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Allen

Design and Access Statement
064B; No.27 Belsize Square, London

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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. The flat is also distinctly lacking in outdoor/external private amenity space.

The North-West (rear) of the application site shares a boundary with Belsize Square Synagogue and grounds, whilst the South-West flank wall fronts the West-East running section of Belsize Square. Both of these immediate outlooks are of a public, or at least 'non-private' residential nature.

The terrace No's 27 - 30 (and the opposite side of the road) are unique within the local area given the presence of a curved and characterful 3/4 storey outrigger containing the original staircase.

There are many roof alterations within the local area including dormer extensions, 'sunken' terraces, and protective guarding/railings (see images opposite)

3. The Proposal:

The purpose of the development is to create private amenity space ancillary to the flat. To achieve these aspirations, the application seeks permission for the following;

a) Creation of a roof terrace above an existing outrigger, including the installation of metal railings and the formation of a recessed access door within the existing rear roof slope.

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).

There are numerous examples of permitted terraces in the local area (see opposite), which are formed 'inset' in nature, and near always located to the rear. This suggests that the formation of terraces at roof level is an acceptable form of development 'in principle'.

Permission to form roof terraces above original outriggers in the local area has so far been denied (or withdrawn), albeit the common form of proposals appear not to have been limited to the outrigger itself (incorporating substantial amounts of visible railings and/or alterations to the detriment/proportions of survived/original roof coverings - see No.23 and No.30 proposals opposite).

Camden Council provides guidance in relation to proposals for roof terraces, stating (as per the 'Home Improvement' SPG January 2021) that they should;

- Be subordinate to the roof slope being altered, and roof form overall;
- Preserve the roof form and complement the elevation upon which they are to be located;
- Maintain the existing parapet height;
- Should incorporate guarding set back behind the line of the roof slope or parapet;
- Carefully consider materials for enclosure;

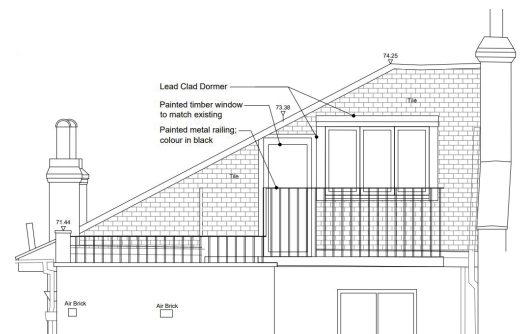
5. Design (massing, scale and materials):



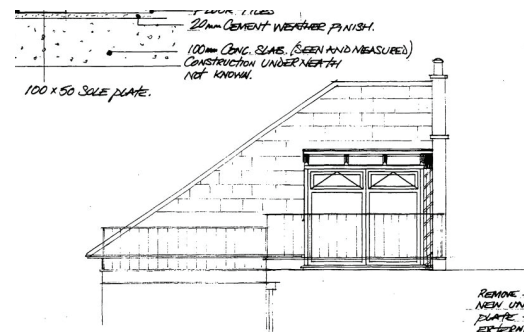
Aerial view of the application site



Aerial view of the application site



2021/3387/P - Withdrawn proposal for No.23



P9602047 - - Refused proposal for No.30



Street view of No's 27 - 30 - showing rear of the application site and context

