

4 Belsize Court Garages, London NW3 5AJ

Design & Access Statement

October 2024



1.0 Introduction

This Planning, Design and Access Statement has been prepared by Sanya Polescuk Architects to support the planning application submission for works at no. 4 Belsize Court Garages, NW3 5AJ.

The building at 4 Belsize Court Garages is a two-storey (with a live-in attic) Victorian stable building, currently in residential use. It occupies all of its site and is accessed from the private mews, Belsize Court Garages. The rear façade is lining the pavement of Belsize Lane.

The proposal is to improve and maximize the potentials of the building by dividing it into two self-contained flats. It also includes some minor amendments to garage doors and dormer windows which deviate from permission granted under application ref: 2020/2011/P.

This statement should be read in conjunction with the attached drawings and photos for additional information.



Figure 2. Rear Elevation lining the pavement of Belsize Lane.

2.0 Background

2.1 Practice Profile

Sanya Polescuk Architects (“SPA”) is a well-established architectural practice based in NW3 with extensive knowledge of the local area. Winner of the AJ Retrofit Award in 2013 for no.8 Belsize Court Garages, SPA has a reputation for skilfully upgrading sensitive building fabric to modern efficiency levels without compromising the special historical characteristics.

2.2 Site and Surrounding Area

The house at 4 Belsize Court Garages was originally built as two-storey Victorian terraced stables with coachman’s quarters above. The building is part of a terrace consisting of four Mews Houses and flanked by nos.2 and 6.

The building has many characteristic features such as garage doors and arched windows on the ground floor, as well as timber sash windows on the first floor. All those features were retained and repaired during works associated with permission granted under application ref: 2022/2011/P.

2.3 About the Conservation Area

The Mews is not listed however, it is a part of Belsize Park Conservation Area, Sub Area Two: Belsize

Village (see Figure 5).

The area consists of mixed-use developments that include residential and commercial buildings.

2.4 Planning History

There is only one decision relating to the subject property on the statutory register:

- 2020/2011/P (granted 22nd December 2020) -
Erection of 2 x dormer windows to front roof slope;
removal of 1 x front rooflight and 1 x rear rooflight;
installation of 4 x photovoltaic panels to rear roof slope;
installation of 2 x wall vents to rear elevation;
installation of 2 x extract roof vents to front roofslope;
replacement of front door with new timber door.

Various new dormers have been granted planning permission in the area recently - for examples see Apendices I & II.

The applicant has made personal approaches to all immediate neighbours to invite their views prior to the submission of this application and no objection was received.



Figure 3. Front elevation of no.4 with characteristic features retained.



Figure 4. Rear elevation of no. 4 with characteristic features retained.

3.0 Proposed works

The proposal includes dividing the property into two self-contained flats as well as some minor amendments to garage doors and dormer windows which deviate from permission granted under application ref: 2020/2011/P.

The proposal has a positive impact on the Conservation Area and the neighbourhood in particular:

- Continued use as a residential dwelling;
- Preservation of the character and appearance of the conservation area;
- Providing shelter to the refugees from Ukraine.

3.1 Internal Works

The property is divided into two flats: Ground Floor Flat: 65m², and Upper Floor Flat: 100m².

The property division is created by blocking 1no. internal door opening on ground floor (marked A on Figure 7).

3.2 External works

The proposed changes to the exterior are minor and in keeping with the character of the other homes on The Mews.

All fenestration and doors on The Mews elevation are upgraded, but the presence and the materials



Figure 5. Belsize Park Conservation Area.

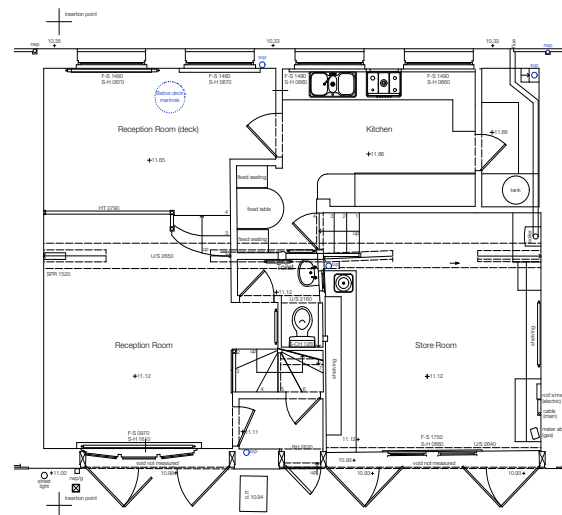


Figure 6. Pre-existing ground floor layout.

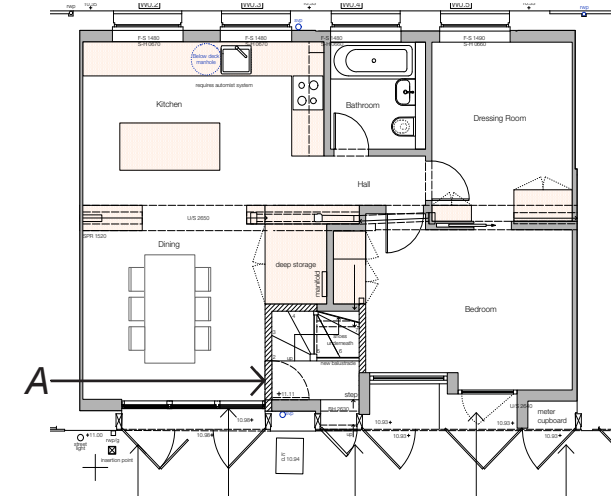


Figure 7. As-built ground floor layout.

of the original openings remain. The original garage doors have been retained and repaired, and have clear glazing at high-level as at present. In addition, the garage doors have additional cut-outs at the lower level to allow natural light through without compromising on privacy.

The roof includes two new dormer windows facing The Mews and in-line solar roof panels facing Belsize Lane.

The new dormers are clad in lead, the same traditional material at all existing dormers in The Mews. Their setting within the roof slope follows the Council Design Guidelines from CPG1 Camden Design Guidelines, 5.11 Roof Dormers, Figure 4 & P.12 & P.13.



Figure 8. As-built Belsize Lane elevation.



Figure 9. As-built Mews elevation.



Figure 10. Example of similar cut-outs in Garage doors at no. 12 Daleham Mews, NW3.

Layout, Access and Scale

The scale of the proposed changes has no impact on the size of the building envelope.

The two dormers of the size which emulates other dormers at adjacent properties perpetuate the existing rhythm.

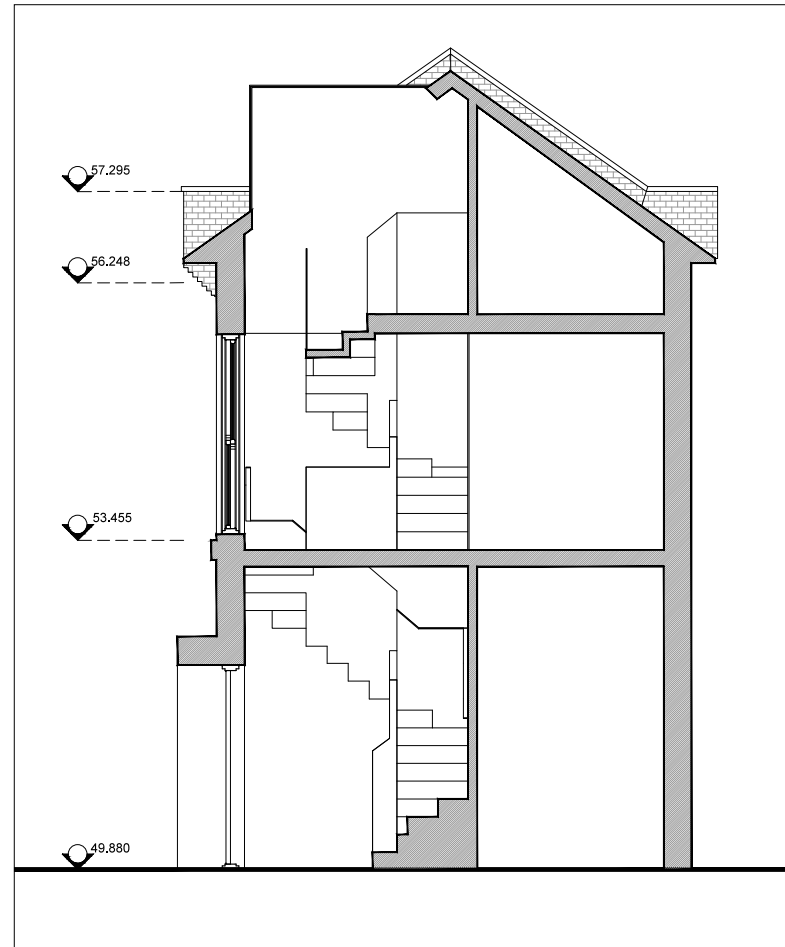
The access to the building remains unchanged - from Belsize Court Garages, directly to the entrance doors.

These subtle and measured changes will improve the setting of the mews and complete the rhythm of the roof scape, whereby creating a coherent architectural entity in The Mews.



Figure 12. Repetitive rhythm of existing dormers in the mews.

Appendix I



Approved drawing for installation of 3 new dormers at no. 35 Daleham Mews, NW3 5DB.
Camden Planning Application ref. 2014/2391/P.

		35 Daleham Mews			
		1A Woodstock Studios London W12 8LE Tel : +44 (0) 208 811 2660 Fax : +44 (0) 208 740 7642 E-Mail info@coupeville.net			
Drawing Title		Date	Drawn By	Drawing Number	
Proposed section		09.13		908 PL05	
		Scale	Checked By	Revision	
		1:50@A3			

Appendix II



Approved drawing for installation of 1 new dormer and alterations to 1no. existing dormer at no.8 Belsize Court Garages, NW3 5AJ. Camden Planning Application ref. 2011/1042/P.