

# PLANNING + HERITAGE

11 BUCKLAND CRESCENT, BELSIZE PARK, NW3 5DH

OCTOBER 2024

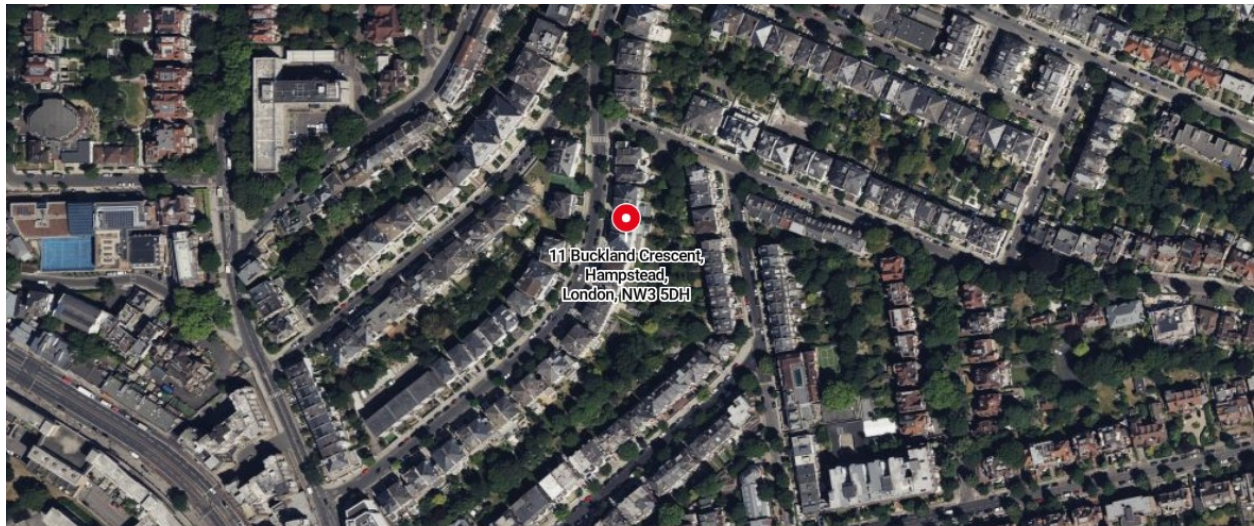
# 1 INTRODUCTION

1.1 This Design and Access Statement accompanies a Full Planning Application Flat B, 11 Buckland Crescent, London, NW3 5DH for;

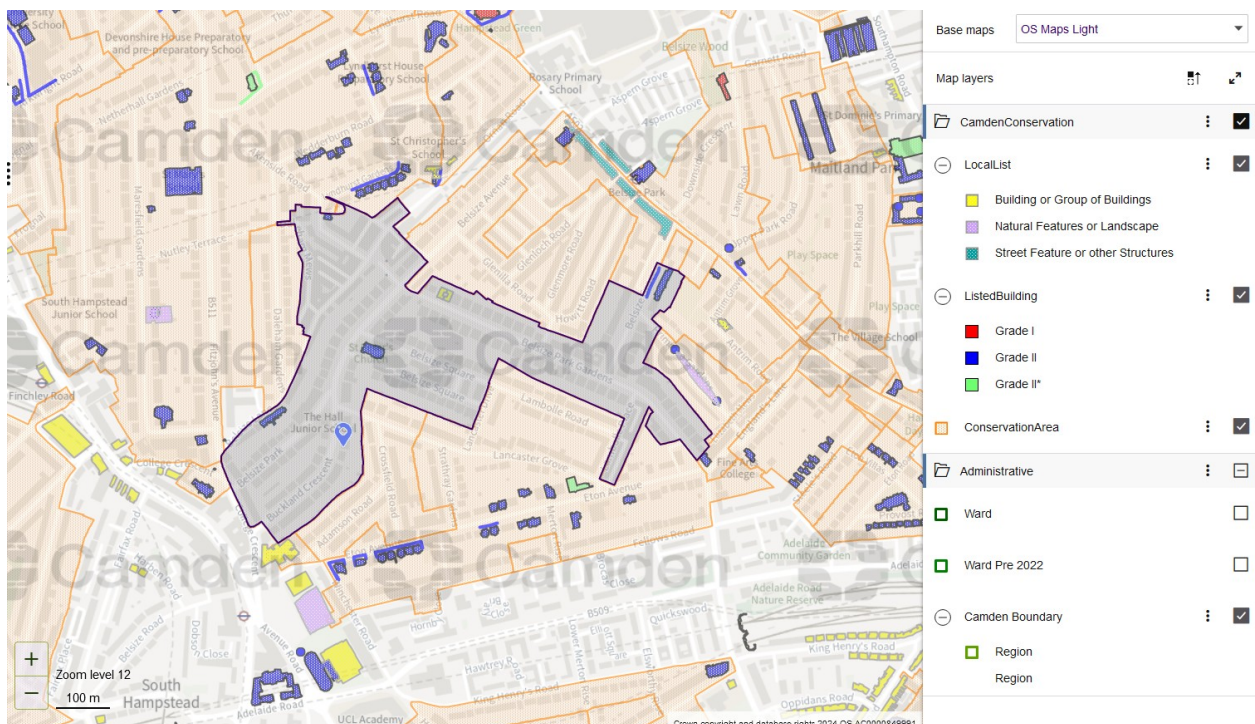
***“Replacement windows and doors to front and rear of upper ground floor flat.”***

1.2 11 Buckland Crescent is located to the East side of the street curving as it does between College Crescent to the West and Belsize park to the North. It is a period semi-detached property that has been divided into a number of self contained dwelling units.

1.3 The site falls within Flood Risk Zone 1.



1.4 The site falls within the London Borough of Camden, and according to their accessible tools, sits within the Belsize Conservation area. Mapping indicates that the site does not include a listed building nor a building on the local list.



## BELSIZE CONSERVATION AREA

1.5 The Belsize Conservation Area character statement confirms that;

*“The character of Belsize is largely derived from mid-19th century Italianate villas. Within the Conservation Area there are, however, a number of distinct areas of varying character and appearance. These differences are caused by a combination of the following: land use, the density of development, the scale and style of buildings, their construction materials, the period of development, local topography and the predominance of gardens and trees”.*

- 1.6 Buckland Crescent falls within Sub Area 1 which consists of large Italianate villas by Daniel Tidey, featuring stucco detailing and characterised by repeated forms. Although there is some variation in type, the buildings are often symmetrical with hipped, slate roofs and overhanging eaves with decorative brackets. The villas are noted as being closely spaced where the narrow gaps between buildings lends to the uniform rhythm to the streets.
- 1.7 When reviewing negative features of the area, the character appraisal notes that Nos. 24-38 Buckland Crescent is out of scale with the street and that loss of boundary walling and gardens are particularly noticeable. However, no other negative features or harms are identified.
- 1.8 Nos.1-51 (odds) Buckland Crescent are noted as being buildings that make a positive contribution to the Conservation Area.
- 1.9 Guidance for the area notes that features and characteristics should be retained wherever possible and that the choice of materials in new work will be the most important consideration. These should generally be chosen to closely match the original.

## ARTICLE 4 DIRECTION

- 1.10 The Belsize Article 4 Direction came into force on 1<sup>st</sup> September 2010 and listed a wide range of permitted development restrictions.
- 1.11 The Second Schedule lists all apartments at 11 Buckland Crescent as being covered by the Article 4.
- 1.12 As a building divided into separate flats, No.11 Buckland Crescent would not benefit from typical permitted development rights in any case.

## GROUND FLOOR FLAT (FLAT 2), 11 BUCKLAND RD

1.13 11 Buckland Road is a semi detached villa consisting of 4 storeys under a hipped roof. Its architectural detailing and character is typical of the Italianate villas within this part of the Conservation Area.



1.14 The building is accessed via stairs to the upper ground floor and is divided into a number of self contained apartments. The garden apartment being accessed by a separate entrance at lower ground level.

1.15 Flat 2, otherwise known as the Ground Floor Flat, covers part of the “upper” ground floor level, and benefits from a rear balcony overlooking the rear garden.



## 2 PROPOSED DEVELOPMENT

2.1 The proposed development is for;

- Replacement of doors and windows to the front and rear elevation of the Ground Floor Flat (Flat 2).

2.2 The replacement windows are intended to be traditional in style, appearance and material, consisting of painted timber units to match the existing. The replacements are intended to match, albeit with high quality double glazed units that can substantially improve the energy efficiency of the apartment.

2.3 By ensuring that the replacement windows will maintain the existing style and appearance, the cohesiveness of the front elevation will be maintained, preserving the character and appearance of the building and its contribution to the Conservation Area.

2.4 The proposed development can be considered a “minor development” that does not increase the size of the building and is on a site less than 1hectare so would not require a flood risk assessment.

# 3 DESIGN STATEMENT

## USE

- 3.1 The Ground Floor Flat (Flat 2 at upper ground floor level) of 11 Buckland Road will continue to be used as a dwelling.

## AMOUNT

- 3.2 The existing windows / doors will be replaced in order to allow for the installation of high performing units that meet with current building control requirements and will help to enhance the energy efficiency of the apartment.

## LAYOUT

- 3.3 The development will include the replacement of two windows facing the street and two doorway openings onto the rear balcony.

## SCALE

- 3.4 The size of the openings will not be altered, and the windows will be replaced to match the character, appearance and scale of the existing.

## LANDSCAPING

- 3.5 N/A

## DESIGN

- 3.6 The development is designed to make use of materials that will match the appearance of those of the existing property, being of a style and quality that would not have a detrimental impact. They are intended to maintain the styling and proportions of the existing windows and maintain coherency and consistency.
- 3.7 The design is in keeping with or proposals for new / replacement windows that have been recently approved in the street.

## ACCESS

- 3.8 Access arrangements will remain as existing.

# 4 PLANNING CONSIDERATIONS

4.1 The main considerations for planning are likely to be;

- Appearance – What the development will look like?
- Sustainability – Is the development sustainable?
- Neighbourliness – How will the development affect neighbours?

## APPEARANCE

4.2 The replacement windows will be finished in a material and colour, to a design style and appearance, that will match the existing windows. This will result in a sympathetic appearance that will cause no harm to the character of the building as a whole nor the wider Conservation Area.

4.3 Although the replacements will be double glazed, this will not be noticeable within the public realm and in any event not cause harm to it. The windows will be constructed of traditional high quality materials (timber) that adhere to council guidance.

4.4 We consider that the windows will be of a high architectural quality that make use of traditional detailing and materials. We consider it to be in line with local, regional and national policy expectations.

4.5 Finally, the development will be similar in character and appearance to other recently approved applications in the street.

## SUSTAINABILITY

4.6 The proposal will help to enhance the sustainability of the existing dwelling by allowing for improvements to the thermal fabric and energy use. The use of double glazed windows will demonstrably reduce heat loss and draughts, leading to enhanced energy efficiency and help contribute to meeting local, regional and national policy expectations.

## NEIGHBOURLINESS

4.7 The replacement windows will not affect neighbouring amenities and can be said to be a neighbourly development.

# 5 CONCLUSION

5.1 We consider that the proposal will result in a development which;

- Makes use of relevant, traditional and high quality materials and details in a design that will not negatively affect the character of the existing building, setting and context.
- Will preserve the character and appearance of the identified heritage asset.
- Is considered to be sustainable in terms of its economic, social and environmental credentials.
- Will not harm or negatively affect the quality of life or amenity currently enjoyed by neighbours or members of the public.

5.2 We therefore believe that the proposal should be granted because;

- It is considered, or can be conditioned, to be in accordance with, the NPPF, London Plan and the aims and objectives of local planning policies.
- It is sustainable and will not demonstrably nor substantially harm the character, function or population of the local area.
- It will not harm the identified heritage asset but help to preserve its character and appearance.

5.3 As a result, we request that, in accordance with the adopted NPPF, the Local Planning Authority approve the application **“without delay”**.