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Design and Access Statement

064A; No.27 Belsize Square, London

1.Introduction:

This Design and Access Statement has been prepared in support of the application for 'FULL' planning permission in relation to proposed development at Flat D, 27 Belsize Square, London.

This statement will describe and explain our approach towards the design and the way in which the proposals will comply with local planning guidance.

2.The Property and Site Context:

The host property is an 'end of terrace' Victorian townhouse, built in traditional materials of London stock brick work, natural slate roof coverings, and 'stucco' decorative features to front facing sash window and door apertures. The property has been converted into 4 flats, of which Flat D is situated over the 2nd and 3rd floor levels. The application site is located within the boundaries of the 'Belsize Park Conservation Area' but is not a listed building.

The property (or the flat itself) is in need of refurbishment and presently unoccupied. Alongside making the flat "habitable" (rewiring, plumbing and 'fit out') the development will see structural repairs carried out to currently bowing roof and internal floor structures.

No.27 forms the Southern end of a 4 property terrace and takes the form of a hipped roof (as does No.30). All roofs on the terrace feature dormer additions of varying forms and size, and so the terrace has a 'broken roofline'. There is a notable consistency to No's 28 - 30 which all have one single large front dormer in contrast to two separate and smaller dormers present at No.27.

The front and rear dormer additions have been poorly constructed, and the Southern-most of the two front dormers has been built astride the original roof 'hip line'.

3.The Proposal:

The purpose of the development is to improve the external appearance and thermal performance of the property, and to form two larger bedrooms with a family bathroom at 3rd floor level. To achieve these aspirations, the application seeks permission for the following;

a) *Amalgamation of 2no separate front facing dormer windows into one single larger dormer.*
b) *Repositioning and enlarging of existing rear facing dormer.*
c) *Installation of 1no. side facing pitched roof window.*
d) *Replacement of existing external natural slate roof tiling.*
e) *Replacement of existing windows with double glazing.*

4.Planning Context & History:

Located within the boundaries of the 'Belsize Park Conservation Area', the property is subject to additional constraints, and does not benefit from Permitted Development Rights.

There are no online records for historic planning applications pertaining to the application site, aside from an application to separate the lower floors of the property into two separate flats (8804434).

Despite the presence of numerous and reasonably large dormer additions in the area, there are only a limited number of recently successful planning applications. On Belsize Square itself we present permitted extensions to No.21 (2006/3108/P - see opposite)

Camden Council offers helpful advice and guidance in the form of the "Home Improvements" SPG (January 2021).

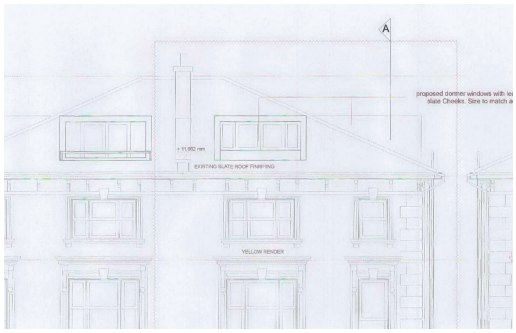
The guidance states that roof additions ('a' and 'b') should be designed in consideration of the following;

- The existing roof form and any previous extensions to it (p44)
- The pattern of development of neighbouring buildings to include historic extensions and new types of development (p44)
- Dormers should be subordinate in size to the roof slope being extended (p48)
- The position of the dormer would maintain even distances to the roof margins (p48)
- Design of dormers would consider the hierarchy of windows below (p48)
- The type, design and alignment of windows would relate to the ones below (p48)
- Dormer materials should complement the main building and wider townscape (p48)

The installation of new rooflights ('c') should be carried out so as to ensure the number and surface area of windows does not appear disproportionate to the original roof cov-

Aerial view of the terrace No's 27 - 30 Belsize Square (loss of symmetry)

Aerial view of the application site



2006/3108/P - Front Dormer to No.21 (symmetry/proximity to roof line)

2006/3108/P - As built dormers to No.21

Street view of No's 27 - 30 - showing dormer ovelapping hip line/construction

ering, and for conservation areas specifically, their installation should be “flush” within the roof slope.

As a general rule, for both roof alterations and repairs (d), materials that visually blend with or match the existing building materials should be considered.

Window replacement (and new windows) (‘e’) in a Conservation area should incorporate slimline double glazing and replicate historic features.

5. Design (massing, scale and materials):

Dormers (a and b):

Our proposals will see the amalgamation of 2no front facing dormer windows into one. The major benefit of this proposal, is the removal of the southern most dormer which overlaps the original hip line and is detrimental to the appearance of the terrace, and the broader conservation area. The uppermost corner of the new dormer will be ‘set in’ from the hip line by as much as 260mm (or 100mm of ‘clear visible’ slate) which is comparable to that of No.30 and serves to reinstate the original symmetry of the terrace roofline.

Furthermore, the surface area of the proposed new dormer as viewed in elevation (i.e. the vertical facade) as compared to the original roof represents only 28% ($4.3m^2/15.3m^2$) (reduced from 32% or $4.9m^2/15.3m^2$). This serves to ensure the dormer appears as a subordinate addition, and in terms of height, the dormer will be accurately aligned with the adjoining property.

The rear dormer is in a less prominent location, but will again be matched with the pre-existing dormer to No.28 in terms of height and depth. As per our proposals for the front elevation, the rear replacement dormer will be ‘set in’ from the ridge, hip, eaves and party wall. The submitted drawings clearly illustrate proposed dimensions in this regard.

Both dormers will be clad with traditional lead sheet cladding (lap jointed), in keeping with the local material pallete, and the proportions of window heights no taller than those to floors below will retain and not disturb ‘heirarchy’ of the facade.

The combination of altered dormer windows and internal floor level changes will generate much needed habitable floor area at 3rd floor level, and faciliate layout changes to form two well proportioned double bedrooms and a separate family bathroom.

Rooflight:

The side facing window will be installed flush with the roof covering (see example image opposite), and shall be aligned with an existing side roof window aperture. The combined surface area of the existiing and proposed rooflights ($2.2m^2$) represents as liitle as 5% of the overall roof surface ($42.1m^2$)

The new rooflight will serve the newly created family bathroom, and replace daylighting presently provided by the ‘unsightly’ dormer construction.

Replacement Windows and Roof Covering:

New windows will be fabricated in white painted softwood timber frame, with integrated transoms and mullions (not ‘stick on’) to match the visual appearance of the original historic windows. Double glazing will be confined to a maximum thickness of 20mm, comprising 4mm toughened glass panels and 12mm argon filled cavity.

Natural slate tiles will be used to replace the existing coverings with all traditional details reinstated. Namely; decorative ridge tiles, chimney pots, and the overlap pattern of natural slate tiles.

The effect of replacement window and roof coverings will be to improve the broader visual appearance of the building, and to improve thermal (and waterproofing) performance of hte building envelope.

5. Conclusion:

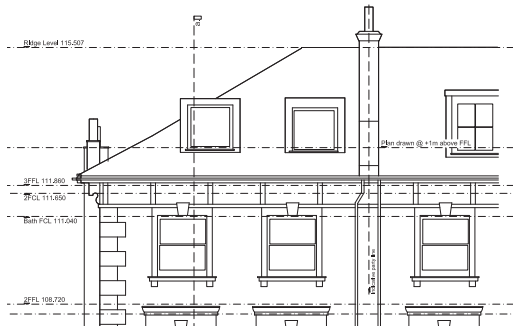
The proposals for alteration and improvement to the host property will represent a valuable contribution to the housing stock of Camden Borough Council. The developed scheme will improve thermal performance, and make the flat eminently more usable by way of space, layout and light.

The proposed roof alteration has been carefully considered and can be justified in the local site context. The works will benefit present and future occupiers without any detriment to the host building, character of the area, or adjoining/neighbouring properties.

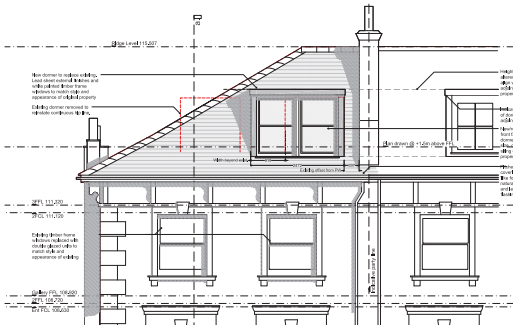
Velux EDN Recessed Flashing Kit installed in slate

Precedent images for lead clad dormer construction in a natural slate roof

Cinero SS02F Natural Brazilian Slate in Graphite



Existing Front Elevation



Proposed Front Elevation