

4.5 Landscape

4.5.1 The four rear gardens form part of a high quality landscaping strategy. Each garden will include outdoor seating space and planting with a variety of high quality finishes. The boundary to each garden will comprise a rendered masonry wall, approximately 1.8m in height.

4.5.2 The proposed rear garden areas are as follows:

- 42 Belsize Park - 147 sq m
- 43 Belsize Park - 113 sq m
- 44 Belsize Park - 117 sq m (for sole use of lower ground floor flat)
- 45 Belsize Park - 74 sq m (for sole use of lower ground floor flat)

4.5.3 The proposed front garden areas are as follows:

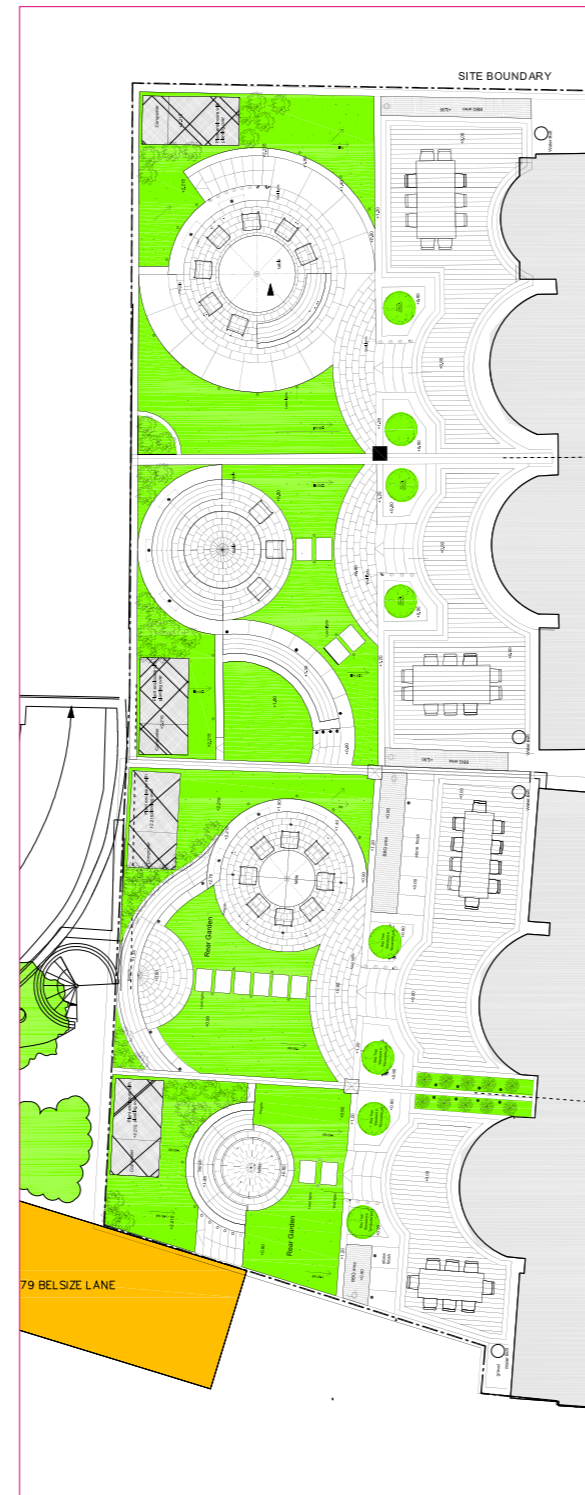
- 42 Belsize Park - 30 sq m
- 43 Belsize Park - 54 sq m
- 44 Belsize Park - 55 sq m (for communal use)
- 45 Belsize Park - 38 sq m (for communal use)

4.5.4 In addition, each property will include a paved area fronting Belsize Park, accessed from the lower ground floor.

4.5.5 The boundary wall fronting Belsize Park will be rebuilt to match existing, whilst two Oak trees in raised beds will be planted between Number 43 and 44 (as previously agreed with Camden Council Tree Officer).

Amenity Space to upper levels

4.5.6 The first floor flats within Numbers 44 and 45 both have a rear terrace, whilst the flats to second/third floors each have a balcony to the front and rear at third floor level.



The rear gardens in detail

4.6 Access

Vehicular Access

4.6.1 Vehicular access to/from the basement car park is proposed to be retained via the existing access on Belsize Lane. This access point will also serve as an access for service and delivery vehicles. A total of 10 car parking spaces will be provided.

Pedestrian Access

4.6.2 The pedestrian access for the properties is from Belsize Park.

Cycle Parking

4.6.3 Cycle parking will be provided at basement level. A total of 24 spaces are to be provided, based upon the following provision:

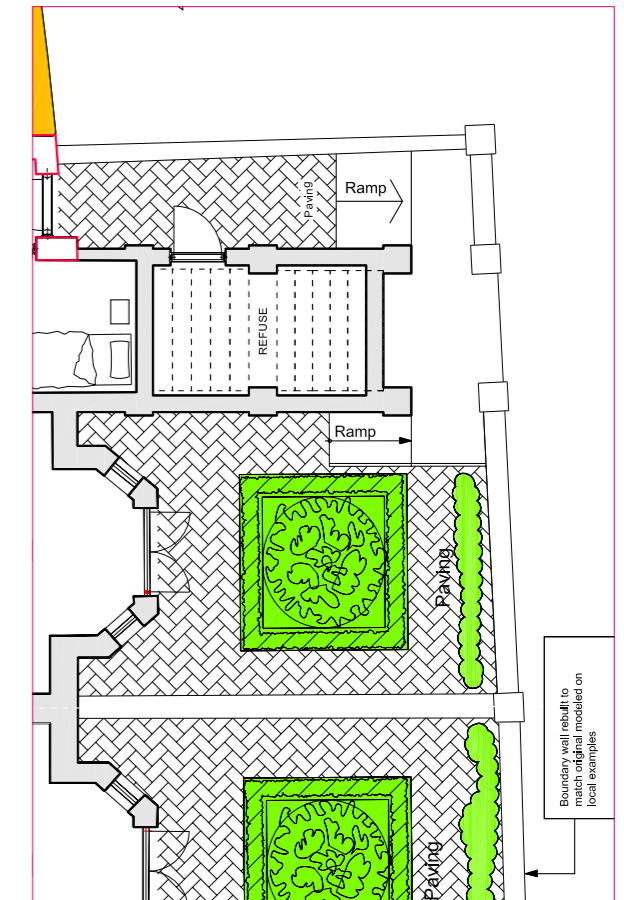
- 2 cycle spaces for each 2+3 bed unit; and
- 4 cycle spaces for each 4+ bed unit.

4.6.4 The cycle parking will be provided in the form of Sheffield cycle stands in a secure mesh enclosed storage area, in accordance with the Council's requirements.

Wheelchair Access

4.6.5 One unit (Number 42) will be accessible for wheelchair use, in accordance with the Council's requirements. Due to the physical constraints associated with the redevelopment of the site, ramped access will be provided direct to lower ground floor level from Belsize Park. One ramp will link to the trade entrance, and another will link directly into the dining room of the property.

4.6.6 Level access will also be provided from the allotted disabled parking space in the basement, through the internal DDA compliant lift.



Extract of lower ground floor plan, showing location of ramps

4.7 Sustainability

4.7.1 The Sustainability Statement accompanying the application provides a full assessment of the sustainability of the proposal. It should be noted that the development will comply with all sustainability policy and guidance at national, regional and local level. Additionally, the applicant has undertaken sustainability assessments which demonstrate the scheme has been designed to target Code for Sustainable Homes Level 3.

4.7.2 In summary, the development will:

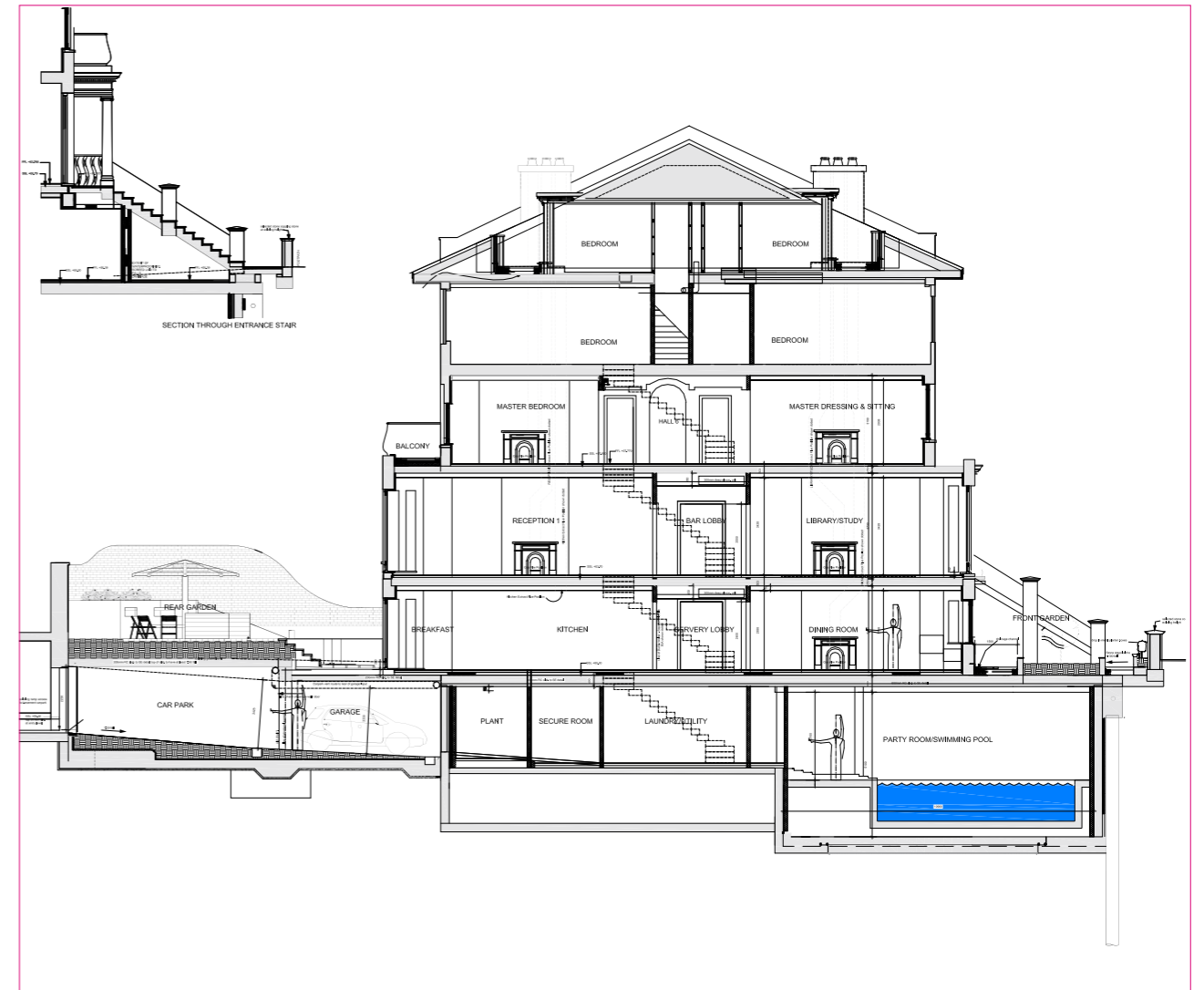
- reduce the site-wide total carbon dioxide emissions by a total of 9% and the regulated emissions (kgCO₂/yr) by a total of 13.4%;
- incorporate water saving devices throughout the development including: low flush toilets; aerated shower heads; spray taps; and
- incorporate high energy efficient Gas Condensing Boilers to supply the space heating and hot water requirements for all units.

4.7.3 Energy efficiency measures with the development will include:

- improvements in the thermal performance of the building fabric - U-values, air permeability
- improvement over the minimum 2010 Building Regulations requirements along with improved detailing to reduce thermal bridging,
- energy efficient lighting; and
- ventilation including heat recovery.

Lifetime Homes

4.7.4 The development will comply with all Lifetime Home standards that can reasonably be complied with, given the heritage aspects of the development. A Lifetime Home Checklist is contained in Appendix A which shows that the vast majority of standards can be met.



Building section

5.0 Conclusion

5.1 Response to Context

- 5.1.1 It is clear that the proposal will enhance the character of the Belsize Conservation Area. The existing structures on the site are in either extremely poor condition, or have suffered from partial collapse and do not make a significant contribution to the streetscene.
- 5.1.2 It is considered that the proposal to retain the building facades to Belsize Park and redevelop the remainder of the site to provide a high quality residential development will offer considerable benefits with regard to enhancing the street through the continuation of the series of villas in particular (including reinstating the link block between numbers 43 and 44).
- 5.1.3 The external appearance of the buildings has been carefully considered to reflect the local vernacular and represents a sympathetic and high quality addition to the Conservation Area, in particular by reinforcing the *“repeated forms of the stucco villas, whose design gives a strong identity and unity of appearance to the area”* (as outlined in the BCAS).
- 5.1.4 In addition, advice from the Council has been considered, through the proposed style, scale and massing of the proposal. Notably, through the retention of the building facades, and original features wherever possible. Where it hasn't been possible to retain existing features (such as the porticos and front door to Number 42), replacement structures will match those that previously existed on the site.

5.2 Response to Planning Policy

- 5.2.1 The application is in accordance with relevant planning policies previously identified in this Statement, particularly in terms of the following:
- Car parking and cycle parking standards are met (policy DP18);
 - 10% of the development is wheelchair accessible (number 42), in accordance with policy DP6;
 - A Basement Impact Assessment has been submitted to accompany the application which expresses conformity to Policy DP27; and
 - Code for Sustainable Homes Level 3 is met, in compliance with Policy DP22.
- 5.2.2 With specific regard to the design quality of the proposal, and with reference to Policies DP24 and DP26, it is considered that the development:
- respects the character, setting, context and the form and scale of neighbouring buildings and surrounding Conservation Area;
 - the quality of materials used and appearance of the building represents a sensitive approach to matching the style of the building to neighbouring ones;
 - the development will re-introduce a frontage to street level;
 - a high quality landscaping scheme is proposed, which includes the provision of rear gardens for four of the units; and
 - a high standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space is provided; and
 - facilities for the storage, recycling and disposal of waste are provided in convenient locations in accordance with the Council's requirements.

5.3 Summary Conclusion

- 5.3.1 It is considered that the proposal represents a high quality residential proposal that will provide a sensitive new development that will fully integrate with, as well as improving the character of the Belsize Conservation Area.

Appendix A - Lifetime Homes Checklist



42-45 BELSIZE PARK, LONDON NW3

Revision 0: 03.06.2011

LIFETIME HOMES STANDARDS CHECKLIST (From July 2010)

LIFETIME HOMES STANDARDS	REQUIREMENTS	ACHIEVED	COMMENTS
1	Where there is car parking next to the dwelling it should be capable of enlargement to 3300mm width Access route between parking and communal entrance to be 1200mm wide	Yes Yes	Out of 10 no car park spaces (one for each unit) provided within the basement car park, 5 no are capable of enlargement. Out of 8 no communal spaces for the apartments, 3 no are capable of enlargement Both townhouses are provided with spaces at least 3300 wide x 6000 deep
2	Distance from car park space to dwelling entrances should be minimal and be level or gently sloping	Yes	Level access provided to all units via entrance from basement car park through to DDA Compliant lift in all buildings Wheelchair visitor access to all buildings is through the basement car park
3	The approach to all entrances should be level or gently sloping Paths within the curtilage of a dwelling should have a minimum width of 900mm Communal paths should have a minimum width of 1200mm	No Yes Yes	Main upper ground floor entrances to all 4 no buildings are accessed via an external staircase from the highway footpath. Apartment Plot Nos 1 & 5 can be accessed through the lower ground floor front gardens via ramped access. Townhouses Plot Nos 9 & 10 can be accessed through the lower ground floor front garden tradesman's entrance via ramped access. All plots have level or gently sloping entrances from the basement car park.



LIFETIME HOMES STANDARDS	REQUIREMENTS	ACHIEVED	COMMENTS
4	All entrances should 1. be illuminated 2. have level access over threshold 3. have effective clear opening widths 4. have a covered main entrance 5. have a level external landing	No	All main upper ground floor entrance doors have level access, will be illuminated, have effective clear opening widths and be covered by an entrance portico over an external landing. Secondary entrances at lower ground floor front garden to Plot Nos 1, 5, 9 & 10 will not be covered
5	Communal stairs should provide easy access. Where dwellings are reached by a lift it should be fully wheelchair accessible	Yes	<i>Min dims for stairs:</i> Uniform rise not more than 170mm Uniform going not more than 250mm Handrail extend 300mm beyond top and bottom step <i>Handrail height</i> 900mm from each nosing <i>Min dims for lifts</i> Clear landing entrances 1500 x 1500 Min internal dims 1100 x 1400 Controls between 900/1200 from floor and 400 from lifts front wall
6	Width of doorways and halls to conform with minimum dimensions	Yes	<i>Doorway width/Corridor width</i> 750 or wider/900 (approach head on) 750/1200 (approach not head on) 775/1050 (approach not head on) 900/900 (approach not head on) Clear opening width of front door 800mm 300mm to side of leading edge of doors on entrance level
7	Space for turning wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere	Yes	Turning circle of 1500mm diameter or ellipse of 1700 x 1400mm Clear width of 750mm between furniture and other elements Kitchens to have clear width of 1200 in front of units/appliances Bedrooms to have 750mm clear space to foot and one side of bed



LIFETIME HOMES STANDARDS	REQUIREMENTS	ACHIEVED	COMMENTS
8	The living room/living space should be at entrance level	Yes	In the Townhouses there is living space at both Lower Ground and Upper Ground Floor levels
9	In dwellings of two or more stories there should be space at the entrance level that could be used as a convenient temporary bed space	Yes	Townhouses Plots 9 & 10 have space at both entrance levels that could be used as a convenient bed space. Similarly 2 storey duplex apartments have space at entrance levels
10	There should be: 1. Wheelchair accessible entrance level WC (with basin) 2. Drainage provision to allow a shower to be fitted in the future	Yes Yes Yes Yes Yes	(or an accessible bathroom) Drainage provision for future shower should be provided in all dwellings <i>Dwellings of three or more bedrooms:</i> - WC must be fully accessible - Wheelchair user able to close door from within WC and achieve side transfer from wheelchair to one side of WC - 1100mm clear space in front of WC - Shower provision must be within WC or adjacent WC (or integral with bathroom in flat) <i>Dwellings of two or fewer bedrooms:</i> Where design has failed to meet above requirement for fully accessible WC, part M standard WC will suffice
11	Walls in bathrooms and WCs should be capable of taking adaptations such as handrails or grab rails	Yes	Wall reinforcements located between 300 and 1800mm above floor Shower would substitute for the bath.



LIFETIME HOMES STANDARDS	REQUIREMENTS	ACHIEVED	COMMENTS
12	The design should incorporate both: 1. provision for future stair lift 2. a suitably identified space for a through the floor lift from ground to first floor	Yes Yes	900mm clear distance between stair wall (on which the lift would normally be located) and the edge of the opposite handrail/balustrade. Unobstructed landings required at top and bottom of stairs. Lift shaft size 1000 x 1500mm with approach on shorter side Lift provided in all four buildings – space provided in 2 storey duplex units
13	Design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom	Yes	Structure capable of providing support
14	The bathroom should be designed to incorporate ease of access to the bath/WC and wash basin	Yes	No requirement for turning circle but sufficient space should be provided for a wheelchair user to use the bathroom
15	Living room window glazing should begin at 800mm or lower and be easy to open or operate. Approach width to be minimum 750mm	Yes	Wheelchair users should be able to operate at least one window in each room Where windows do not have bottom panel, bottom opening light set at 800mm above floor level to comply with Part K and Lifetime Homes
16	Switches, sockets, ventilation and service controls should be at a height usable by all (between 450 and 1200 above floor)	Yes	Applies to all rooms including kitchen and bathroom

Notes:
1 42-45 Belsize Park Scheme compliance checked against July 2010 Lifetime Homes Standards.

Revisions

File: E11-029/schedules/lifetime homes checklist.doc