

34 ENGLAND'S LANE BELSIZE PARK, NW3 4UE

Heritage Statement

Advance Architecture



This application is about the alteration of the shopfront into a new graphite grey wooden frame shopfront at the ground floor unit of 34 England's Lane, Belsize Park, NW3 4UE.

1. HERITAGE STATEMENT

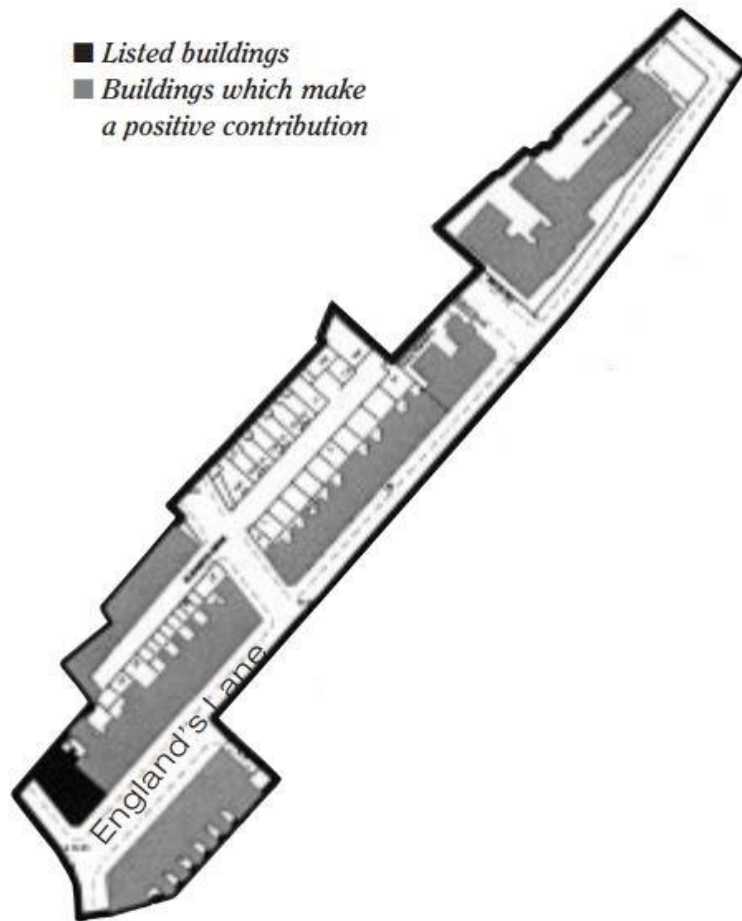


BELSIZE CONSERVATION AREA MAP

The property is located in Belsize Park of Camden council: The property does lie within the Belsize Conservation Area, but has not been characterised as a listed building.

Belsize Conservation Area sits on the rising land between Chalk Farm at the bottom and Hampstead at the top, and extends westwards to Swiss Cottage. It forms a triangle of land bordered by Haverstock Hill, Adelaide Road and Fitzjohn's Avenue. The CA was initially designated in March 1973 and it was centred on Belsize Park, Belsize Park Gardens and Belsize Village. After the initial designation, it was extended several times towards the south and north between the years 1988-2002. Within the Belsize Conservation Area there are some 44 buildings and structures included in the statutory list of buildings of architectural or historic interest, all at grade II.

Belsize Park is an area of large scale, imposing semi-detached Victorian Villas of distinct yet uniform appearance. They show elaborate and consistent architectural detail and within the designated boundary there is little to detract from the unity of appearance. The development of the Belsize area as a residential suburb began in the middle of the 19th century and it is the Italianate villas dating from this period that are most commonly associated with it.



MAP OF SUB-AREA 6

The application site lies within the Sub area 6, England's Lane.

The northern side of the England's Lane and its western end is generally characterised by three to four storey terraces with shops at ground level and residential above.

The terraces at nos. 4-26, 28-48 and 41-55 England's Lane are built in London stock brick and have contrasting painted stone and stucco detailing. The front elevations of Nos. 28-48 are rendered. The shopfronts retain a variety of original details including scrolls, pilasters, fascias, doors, and frames. The upper floors have classically-detailed window surrounds and the sizes of the windows diminish on each successive upper floor.

The only listed building within this sub-area, Washington Public House, at the west end of England's Lane, was built in 1865 by the developer Daniel Tidey and is listed Grade II. The ground floor is faced in rusticated render with vermiculated dressings to the windows. The upper three floors are rendered with pedimented windows at first floor.

Many shopfronts are of poor design and quality and there is much scope for improvement. The proposal seeks to improve the current shopfront and optimise the appearance of the streetscene in order to enhance the Conservation Area.