

PLANNING APPLICATION SUPPORTING STATEMENT AND DESIGN AND ACCESS STATEMENT

Lower Ground Floor

24 Winchester Road, London NW3 3NT



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Background

The site consists of a period terraced property located on Winchester Road, London within the London Borough of Camden.

The location is characterised by surrounding period buildings of similar style, scale and bulk. The area is predominantly of residential use class with dwellings formed as single family dwellings or flatted developments formed via conversions.

The property is located within the Belsize Park Conservation area.

Introduction

The subject building is a period building forming part of a terrace of substantial period buildings located within a residential street.

The building features four storeys of accommodation currently utilised as a residential flatted development formed via conversion..

This application relates to the lower ground floor and we propose the addition of two small single storey extensions which will provide additional floor area to the existing dwelling.

Planning history

A search of the Local Authority planning register revealed the following results:

9120019	24 Winchester Road NW3	The use of the maisonette on the first and second floors and as separate flats on the lower ground and ground floors	FINAL DECISION	09- 12- 1991	Grant Established Use Certificate
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Accommodation quality and layout

The proposal is an opportunity to improve the quality and layout of the accommodation provided within the lower ground floor flat.

Currently the flat is arranged as a two bedroom garden flat of 68 m² with external amenity space provided within the private rear garden area.

The proposed scheme includes the addition of two small single storey rear extensions that will increase the internal floor area of the property. The increase in floor area will provide the opportunity to improve the level of amenity for future occupants with an increase in floor area to 91m².

Design

Our proposed scheme rear extensions clad in reclaimed brickwork and will feature large areas of glazing. The flat roof will be living green roofs designed to reduce surface water run off. The contemporary design approach will complement the period design of the host dwelling and make a clear definition between the new and existing structures whilst complimenting and improving the conservation area.

As part of this development the rear garden area will be improved providing increased levels of lawn and soft planting areas with permeable paved patios, further reducing surface water run off.

Sound and thermal insulation

At present there is little provision for sound and thermal insulation within the property. It is proposed that this would be installed as part of the proposal in line with current Building Regulations.

Amenity space

The application site provides private amenity space to the rear garden area.

Traffic/highway safety

The site is located within a heavily parked street and within a sustainable location and is in close proximity on foot to routes identified as part of the London Bus Priority Network. .

The site has a PTAL level of 5.

We conclude that our proposal will not have a detrimental effect on the existing on street car parking arrangements.

Conservation and Heritage Statement

The Belsize Park Conservation Area (CA) was first designated in 1973, the boundaries of the CA have been altered many times with the latest alteration being made in 2002. In 1988 the CA was expanded to include Belsize Avenue (Camden Council, 2003).

Prior to its development during the 19 th century, Belsize comprised open land in agricultural use. During the 18 th century Belsize House and its surrounding land was sub-let by the Earl of Chesterfield as a 'pleasure park', when this fell out of favour the estate was returned to private residence. In 1807 the Belsize estate was divided and sold, on which developers built semi-rural villas set within substantial grounds (Camden Council, 2003).

The benefits of connecting the building to a safe and reliable supply of gas to ensure the continued habitation of the building is considered to substantially outweigh the extremely limited visual and limited physical impacts to the building.

Belsize Park Conservation Area

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5.2.2 Prior to its development during the 19 th century, Belsize comprised open land in agricultural use. During the 18 th century Belsize House and its surrounding land was sub-let by the Earl of Chesterfield as a 'pleasure park', when this fell out of favour the estate was returned to private residence. In 1807 the Belsize estate was divided and sold, on which developers built semi-rural villas set within substantial grounds (Camden Council, 2003).

5.2.3 Development of the Belsize area as a London suburb began in the mid-19 th century with the construction of semi-detached Italianate villas. During this time Belsize House was demolished for the construction of an exclusive estate. Daniel Tidey was the principal developer in the area during this period, which has in part resulted in the consistent architectural character identified across the CA. By the end of the 19 th century there was a decline in the market for larger houses which prompted the development of smaller terraces and by the 1920s the estate had been largely developed, with development during the 20 th century predominantly comprising replacement and infill development and public buildings (Camden Council, 2003).

The CA is divided into six character areas. 22 Winchester Road lies within the Eton Avenue Area character area, which predominantly comprises late Victorian buildings with some small pockets of Edwardian development. The buildings within this character area are smaller than the villa style developments to the north of the CA with small front gardens. Although there is a variation of architectural styles across this character area, there is a consistency in materials comprising red brick and red tile roofs (Camden Council, 2003).

More generally, the CA can be defined by the grand semi-detached Victorian villas which are predominantly in Italianate style. Although there is a lot of variation in architectural detail and material the scale and value of development provides the CA with a sense of consistency (Camden Council, 2003).

The CA is predominantly characterised by the scale and form of the 18th and 19th century development, while the wide roads and hard landscaping provides a sense of openness which results in a satisfying and ordered suburban character.

We consider the proposed extensions and refurbishment works will be a positive contribution to the conservation area.

Site Photographs





Front elevation



Rear elevation



Rear elevation



Rear elevation

Ptal assessment

PTAL output for Base Year

5

NW3 3NT

Winchester Rd, Belsize Park, London NW3 3NT, UK

Easting: **526870**, Northing: **184305**