

Design & Access Statement - Addendum

Façade Replacement

44-45 Belsize Park

September 2013

This Design & Access Statement (DAS) has been prepared in support of the façade replacement application submitted specifically to nos. 44-45 Belsize Park, after a site meeting with Conservation and Building Control Officers on Wednesday 4th September 2013. The reader is encouraged to read this statement together with the approved DAS prepared by Maddox & Associates, dated June 2011.

On 30th March 2013, planning permission and conservation area consent was granted for demolition of the existing site buildings, except the façade to nos. 44-45 Belsize Park (to be retained) as part of residential redevelopment. In accordance with the planning conditions and Section 106 obligations façade retention plans were submitted and implemented according to national guidance. However, as outlined in the recently submitted Conservation Area Application for the demolition of the façade, the structure is of a very poor condition and considered to be 'live', and beginning to topple over; posing a probably health and safety risk to site workers and the general public.

It is proposed that following demolition of the façade that it will be replaced by a replica façade, to match exactly that approved and under-construction at 42-43 Belsize Park. It is the applicants' intention to replicate all existing architectural features and proportions as salvaged from site and recorded, to help retain the historic character of Belsize Park's street scene.

Policy DP25 of the Council's Development Policies document relates to conserving Camden's heritage and includes criteria stating that the Council will only permit development within Conservations Areas that preserves and enhances the character and appearance of the area; and will prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character and appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention.

In accordance with this Policy and as outlined within above and within the new Conservation Area Consent application for demolition, the applicant has gone to extra-ordinary lengths to attempt and retain the façade. However, unfortunately due partly to the building's age and poor construction, there is little more that can be done to salvage the façade.

Therefore in accordance with Policy CPG1: Design in Camden, the proposed replacement façade will seek to replicate (through modern building methods) a traditional appearance that positively contributes to the character and appearance of the Conservation Area, as permitted under the original application in the construction of nos. 42-43 Belsize Park.

Also, the applicant has constructed a 1:1 building mock-up within the site, using a traditional material palette to remaining in keeping with the character of the street scene. Please see photographs below.