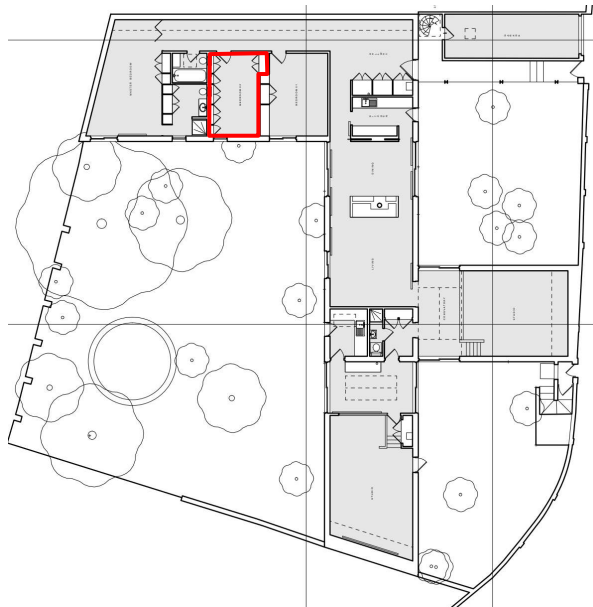
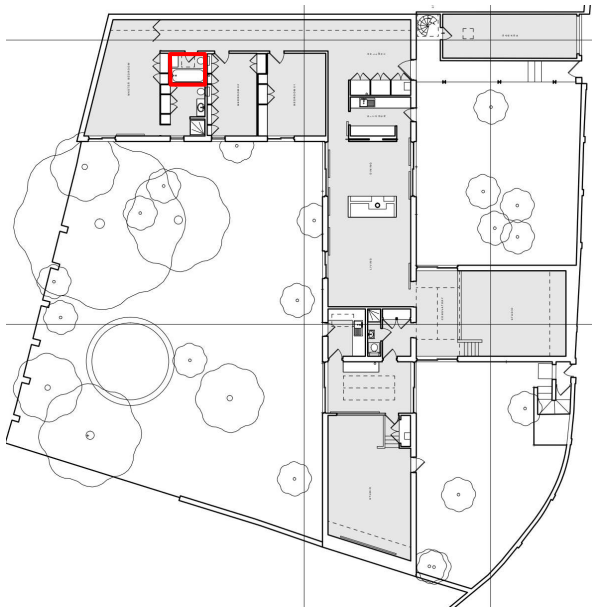


Photographic Register				
Subject Building		34 Belsize Lane, London,		
Room		En suite Bathroom		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-ES-001	Toilet and sink	North-east	07/08/2024	JPEG/RAW
34BL-ES-002	Window to rear garden and storage, closed	South	07/08/2024	JPEG/RAW
34BL-ES-003	Cupboard and draws, open	South-west	07/08/2024	JPEG/RAW
34BL-ES-004	Washbasin	South-east	07/08/2024	JPEG/RAW
34BL-ES-005	Shower cubicle and tray	East	07/08/2024	JPEG/RAW
34BL-ES-006	Shower cubicle	East	07/08/2024	JPEG/RAW

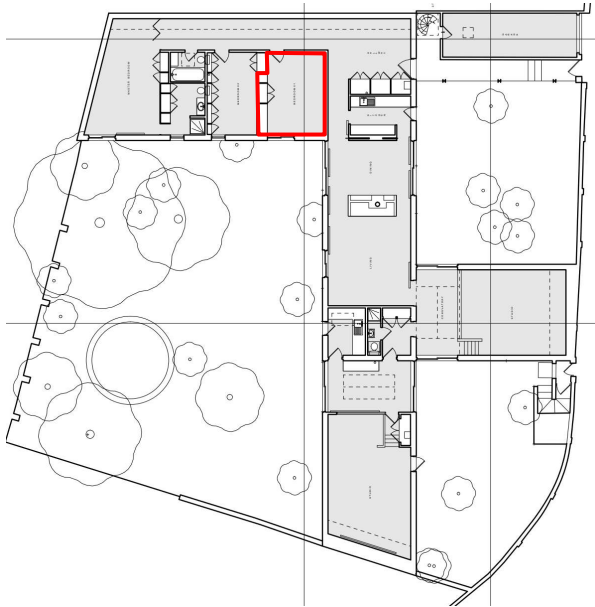


Photographic Register				
Subject Building		34 Belsize Lane, London,		
Room		Bathroom		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-Ba-001	View of the Bathroom from the adjacent Corridor	South-west	07/08/2024	JPEG/RAW
34BL-Ba-002	Wash basin	West	07/08/2024	JPEG/RAW
34BL-Ba-003	Toilet	East	07/08/2024	JPEG/RAW
34BL-Ba-004	Bath taps	South-east	07/08/2024	JPEG/RAW
34BL-Ba-005	Bath tub	South-east	07/08/2024	JPEG/RAW
34BL-Ba-006	Door handle and lock	North-east	07/08/2024	JPEG/RAW
34BL-Ba-007	Skylight	South	07/08/2024	JPEG/RAW

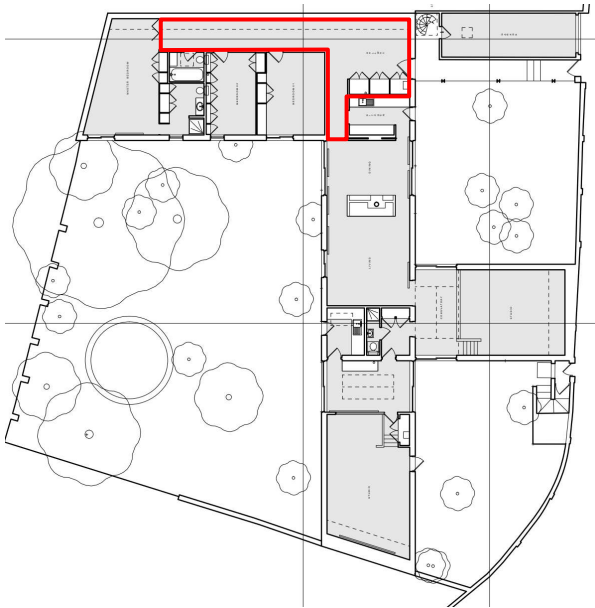
Photographic Register				
Subject Building		34 Belsize Lane, London,		
Room		Bedroom 2		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-Be2-001	South wall and window	South	07/08/2024	JPEG/RAW
34BL-Be2-002	North wall and doorway to Corridor	North	07/08/2024	JPEG/RAW
34BL-Be2-003	Cupboards forming west wall	South-west	07/08/2024	JPEG/RAW
34BL-Be2-004	Cistern and pipework serving adjacent En suite bathroom	West	07/08/2024	JPEG/RAW



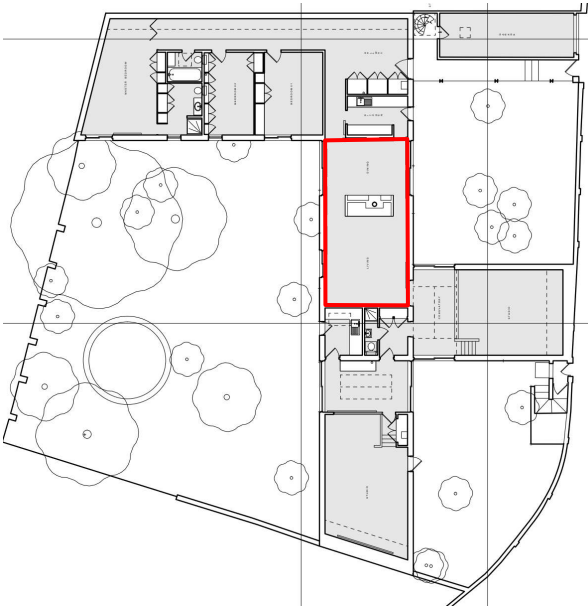
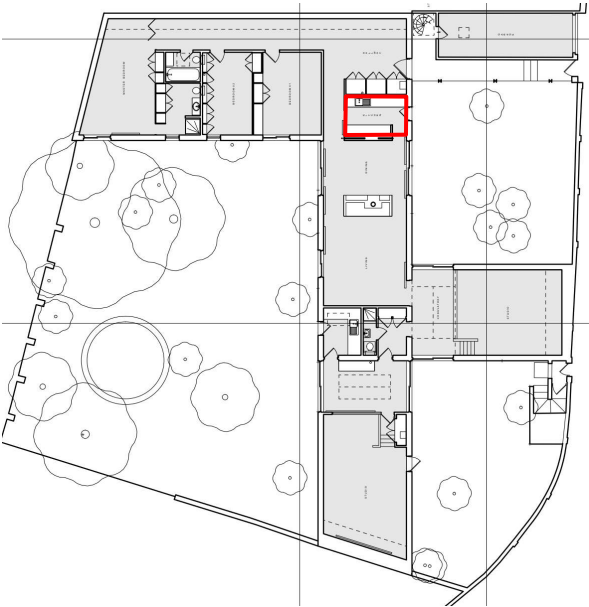
Photographic Register				
Subject Building		34 Belsize Lane, London,		
Room		Bedroom 3		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-Be3-001	South wall and sliding door to rear garden	South	07/08/2024	JPEG/RAW
34BL-Be3-002	North wall and doorway to corridor	North	07/08/2024	JPEG/RAW
34BL-Be3-003	Cupboards and storage on west wall	North-west	07/08/2024	JPEG/RAW
34BL-Be3-004	In-built desk and shelving on west wall and sliding door to rear garden	South-west	07/08/2024	JPEG/RAW
34BL-Be3-005	In-built desk and shelving on west wall	West	07/08/2024	JPEG/RAW
34BL-Be3-006	Cupboards and storage on west wall	West	07/08/2024	JPEG/RAW
34BL-Be3-007	Drawers on west wall, open	North-west	07/08/2024	JPEG/RAW



Photographic Register				
Subject Building		34 Belsize Lane, London,		
Room		Entrance Hall & Corridor		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-EHC-001	View from Corridor of doorway to Bedroom 1 and concertina door	West	07/08/2024	JPEG/RAW
34BL-EHC-002	View from Corridor of doorways to Bathroom 1 and Bedrooms 2 and 3	East	07/08/2024	JPEG/RAW
34BL-EHC-003	Corridor, viewed from Entrance Hall	West	07/08/2024	JPEG/RAW
34BL-EHC-004	Angled skylight over north wall	East	07/08/2024	JPEG/RAW
34BL-EHC-005	Cupboards for boilers and storage and front entrance	South-east	07/08/2024	JPEG/RAW
34BL-EHC-006	Front entrance	East	07/08/2024	JPEG/RAW
34BL-EHC-007	Cupboards for boilers and storage, open	South	07/08/2024	JPEG/RAW
34BL-EHC-008	Cupboards for boilers and storage, closed	South	07/08/2024	JPEG/RAW
34BL-EHC-009	Corridor to Kitchen and Dining area	South	07/08/2024	JPEG/RAW
34BL-EHC-010	Spanish floor tiles to Entrance Hall	North-east	07/08/2024	JPEG/RAW

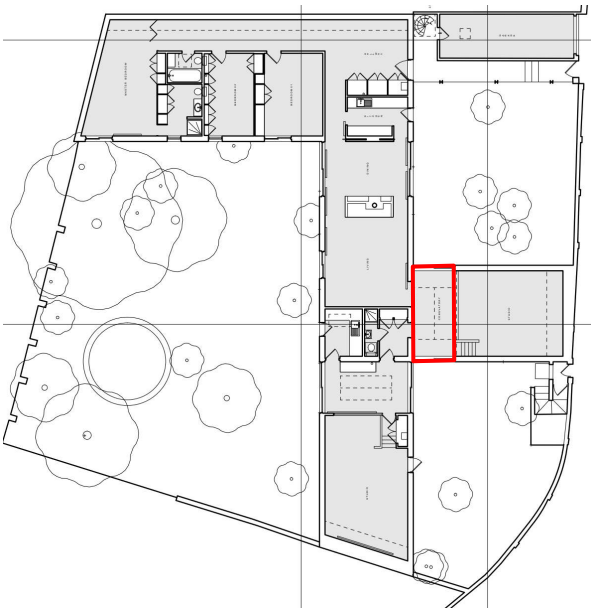


Photographic Register				
Subject Building		34 Belsize Lane, London,		
Room		Kitchen		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-K-001	General view of galley kitchen and door to Courtyard Garden 1	East	07/08/2024	JPEG/RAW
34BL-K-002	Kitchen units and storage	West	07/08/2024	JPEG/RAW
34BL-K-003	Worktop and kitchen units	South-west	07/08/2024	JPEG/RAW
34BL-K-004	Drawer units on north wall and shelving above	North	07/08/2024	JPEG/RAW
34BL-K-005	Drawer units on north wall, open	North-east	07/08/2024	JPEG/RAW
34BL-K-006	Kitchen sink and worktop	East	07/08/2024	JPEG/RAW
34BL-K-007	Kitchen tap	East	07/08/2024	JPEG/RAW
34BL-K-008	Sliding door between Kitchen and Entrance Hall and Corridor	South-east	07/08/2024	JPEG/RAW
34BL-K-009	Sliding door runner, between Kitchen and Entrance Hall and Corridor	South-east	07/08/2024	JPEG/RAW

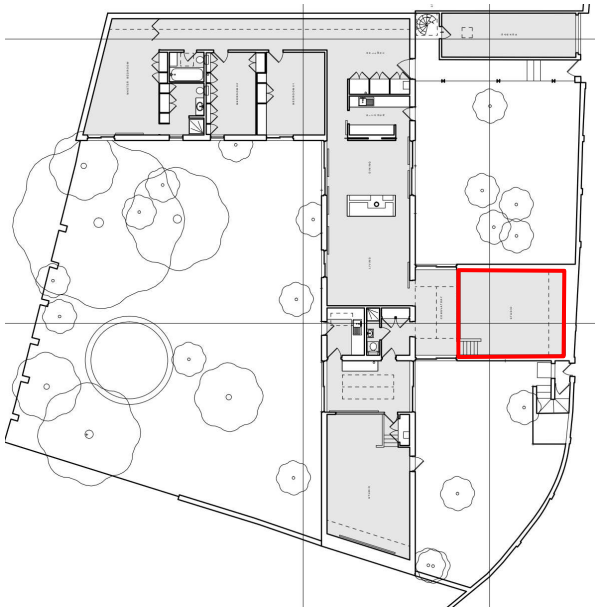


Photographic Register				
Subject Building		34 Belsize Lane, London,		
Room		Dining and Living Room		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-DL-001	North wall of dining area, with entrance to kitchen and entrance hall	North	07/08/2024	JPEG/RAW
34BL-DL-002	South wall and entrance Conservatory 1	South	07/08/2024	JPEG/RAW
34BL-DL-003	West wall and sliding doors to rear garden	North-west	07/08/2024	JPEG/RAW
34BL-DL-004	West wall and sliding doors to rear garden	South-west	07/08/2024	JPEG/RAW
34BL-DL-005	General view of living area and free-standing fireplace	North	07/08/2024	JPEG/RAW
34BL-DL-006	South-west corner of living area	West	07/08/2024	JPEG/RAW
34BL-DL-007	North wall of dining area, with entrance to kitchen, screens closed	North-east	07/08/2024	JPEG/RAW
34BL-DL-008	South-east corner of living area, screen closed	South-east	07/08/2024	JPEG/RAW
34BL-DL-009	Free-standing fireplace, screens closed	South-west	07/08/2024	JPEG/RAW
34BL-DL-010	Free-standing fireplace	North-east	07/08/2024	JPEG/RAW
34BL-DL-011	Free-standing fireplace, concrete block shelf	East	07/08/2024	JPEG/RAW
34BL-DL-012	Louvred toplight to north-west sliding door	South	07/08/2024	JPEG/RAW
34BL-DL-013	Light switch to north wall	North	07/08/2024	JPEG/RAW

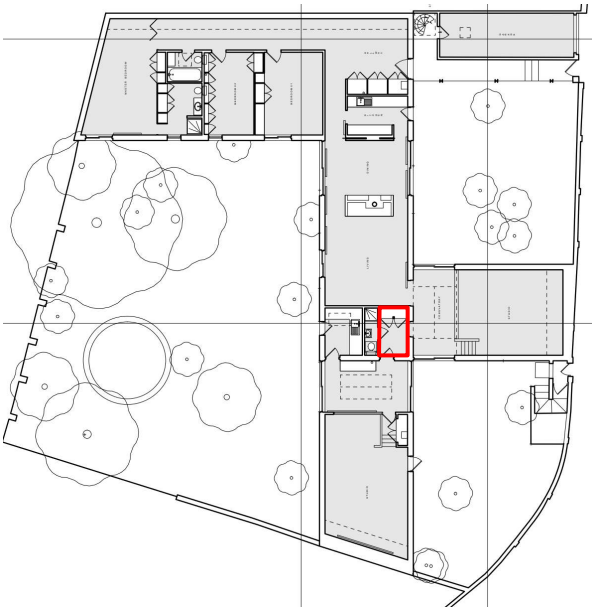
Photographic Register				
Subject Building		34 Belsize Lane, London,		
Room		Conservatory 1		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-C1-001	Sliding door access to Courtyard Garden 1	North	07/08/2024	JPEG/RAW
34BL-C1-002	Sliding door access to Courtyard Garden 2	South	07/08/2024	JPEG/RAW
34BL-C1-003	Opening to adjacent Studio	East	07/08/2024	JPEG/RAW
34BL-C1-004	Skylight	North	07/08/2024	JPEG/RAW
34BL-C1-005	Opening to adjacent openings	West	07/08/2024	JPEG/RAW
34BL-C1-006	Brick panel and adjacent openings	West	07/08/2024	JPEG/RAW
34BL-C1-007	Doorway to Living area, screen closed	North-west	07/08/2024	JPEG/RAW
34BL-C1-008	Exposed steel I beams, north-west corner	North-west	07/08/2024	JPEG/RAW



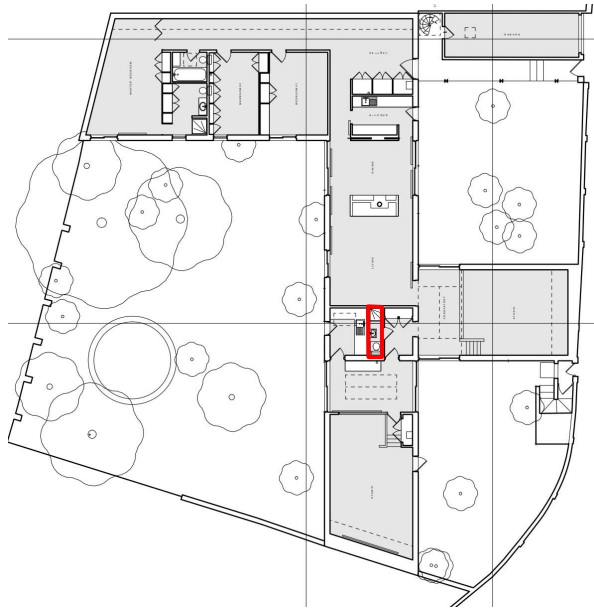
Photographic Register				
Subject Building		34 Belsize Lane, London,		
Room		Studio		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-S-001	General view of the Studio, viewed from Conservatory 1	North-east	07/08/2024	JPEG/RAW
34BL-S-002	Suspended timber floor	North-east	07/08/2024	JPEG/RAW
34BL-S-003	West side of Studio and staircase	West	07/08/2024	JPEG/RAW
34BL-S-004	North wall	North	07/08/2024	JPEG/RAW
34BL-S-005	Staircase to Conservatory 1	West	07/08/2024	JPEG/RAW
34BL-S-006	Skylight over east wall	North-east	07/08/2024	JPEG/RAW
34BL-S-007	Planter between Studio and Conservatory 1	North-west	07/08/2024	JPEG/RAW



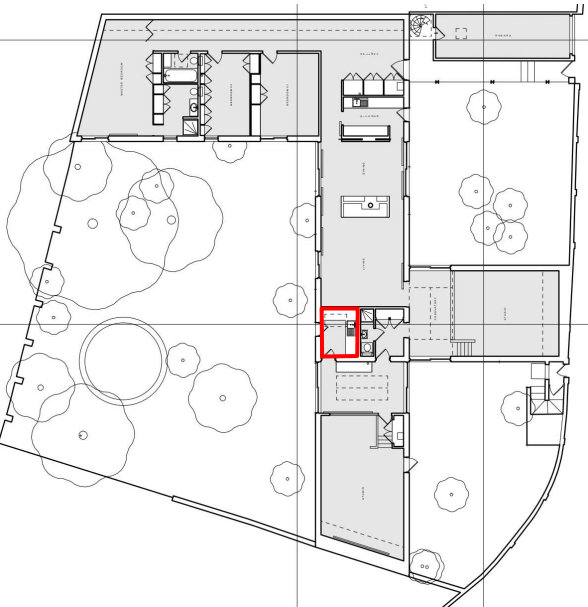
Photographic Register				
Subject Building		34 Belsize Lane, London,		
Room		Lobby		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-L-001	Cupboard on north wall of Lobby	North	07/08/2024	JPEG/RAW
34BL-L-002	View from Lobby of Conservatory 2 and Studio Extension	South	07/08/2024	JPEG/RAW
34BL-L-003	Intercom on east wall of Lobby	East	07/08/2024	JPEG/RAW



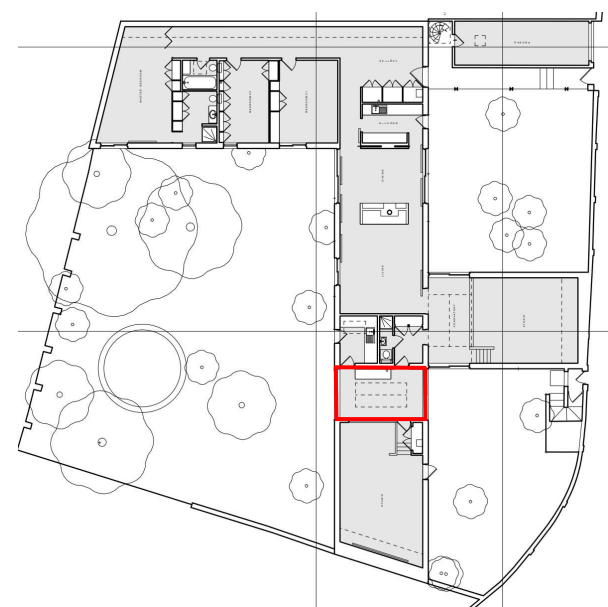
Photographic Register				
Subject Building		34 Belsize Lane, London,		
Room		Shower Room		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-SR-001	Toilet	North	07/08/2024	JPEG/RAW
34BL-SR-002	Shower Cubicle	South	07/08/2024	JPEG/RAW



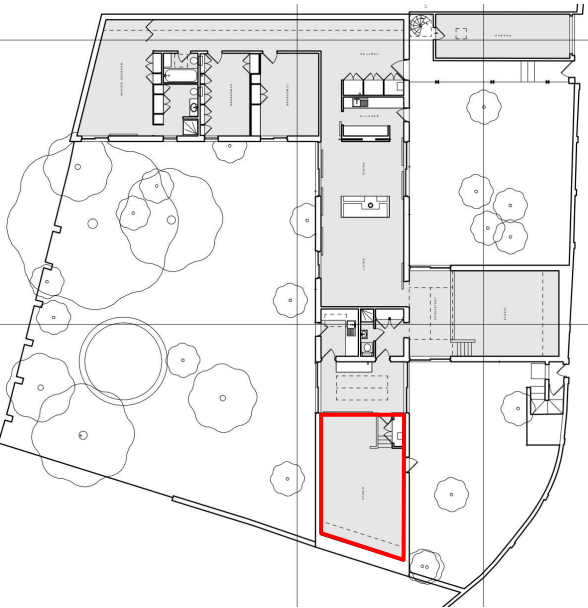
Photographic Register				
Subject Building		34 Belsize Lane, London		
Room		Workshop		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-WS-001	General view of the Workshop	North	07/08/2024	JPEG/RAW
34BL-WS-002	View out of the Workshop to Conservatory 2	South	07/08/2024	JPEG/RAW
34BL-WS-003	Storage and drawers on east wall, open	North-west	07/08/2024	JPEG/RAW
34BL-WS-004	Storage units on east wall, closed	North	07/08/2024	JPEG/RAW



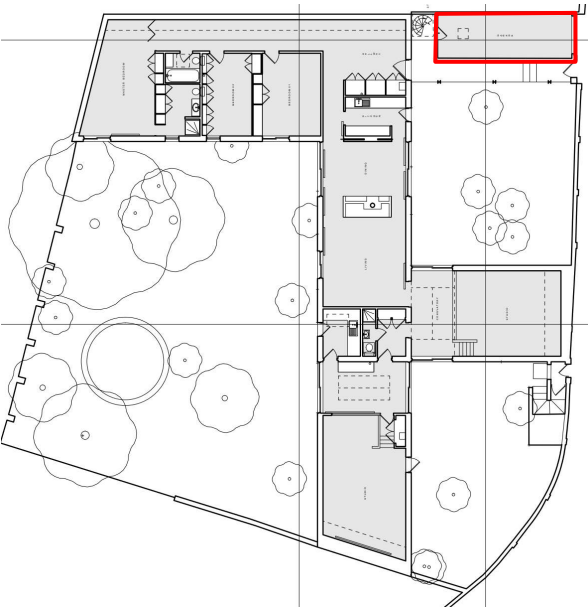
Photographic Register				
Subject Building		34 Belsize Lane, London,		
Room		Conservatory 2		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-C2-001	Sliding door on west side to Garden	West	07/08/2024	JPEG/RAW
34BL-C2-002	Sliding door on east side to Courtyard Garden 2	East	07/08/2024	JPEG/RAW
34BL-C2-003	Brick panel and openings to Lobby and Workshop	North	07/08/2024	JPEG/RAW
34BL-C2-004	Soffit detail on north side	East	07/08/2024	JPEG/RAW



Photographic Register				
Subject Building		34 Belsize Lane, London,		
Room		Studio Extension		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-SE-001	North wall, drawing desk and screen	North	07/08/2024	JPEG/RAW
34BL-SE-002	South wall and skylight	South	07/08/2024	JPEG/RAW
34BL-SE-003	East wall with window	East	07/08/2024	JPEG/RAW
34BL-SE-004	West wall	West	07/08/2024	JPEG/RAW
34BL-SE-005	Wall forming part of drawing desk surround	North	07/08/2024	JPEG/RAW
34BL-SE-006	Details to glazing bar of screen	North	07/08/2024	JPEG/RAW
34BL-SE-007	Door handle	North	07/08/2024	JPEG/RAW



Photographic Register				
Subject Building		34 Belsize Lane, London,		
Room		Garage		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-G-001	East wall and garage door	East	07/08/2024	JPEG/RAW
34BL-G-002	West wall and door	West	07/08/2024	JPEG/RAW
34BL-G-003	West wall and door	West	07/08/2024	JPEG/RAW
34BL-G-004	Storage and drawers	South-east	07/08/2024	JPEG/RAW
34BL-G-005	West doorway	East	07/08/2024	JPEG/RAW

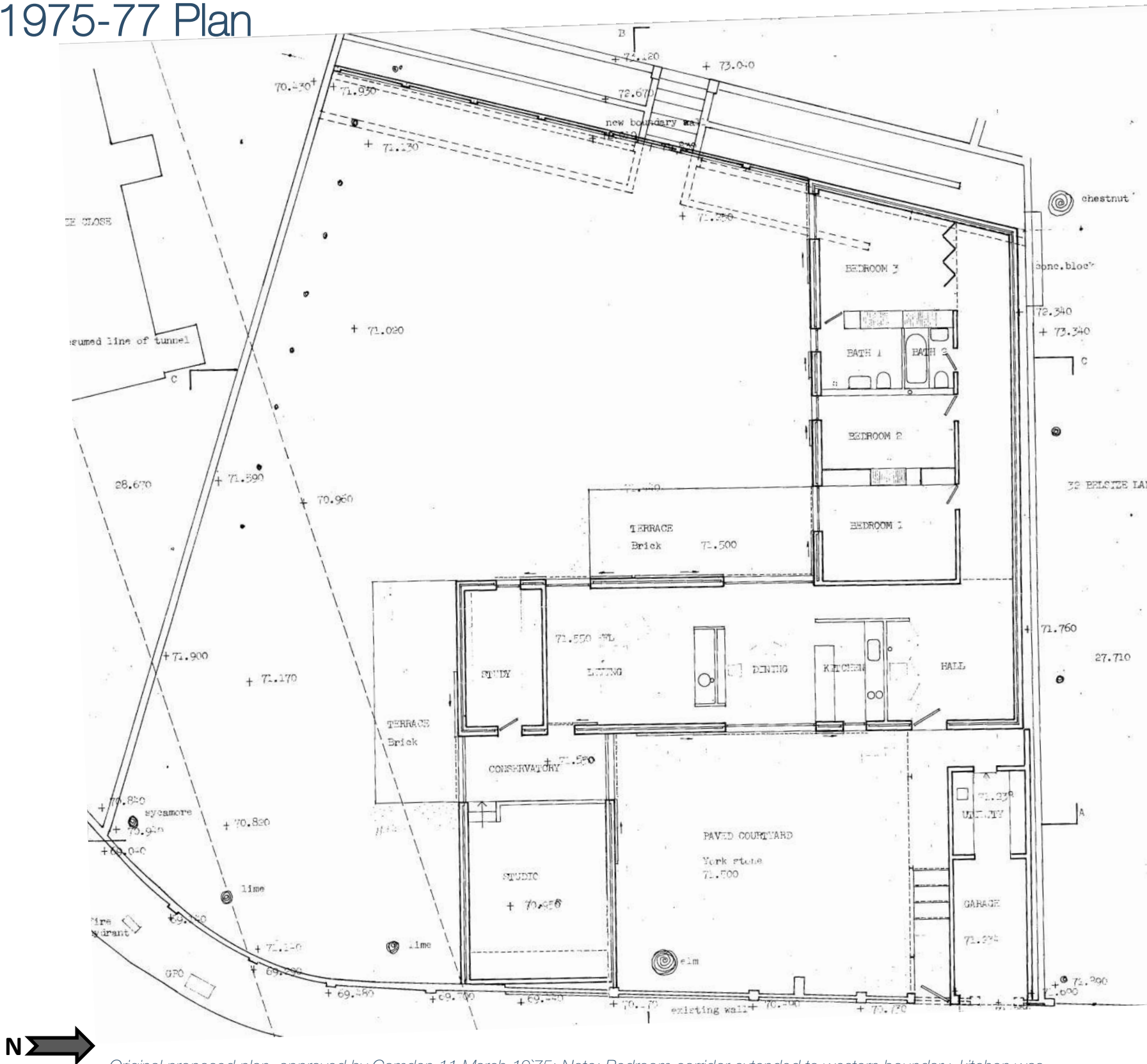


Photographic Register				
Subject Building		34 Belsize Lane, London		
Room		Exterior (Elevations)		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-EE-001	Entrance gate, garage and boundary wall	West	07/08/2024	JPEG/RAW
34BL-EE-002	Covered foot path and front door, open	West	07/08/2024	JPEG/RAW
34BL-EE-003	Front gate handle and screen	East	07/08/2024	JPEG/RAW
34BL-EE-004	Covered foot path and south elevation of Garage	East	07/08/2024	JPEG/RAW
34BL-EE-005	Front door, open	West	07/08/2024	JPEG/RAW
34BL-EE-006	Brick panel to east elevation, between Kitchen and Dining area	West	07/08/2024	JPEG/RAW
34BL-EE-007	Sliding door to east side of Dining area	West	07/08/2024	JPEG/RAW
34BL-EE-008	Sliding to north side of Conservatory 1	South	07/08/2024	JPEG/RAW
34BL-EE-009	North side of Conservatory 1	South-east	07/08/2024	JPEG/RAW
34BL-EE-010	South side of Conservatory 1, east side of Conservatory 2	North-west	07/08/2024	JPEG/RAW
34BL-EE-011	East side of Studio Extension	South-west	07/08/2024	JPEG/RAW
34BL-EE-012	Secondary external access to Courtyard Garden 2	East	07/08/2024	JPEG/RAW
34BL-EE-013	South side of Bedroom wing	North	07/08/2024	JPEG/RAW
34BL-EE-014	South side of Bedroom 1	North	07/08/2024	JPEG/RAW
34BL-EE-015	Brick panel and sliding door to west side of Dining area	East	07/08/2024	JPEG/RAW
34BL-EE-016	West elevation of Dining and Living Room	South-east	07/08/2024	JPEG/RAW
34BL-EE-017	Sliding door to west side of Conservatory 2	South east	07/08/2024	JPEG/RAW

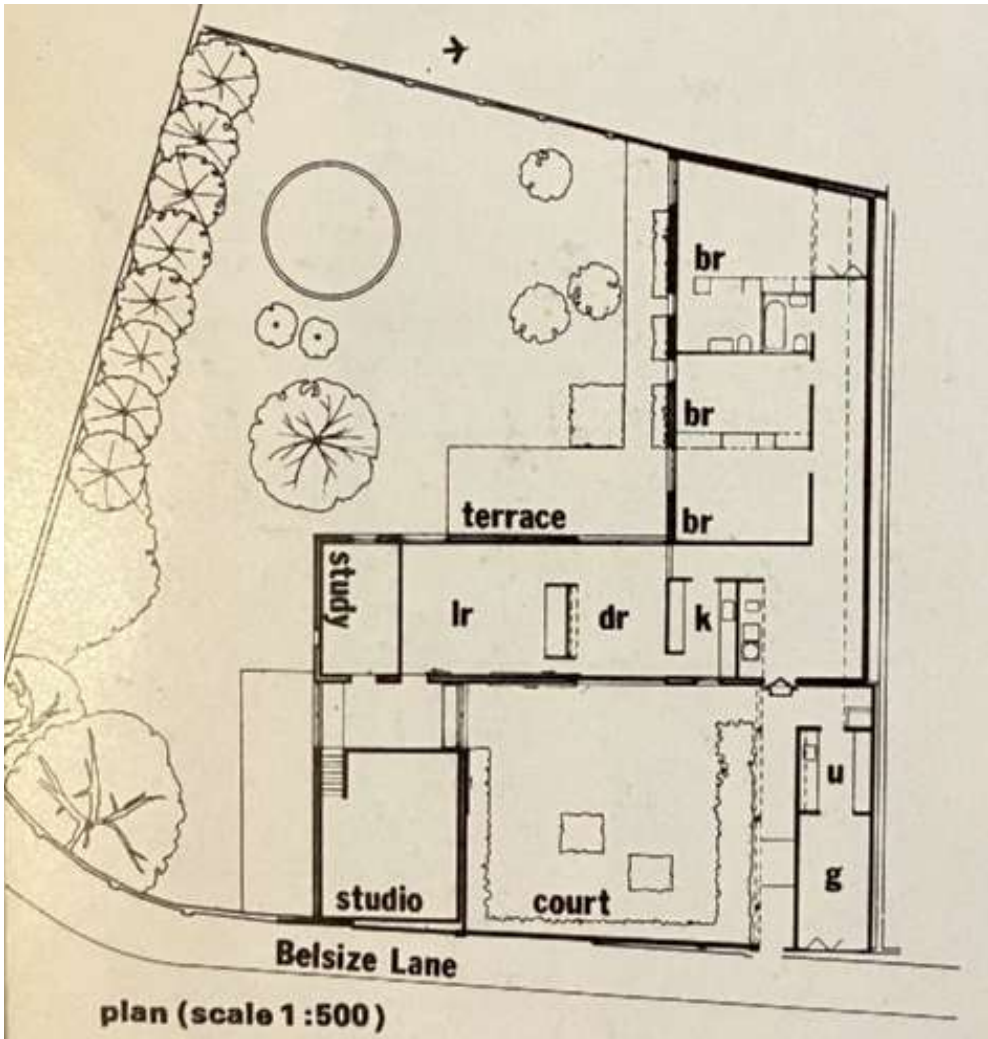
Photographic Register				
Subject Building		34 Belsize Lane, London		
Room		Exterior (Roof)		
Image Format		Digital		
Frame no.	Subject of view	Direction of View	Date	Format
34BL-ER-001	Roof over garage and glazed canopy over path	East	07/08/2024	JPEG//RAW
34BL-ER-002	Flat roof over Bedroom wing and skylight	West	07/08/2024	JPEG/RAW
34BL-ER-003	Roof box and access point	West	07/08/2024	JPEG/RAW
34BL-ER-004	Spiral staircase to ground floor	North	07/08/2024	JPEG/RAW
34BL-ER-005	Skylight over Bedroom wing	North-west	07/08/2024	JPEG/RAW
34BL-ER-006	Roof over Dining and Living Room	South	07/08/2024	JPEG/RAW
34BL-ER-007	Prism roof light and roof over Conservatory 1 and Studio	South-east	07/08/2024	JPEG/RAW
34BL-ER-008	Prism roof light and roof over Conservatory 1 and Studio 1	East	07/08/2024	JPEG/RAW
34BL-ER-009	Prism roof light over Conservatory 1	West	07/08/2024	JPEG/RAW
34BL-ER-010	Prism roof light and roof over Conservatory 1 and Studio Extension	South-west	07/08/2024	JPEG/RAW
34BL-ER-011	Prism roof light and roof over Conservatory 1	South-west	07/08/2024	JPEG/RAW
34BL-ER-012	Skylight over Shower Room	West	07/08/2024	JPEG/RAW
34BL-ER-013	Flat roof over Dining and Living Room and Skylight over Bedroom wing	North	07/08/2024	JPEG/RAW

Appendix 8: Historic Plans

1975-77 Plan



LONDON BOROUGH OF CAMDEN
PLANS APPROVED
~~DISAPPROVED~~
11 MAR 1975
ON BEHALF OF THE COUNCIL



Original proposed plan, approved by Camden 11 March 1975: Note: Bedroom corridor extended to western boundary, kitchen was open to dining space, and garage divided to house a utility room

As built plan (Architectural Review, 1977)

1981-83 Plan

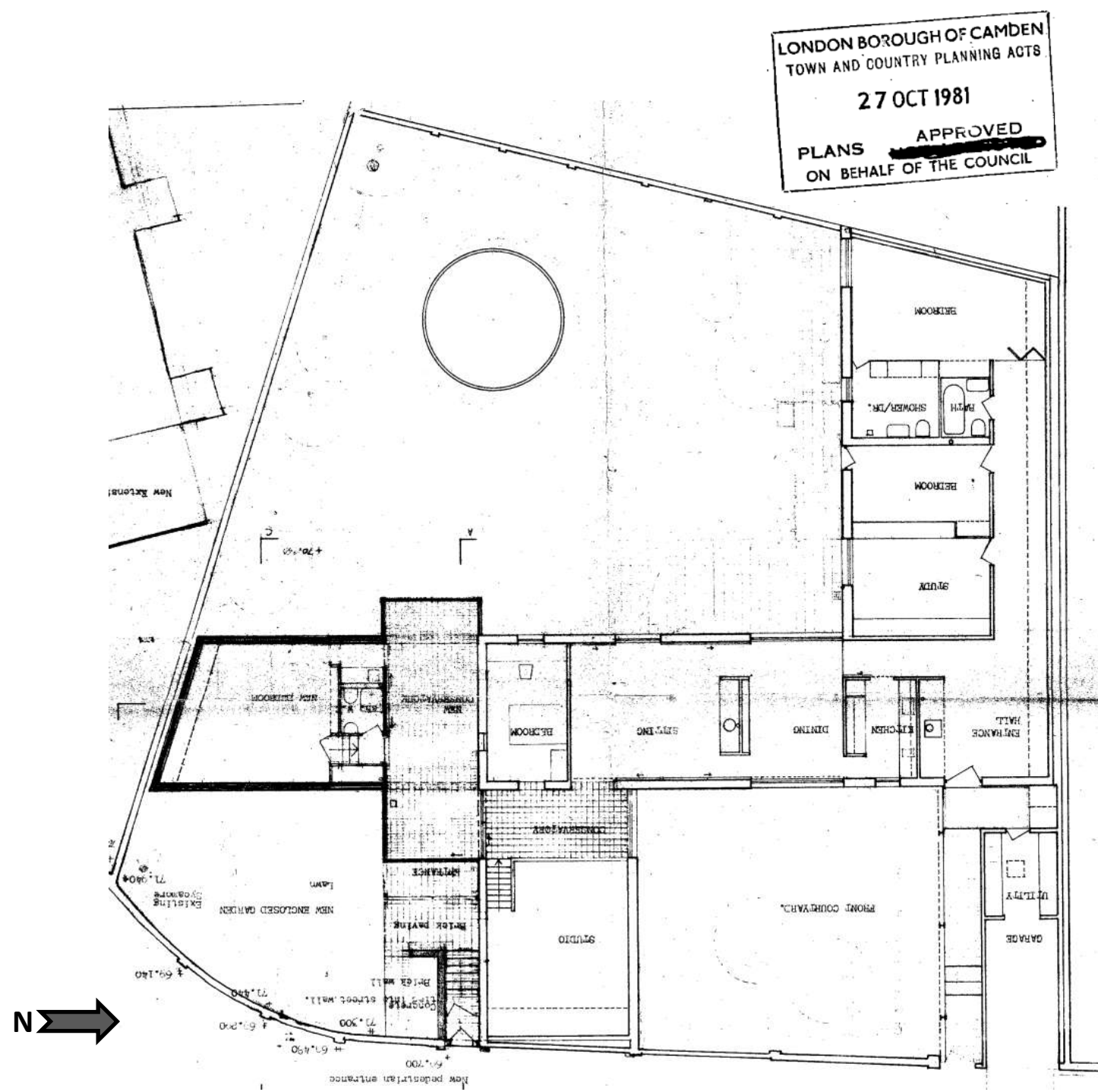


Figure 18: Proposed extension, approved by Camden 27 October 1981

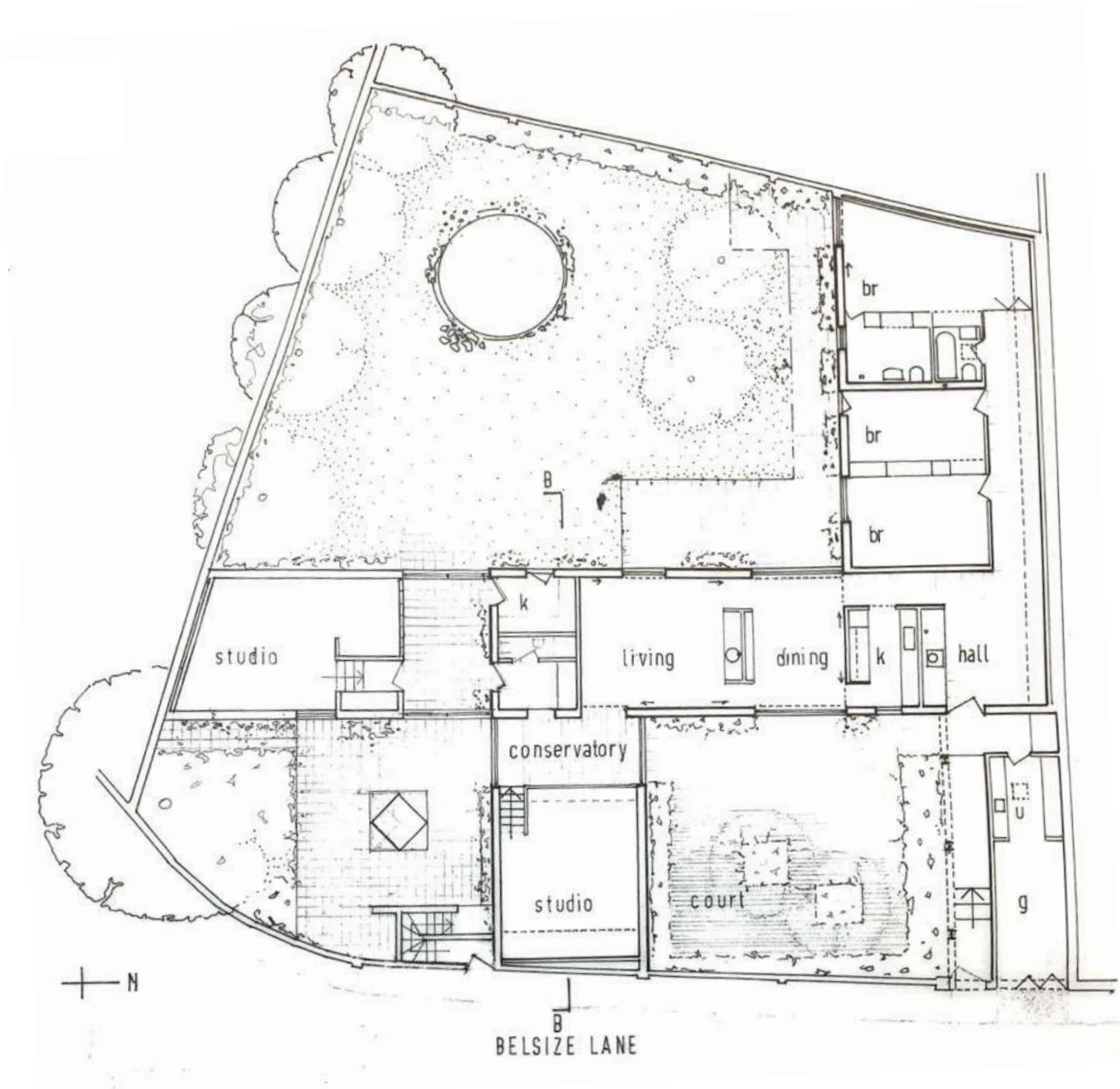
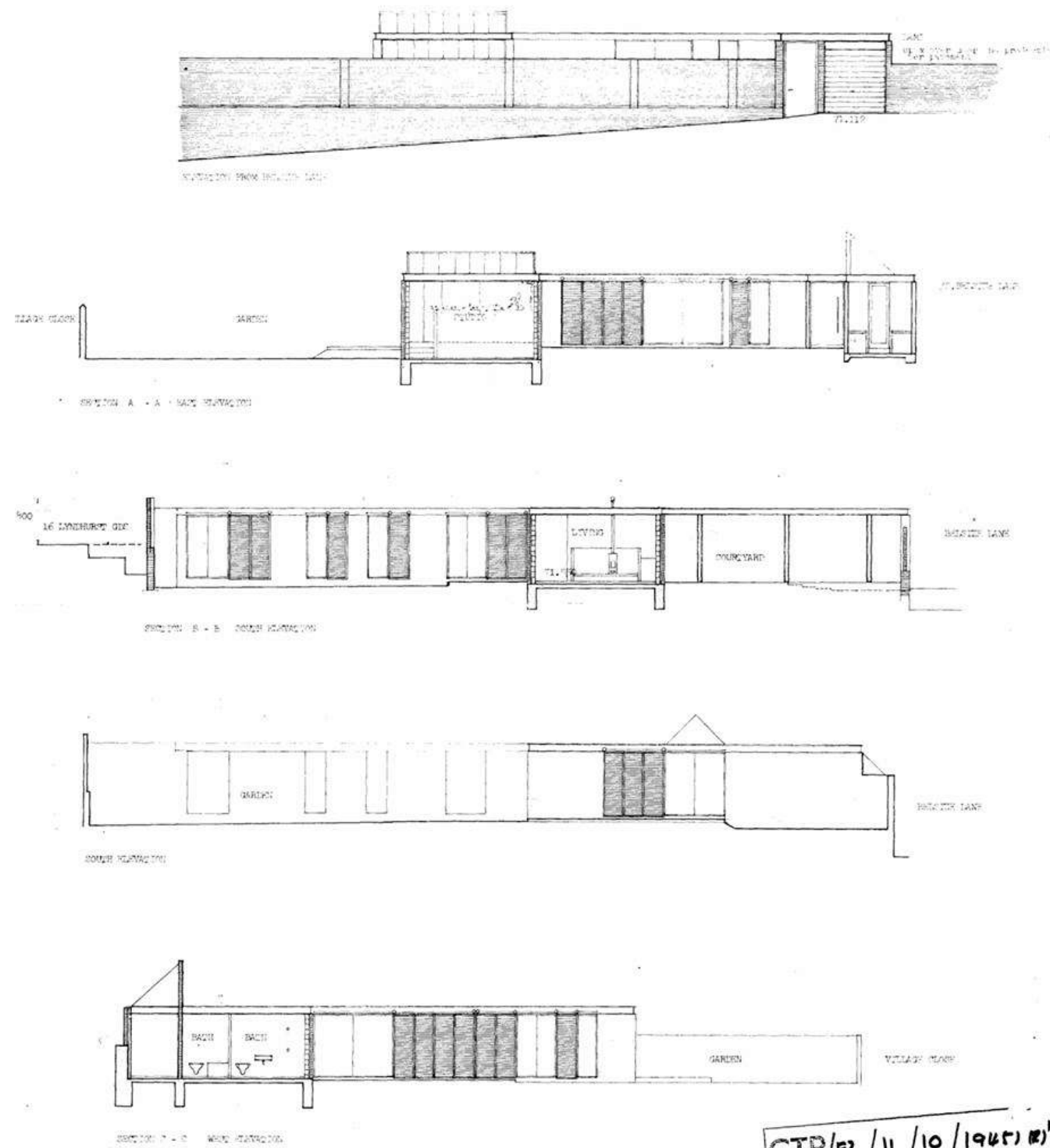


Figure 19: As Built (Georgie's personal collection)



This drawing is not to be scaled. All dimensions should be verified on site and any discrepancies notified to the Architect.

Job: 34 BELSIZE LANE, NEW EXTENSION, NW3

Date: 11/10/1975

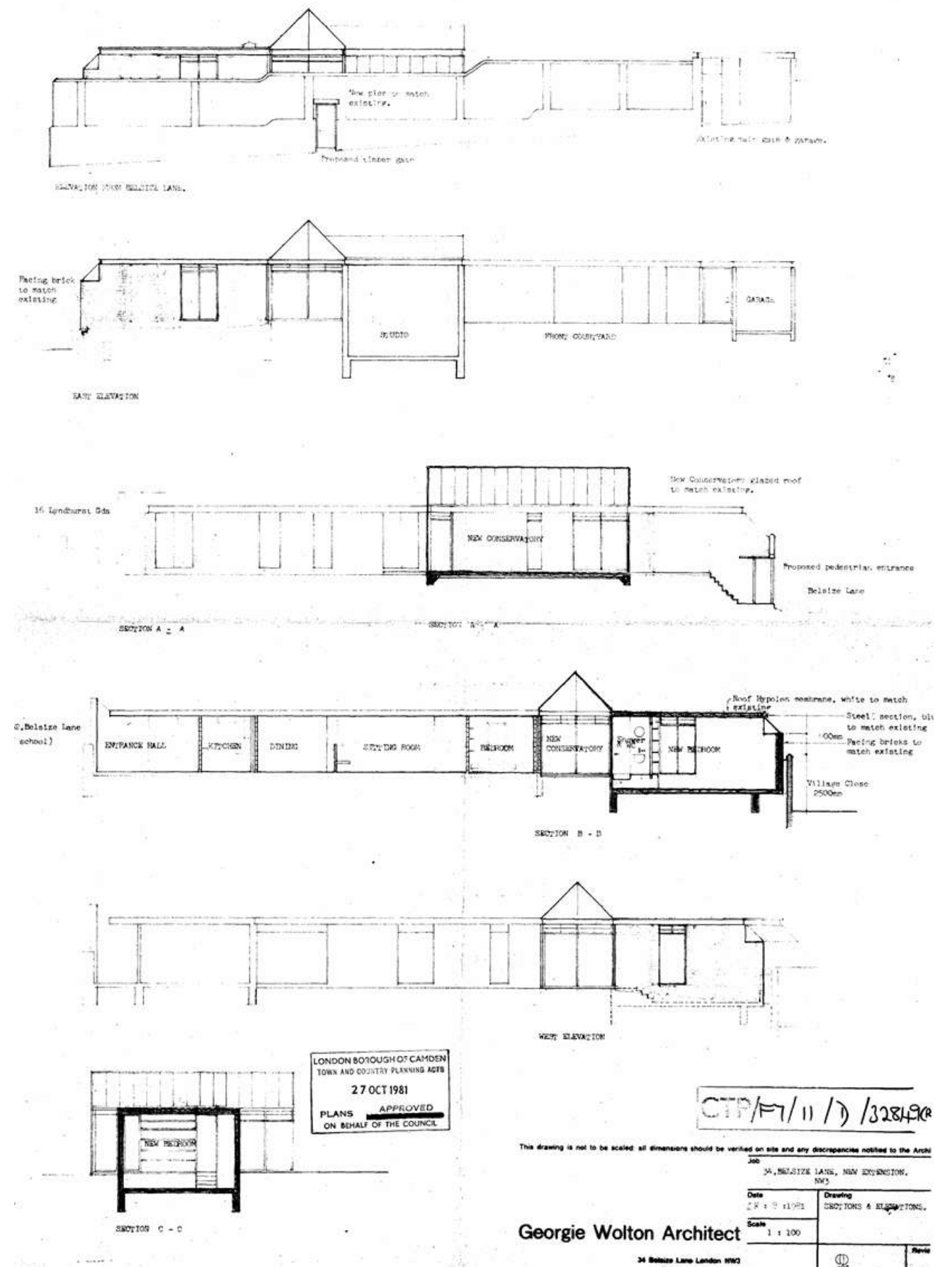
Drawing: 1/10/1975

Scale: 1:100

Revision: 1

Georgie Wolton Architect
10 Cliff Road Studios
Cliff Road London NW1

Original proposed plan, approved by Camden 11 March 1975: Note: Building originally designed to feature external shutters and a taller north facing clerestory window to the bedroom range



LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
27 OCT 1981
PLANS APPROVED
ON BEHALF OF THE COUNCIL

CTP/F1/11/10/1981

This drawing is not to be scaled. All dimensions should be verified on site and any discrepancies notified to the Architect.

Job: 34 BELSIZE LANE, NEW EXTENSION, NW3

Date: 27/10/1981

Drawing: 1/10/1981

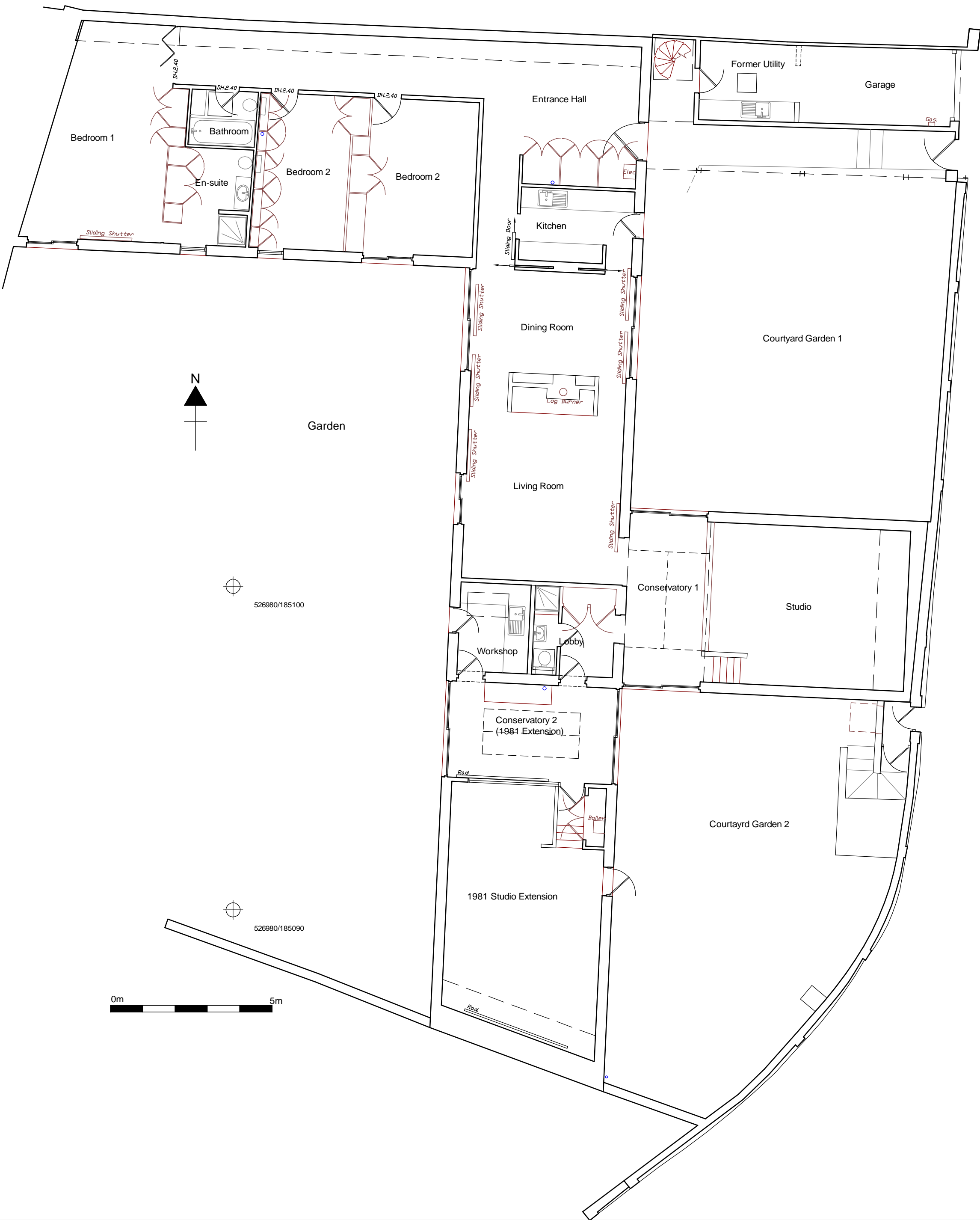
Scale: 1:100

Revision: 1

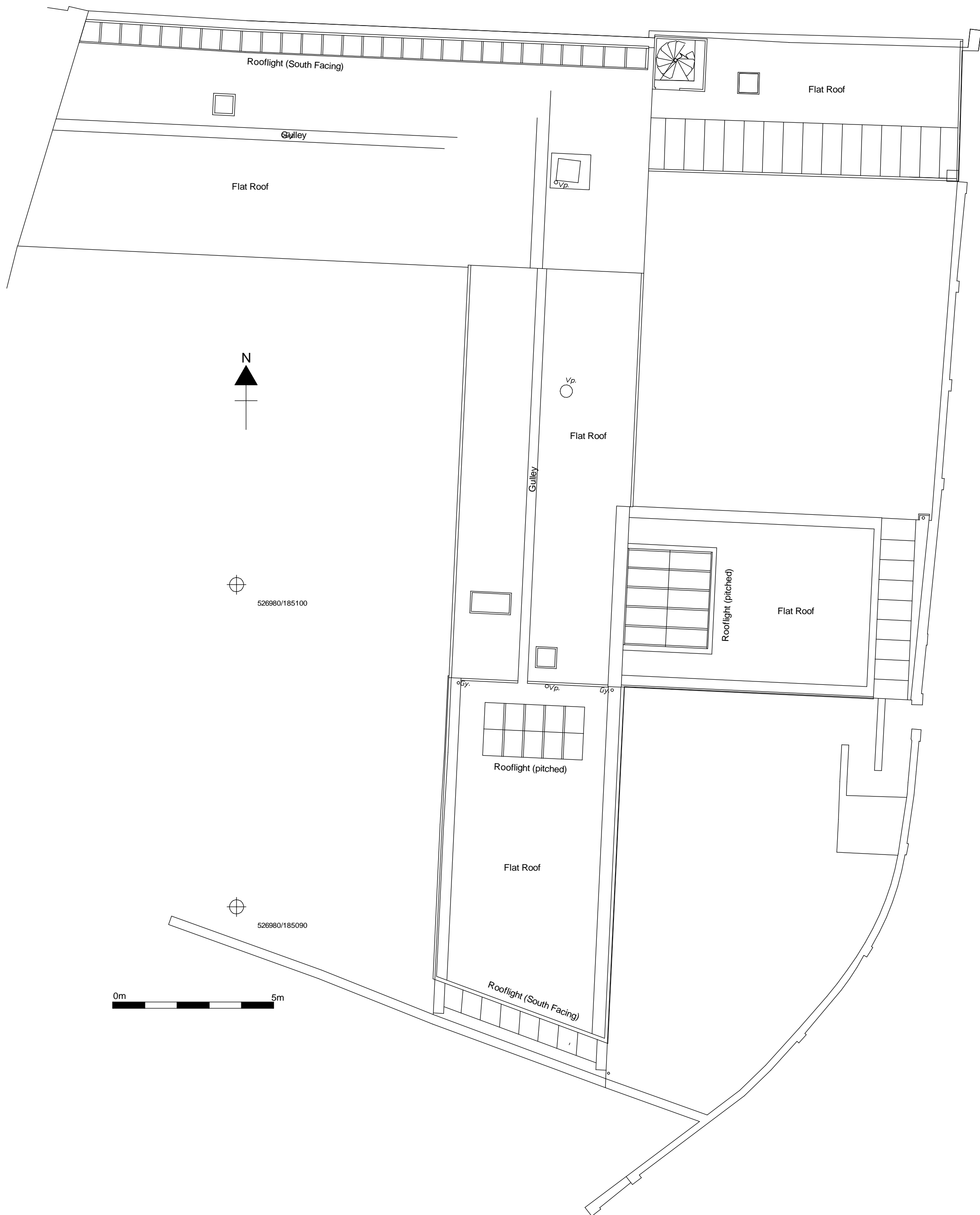
Georgie Wolton Architect
34 Belsize Lane London NW3

Proposed extension, approved by Camden 27 October 1981


Appendix 9: Drawn Record

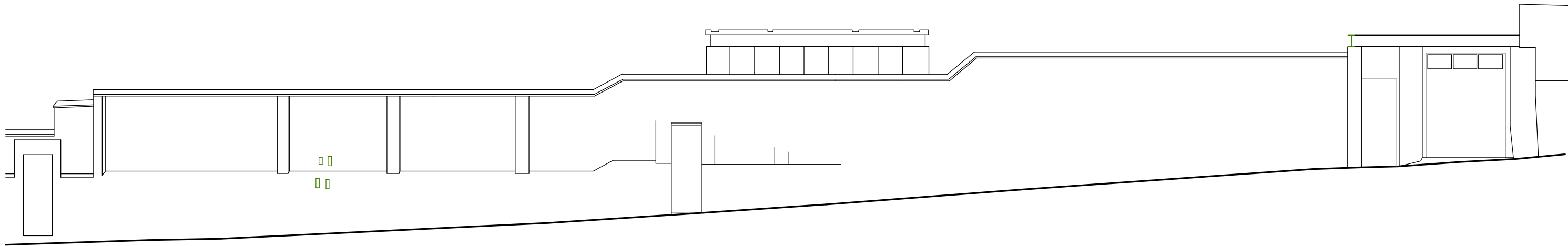


JON LOWE HERITAGE	
Historic Building Record	
Site Address	34 Belsize Lane, London, NW3 5AE
Drawing Name	Ground Floor Plan
Drawing Number	REC-567-01
Scale	1:100 @ A2
Date Surveyed	August 2024



(c) Crown Copyright and Database Rights 2023 OS 100060020

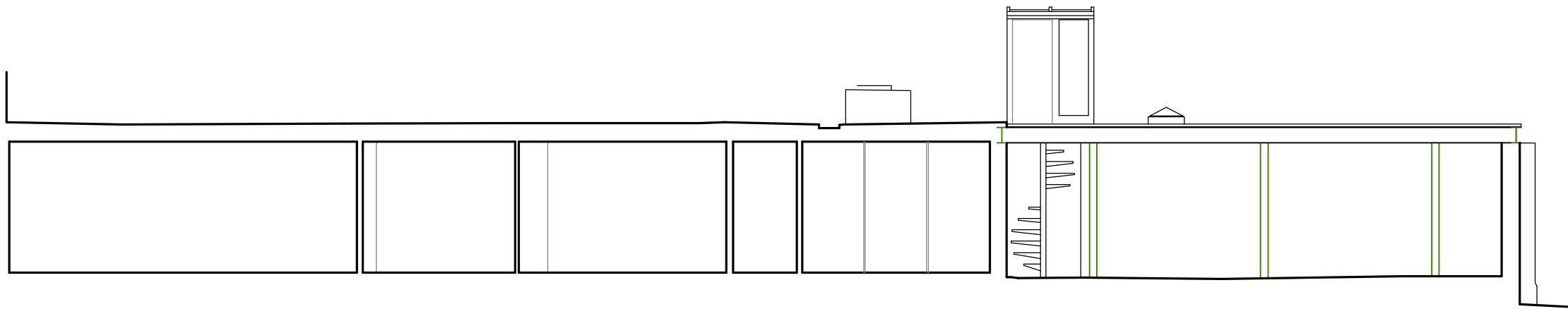
 JON LOWE HERITAGE	
Historic Building Record	
Site Address	34 Belsize Lane, London, NW3 5AE
Drawing Name	Roof Plan
Drawing Number	REC-567-02
Scale	1:100 @ A2
Date Surveyed	August 2024



Datum: 68.00m.

South
Elevation 1.

North

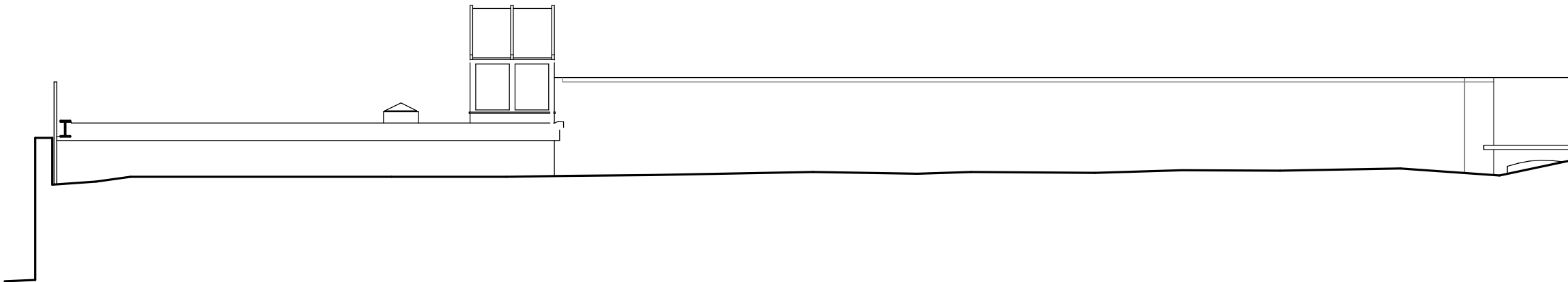


Datum: 68.00m.

West

Elevation 2.

East

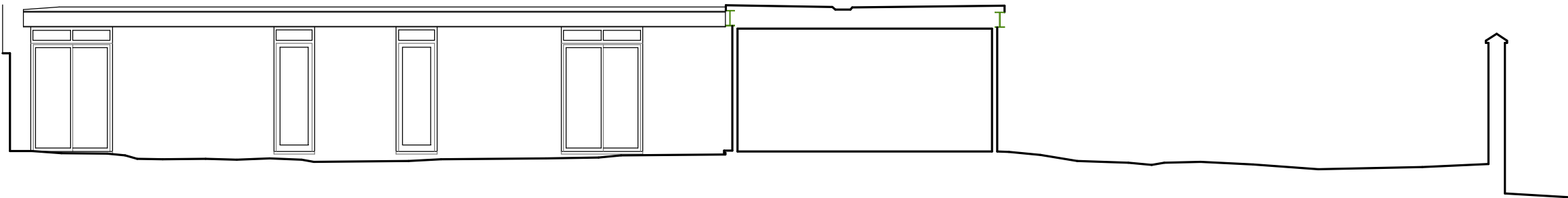


Datum: 68.00m.

East

Elevation 3.

West

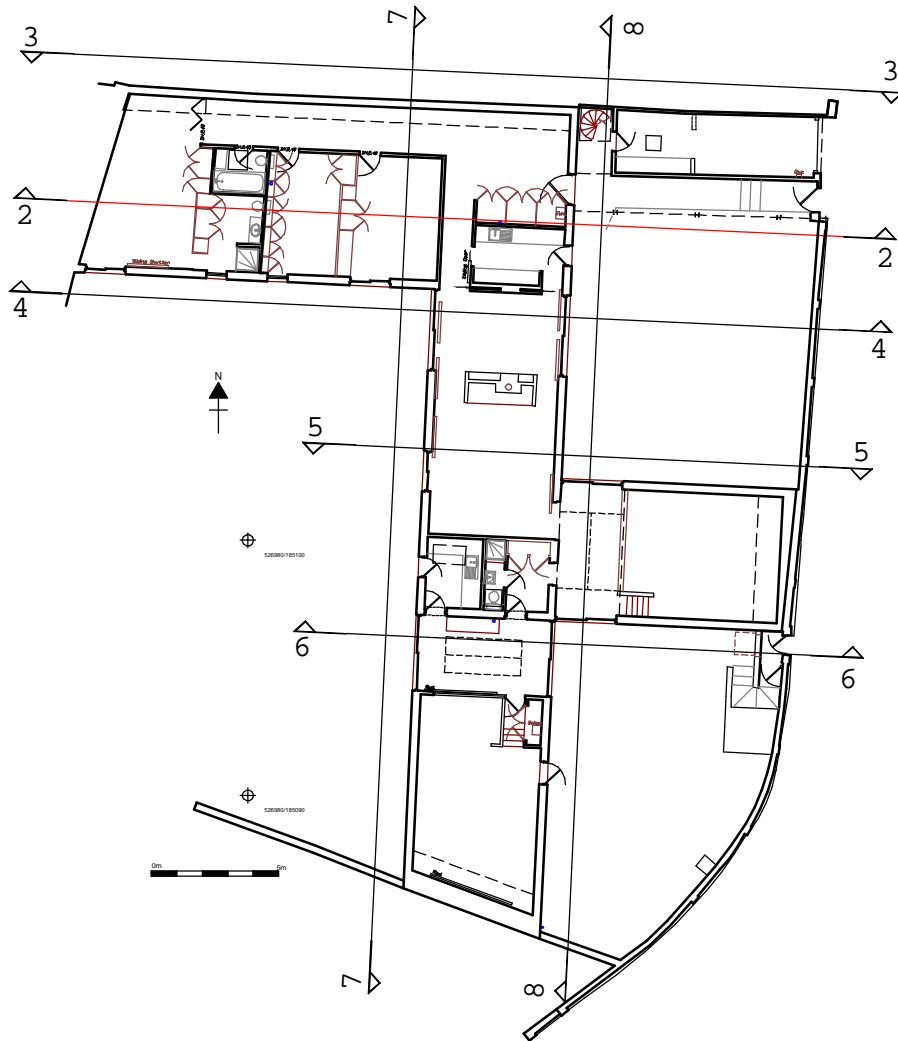


Datum: 68.00m.

West

Elevation 4.

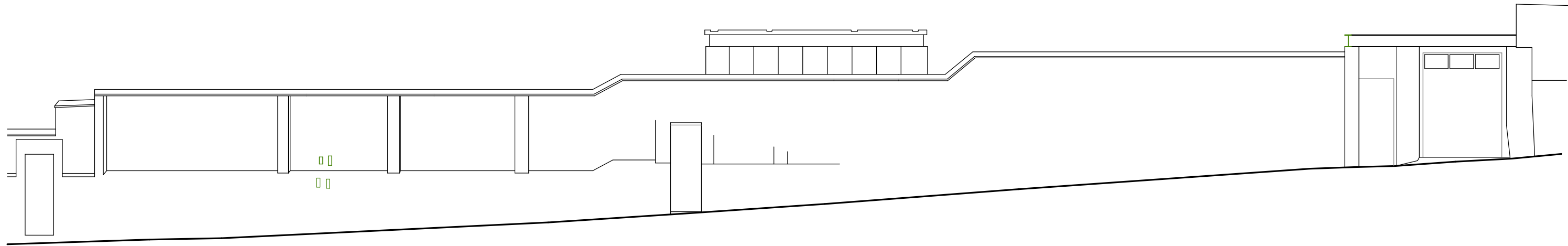
East



JON LOWE
HERITAGE

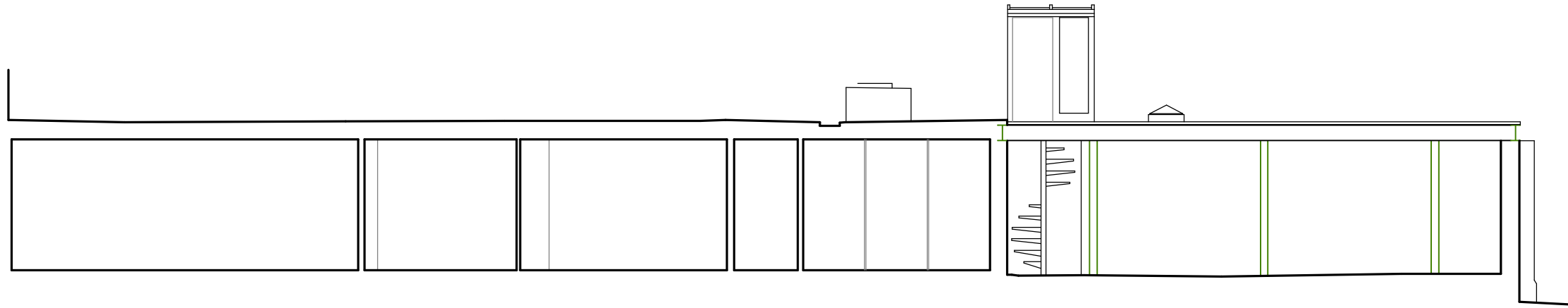
Historic Building Record

Site Address	34 Belsize Lane, London, NW3 5AE
Drawing Name	Sections/Elevations
Drawing Number	REC-567-03
Scale	1:100 @ A2
Date Surveyed	August 2024



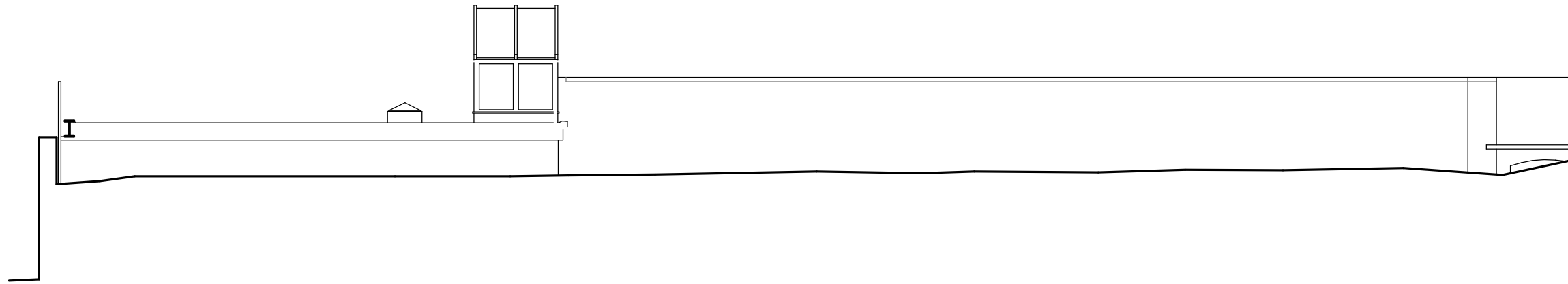
Datum: 68.00m.
South
Elevation 1.

North



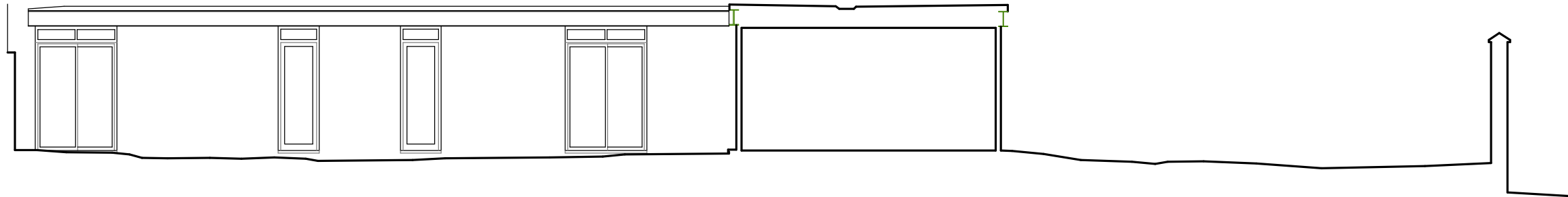
Datum: 68.00m.
West
Elevation 2.

East



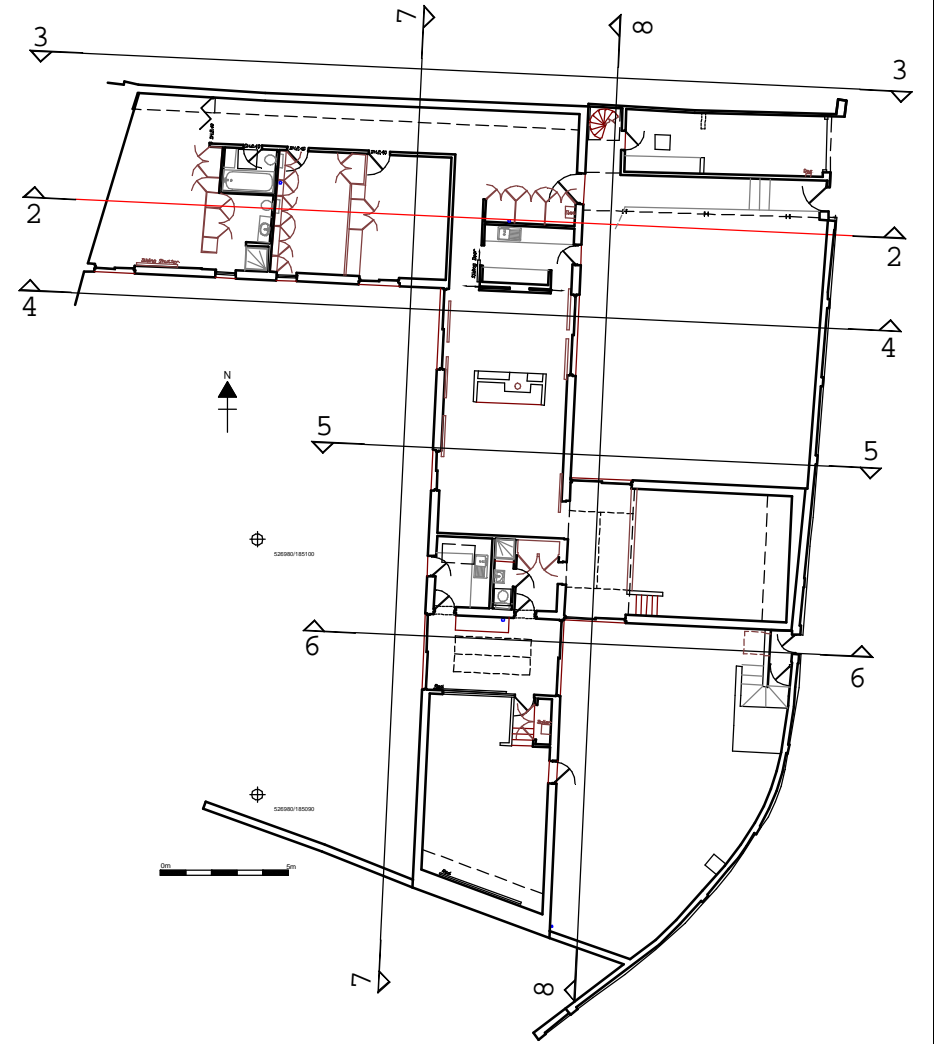
Datum: 68.00m.
East
Elevation 3.


West



Datum: 68.00m.
West
Elevation 4.

East



 JON LOWE HERITAGE	
Historic Building Record	
Site Address	34 Belsize Lane, London, NW3 5AE
Drawing Name	Elevations/Sections
Drawing Number	REC-567-04
Scale	1:100 @ A2
Date Surveyed	August 2024

Appendix 10: Archive held at Architectural Association

Ref#	Room	Location	Project(s)	Year	Content	Archival volume	Condition
1	Office	East wall - Desktop	Student works at the AA (Year 1 to 3)	1955-58	1 portfolio of assorted drawings	2 portfolios	
1a	Office	East wall - Desktop	34 Belsize Lane	1975	1 Hardback facsimile of Bill of Quantities	1 publication	
1b	Office	East wall - Desktop	TBD project in Victoria	TBD	1 set of loose drawings		
2	Office	East wall - Cabinet (top left)	N/A	N/A	Assorted pamphlets, publications and research materials on system building	2 envelopes	
3	Office	East wall - Cabinet (bottom right)	Mixture of landscaping and architectural projects	1970s-90s	Multiple folders of project materials	5 boxes	
4	Office	East wall - Wooden drawer (top left)	34 Belsize Lane	TBD	1 set of Kodar 35mm slides; 1 envelope of assorted colour prints and 35mm slides		
5	Office	East wall - Desktop	34 Belsize Lane	TBD	Loose photographic prints and negatives	4 envelopes	
6	Office	East wall - Desktop	Assorted projects (e.g. 17 Chester Rd)	1980s-90s	Project files containing correspondence, drawings, etc.	3 envelopes	
			University of East Anglia (with Rick Mather)	1991	1 landscaping proposal drawing		
			10 Cliff Rd	TBD	1 drawing of heating and water services		
			TBD project in San Carlos, Ibiza	TBD	1 set of drawings	2 envelopes	
			34 Belsize Lane	TBD	1 envelope of drawings		
7	Office	East wall - Wooden drawer (second top left)	Keble College, Oxford (landscaping work with Rick Mather)	TBD	2 envelopes and 1 box of photographic prints	1 portfolio	
			TBD project in San Carlos, Ibiza	TBD	1 black ring binder of materials		
			possibly TBD project in San Carlos, Ibiza	TBD	1 photo album of prints		
			TBD project in Norfolk	TBD	1 envelope of copied materials		
			N/A	TBD	1 booklet on COR-TEN		
			Assorted projects (e.g. 40 Queen's Grove, 1993)	1980s-90s	Multiple drawings and plans		
8	Office	East wall - Wooden drawer (second bottom left)	Mostly 34 Belsize Lane	TBD	1 large envelope of correspondence, specifications, drawings, etc.	2 envelopes	
9	Office	East wall - Wooden drawer (top right)	1 Addison Place	1977-78	approx. 30 drawings	1 portfolio	
			Manor House, Upper Swell, Cheltenham	1977	3 section and elevation drawings		
			TBD project of 'Coln Manor Stable'	1979	9 drawings		
			79 Elgin Crescent	1980	approx. 15 drawings		
			36 Thurlow Rd	1980	approx. 40 drawings		
			5, 10 Cliff Rd	TBD			
			26, 33 St Peter's Square	TBD			

10	Office	East wall - Wooden drawer (second top right)	Assorted projects with Rick Mather (e.g. 26-36, The Highway and 7 Southover High St, Sussex, 2000)	Mainly 1990s	Multiple drawings	1 portfolio	
			N/A	1995	1 watercolour painting for Norman Foster's 60th birthday		
			N/A	1979	Architectural Digest on Sainsbury Centre for Visual Arts		
11	Office	East wall - Wooden drawer (second bottom right)	34 Belsize Lane	TBD	approx. 50 photographic prints		
			possibly 34 Belsize Lane	TBD	2 drawings of drawer units		
			23 Keats Rd	1982	approx. 15 landscaping drawings		
			Prices Barn, Gloucestershire	1979	approx. 30 drawings		
			40 Queen's Grove	1993	1 project file of materials	3 envelopes	
12	Office	East wall - Wooden drawer (bottom right)	Old Forge, Chedworth	1987	1 drawing tube of approx. 10 drawings	2 portfolios	
			Ordnance Survey of Great Gardens	c. 1970	1 drawing tube of approx. 10 drawings		
			Fieldhouse	TBD	approx. 30 facsimile drawings		
			5 Cliff Rd	1967	approx. 40 drawings of structures, specifications and interior		
			26, 33 St Peter's Square	1972	7 structural drawings		
13	Office	North partition - Drawer (top)	34 Belsize Lane	1970s-2015	1 envelope of correspondence and specifications on boundaries (1970s); 1 set of approx. 10 drawings (2015)	1 portfolio	
			The Barn, Lower Chedworth	1994-2010	approx. 55 drawings		
			N/A	N/A	1 set of drawing instrument		
14	Office	North partition - Drawer (second top)	Keble College, Oxford	c. 2000	1 set of photographic prints; approx. 50 drawings; correspondence, etc.	1 portfolio	
			University of East Anglia	c. 1990	approx. 20 drawings		
15	Office	North partition - Drawer (second bottom)	Swan's Nest, Chedworth	c. 1985	approx. 40 drawings	1 portfolio	
			23 Keats Rd	1982	approx. 15 drawings; 1 set of binded drawings		
			TBD project of 'Hoffmans Garden'	TBD	1 envelope of approx. 40 photographic prints		
16	Office	North partition - Desktop (red binder)	6-7 Cliff Rd	c. 1967-70s	Labelled 'Subcontractors' - correspondence, project planning materials, etc.	3 envelopes	
17	Office	North partition - Desktop (red binder)	34 Belsize Lane	1980s	Labelled 'Extension' - drawings, correspondence, specifications, etc.	6 envelopes	
18	Office	North partition - Desktop (red binder)	Fieldhouse	1960s-70s	Project documents, correspondence, invoices, re-search publications on forestry, etc.	6 envelopes	
19	Office	North partition - Desktop (red binder)	Fieldhouse	1960s-70s	Sets of construction photographic prints and negatives; correspondence, specifications, facsimile drawings, etc.	6 envelopes	
20	Storage	Wardrobe - top left (red binder)	6-7 Cliff Rd	1960s-80s	Bill of quantities, drawings, specifications, correspondence, etc.	6 envelopes	Damp

21	Storage	Wardrobe - top left (red binder)	6-7 Cliff Rd	1970s	Labelled 'Main Contractor / Structural Engineering' - Bill of quantities, drawings, specifications, correspondence, etc.	6 envelopes	Damp
22	Storage	Wardrobe - top left (red binder)	34 Belsize Lane	c. 1975-82	Labelled 'Steel Work' - drawings, specifications, correspondence, etc.	6 envelopes	Damp
23	Storage	Wardrobe - top left (red binder)	34 Belsize Lane		Land registry and legal permission documents	6 envelopes	Damp
			Brew House Barn, Chedworth	1990s-2000s	Legal documents and correspondence		
24	Storage	Wardrobe - top left (red binder)	34 Belsize Lane	1975	Contracts, specifications, drawings	2 envelopes	Damp
25	Storage	Wardrobe - top left (red binder)	34 Belsize Lane	1975-85	Labelled 'Extension' - drawings, correspondence, etc.	4 envelopes	Damp
26	Storage	Wardrobe - top left (red binder)	33 St Peter's Square	c. 1973	Drawings, correspondence, etc.	4 envelopes	Damp
27	Storage	Wardrobe - top right (red binder)	Fieldhouse		Photographic prints and slides	5 envelopes	Damp
			Cliff Rd		Photographic prints and slides		
			22 Parkside ('Barn'?)		Photographic prints and slides		
28	Storage	Wardrobe - top right (red binder)	Brew House Barn, Chedworth	1990s	Legal documents, contracts, correspondence, drawings, invoices, etc.	5 envelopes	Damp
29	Storage	Wardrobe - top right (red binder)	6-7 Cliff Rd	1970s	Labelled 'Studio Expenses' - contracts, specifications, correspondence	4 envelopes	Damp
30	Storage	Wardrobe - top right (red binder)	Orchard Drive, Blackheath	1960s-70s	Drawings, correspondence, photos, etc.	4 envelopes	Damp
			Milburn, South Esher				
			Hollycroft Avenue				
			57 Gibson Square				
31	Storage	Wardrobe - top right (red binder)	26 St Peter's Square	c. 1971	Drawings, correspondence, etc.	3 envelopes	Damp
32	Storage	Wardrobe - top right (red binder)	Fieldhouse	1960s-70s	Drawings, correspondence, etc.	3 envelopes	Damp
33	Storage	Wardrobe - bottom left (box)	N/A	1960s-2015	24 large and 6 small office diaries		Damp
34	Storage	Chest of drawers (top left)	N/A	1960s	Diplomas of AA and RIBA		Damp