

Belsize Conservation Area Statement

2.4.17 The Belsize Conservation Area, which was designated in 1973 (and later subsequently extended). The Council have adopted the Belsize Conservation Area Statement (BCAS) as supplementary planning guidance.

2.4.18 The Conservation Area is broken down into specific sub areas that exhibit similar levels of built form in order to provide a more detailed analysis of the heritage asset, although the document states that the character of the Conservation Area is “largely derived from mid-19th century Italianate villas”.

Belsize Park Sub Area

2.4.19 The BCAS summarises the sub area as follows:

- A distinct and substantial area of mid 19th century villa development that has strong consistency in the heights of its buildings, which are mostly three storeys with lower ground and sometimes an attic level

2.4.20 Within the sub area, the BCAS comments identifies the Belsize Park area in particular of having a separate character, which is summarised as follows:

- The street is located within the core area of the Belsize Park development undertaken by developer Daniel Tidey on the site of Belsize House in the mid-1850’s.
- The streets are predominantly residential, characterised by the repeated forms of the stucco villas, whose design gives a strong identity and unity of appearance to the area.
- The predominant building type is the paired villas, which exhibit the following typical characteristics:
 - being symmetrical about their slab chimney stacks;
 - hipped, slate roofs with overhanging eaves which are supported on brackets;
 - elevations which have large rusticated quoins;
 - recessed sash windows diminishing in size

on successive upper floors with classically detailed surrounds, canted three-light bays on the ground floor and steps up to porticoes.

- curved glass bay windows at the rear and front doors with two panels, characteristically of etched glass with rounded heads.

- The closely spaced villas maintain a continuous building line and their repeated forms with narrow gaps between give a uniform rhythm to the streets and provide important, glimpsed views.

- This filtering effect on the views from the street is also notable along Belsize Park.

The Mews Sub Area

2.4.21 The BCAS states that the south-western end of Belsize Lane has a more open character, more vegetation and greater variety in the ages, materials and elevational treatment of the buildings and their relationship to the street.

2.4.22 In summary, the commentary to the Mews sub area states the following:

- the three storey, listed (Grade II), stucco terrace at Nos. 79- 93 with classical detailing and decorative first floor balconies.
- No. 101 is an L-shaped, red brick coach house with cupola and weathervane and semi-circular windows.
- The open space to the rear of Nos. 43 & 44 Belsize Park was converted into a car park but was historically an area that was never built on. It is a significant detractor as it terminates the vista into the Conservation Area from Daleham Gardens.
- The garages between Nos. 71 & 73 detract from the Belsize Lane frontage but are screened to some degree by the mature tree on the frontage, which is an important element in this part of the street.



View looking north along Belsize Park from the junction with Buckland Crescent

Plan 3 - Heritage

- Listed Building
- Building making positive contribution
- Belsize Conservation Area boundary
- Belsize Park sub-area
- Mews Area sub-area



3.0 Consultation & Design Objectives

3.1 Planning History & Consultation

3.1.1 Planning application ref: 2008/5974/P was approved for the:

“erection of a new building on the site of 42-43 Belsize Park comprising basement, lower ground, ground and first to third floor and new building behind a retained facade (except porticos) of 44-45 Belsize Park linked at lower ground and ground floor level to provide four single family dwelling houses with basement car parking and associated landscaping”.

3.1.2 The application was subsequently disposed of by the Council due to the owners of the site going into administration and being unable to complete a s.106 agreement.

3.1.3 Following this, additional discussions have been held with the Council regarding development on the site. The scheme outlined in this document has been influenced by these discussions and pre-application advice letter dated 28 January 2011 received from the Council. The design issues outlined by the Council are summarised below:

Replacement Buildings

3.1.4 The retention of the facades of the buildings at numbers 43-44 should be included in proposals for the site.

3.1.5 In addition, the Council stated that the remaining facades of numbers 44-45 are considered to be in a reasonable condition with many of the original features intact or requiring only minor repair and moreover the buildings are deemed to make a positive contribution to the conservation area.

3.1.6 Retaining the front door to Number 42 if its original (if in suitable condition for re-use).

3.1.7 A broad level of support for replacing the existing porticos to Numbers 42, 44 and 45.

Style of new building

3.1.8 Replacement buildings of a similar architectural style should be provided given that:

“the site and original buildings formed part of an established architectural group with a strong and defined identity and character. Numbers 42-45 have a prominent position within the street scene and as such the retention of the facades of numbers 44-45 and the accurate and well executed replacement of the buildings at numbers 42-43 is considered to be the only suitable option for the site”.

Sustainability

3.1.9 Code Level 3 should be attained, or if possible exceeded.

Heritage

3.1.10 Justification will need to be provided with regard to the impact the development will have on the Belsize Conservation Area designated heritage asset.

Basement

3.1.11 New basement development will have to comply with the requirements contained within Policy DP27.

3.2 Design Objectives

3.2.1 Given the planning history associated with the site, and the Council’s requirements for new development, combined with the contextual analysis provided in the previous section, a number of design objectives have been developed with regard to the proposed development. These are as follows:

- Enhancing the heritage of the area and the Belsize Park Conservation Area through a sympathetic, high quality development.
- Respecting the status of neighbouring listed buildings through a considerate design.
- Providing a land use that is compatible with neighbouring buildings.
- Re-instating the building line to Belsize Park through new development.
- Retaining the existing building frontages to the site wherever possible.
- Providing replacement porticos, if the replacement of the existing ones is not possible.
- The retention of the facade to 44-45 Belsize Park;
- Ensuring compliance with relevant planning policies, including ensuring 10% of dwellings are wheelchair accessible, the development complies with Lifetime Homes and reaches at least Code Level 3.



4.0 The Proposal

4.1 Use and Amount

4.1.1 The proposed development provides 4,348 sq m of additional residential floorspace (Use Class C3). A total of 10 units are to be provided, including 2 townhouses and 8 apartments. The breakdown of this accommodation is as follows:

Number 42

One, 6 bedroom house at 831 sq m.

Number 43

One, 6 bedroom house at 838 sq m.

Number 44

Four apartments with a total of 834 sq m, broken down as follows:

- One, 2 bedroom flat at lower ground/ basement levels at 261 sq m
- One, 2 bedroom flat at upper ground floor level at 111 sq m
- One, 2 bedroom flat at first floor level at 119 sq m
- One, 3 bedroom flat at second/third floor levels at 202 sq m
- Communal space at 141 sq m

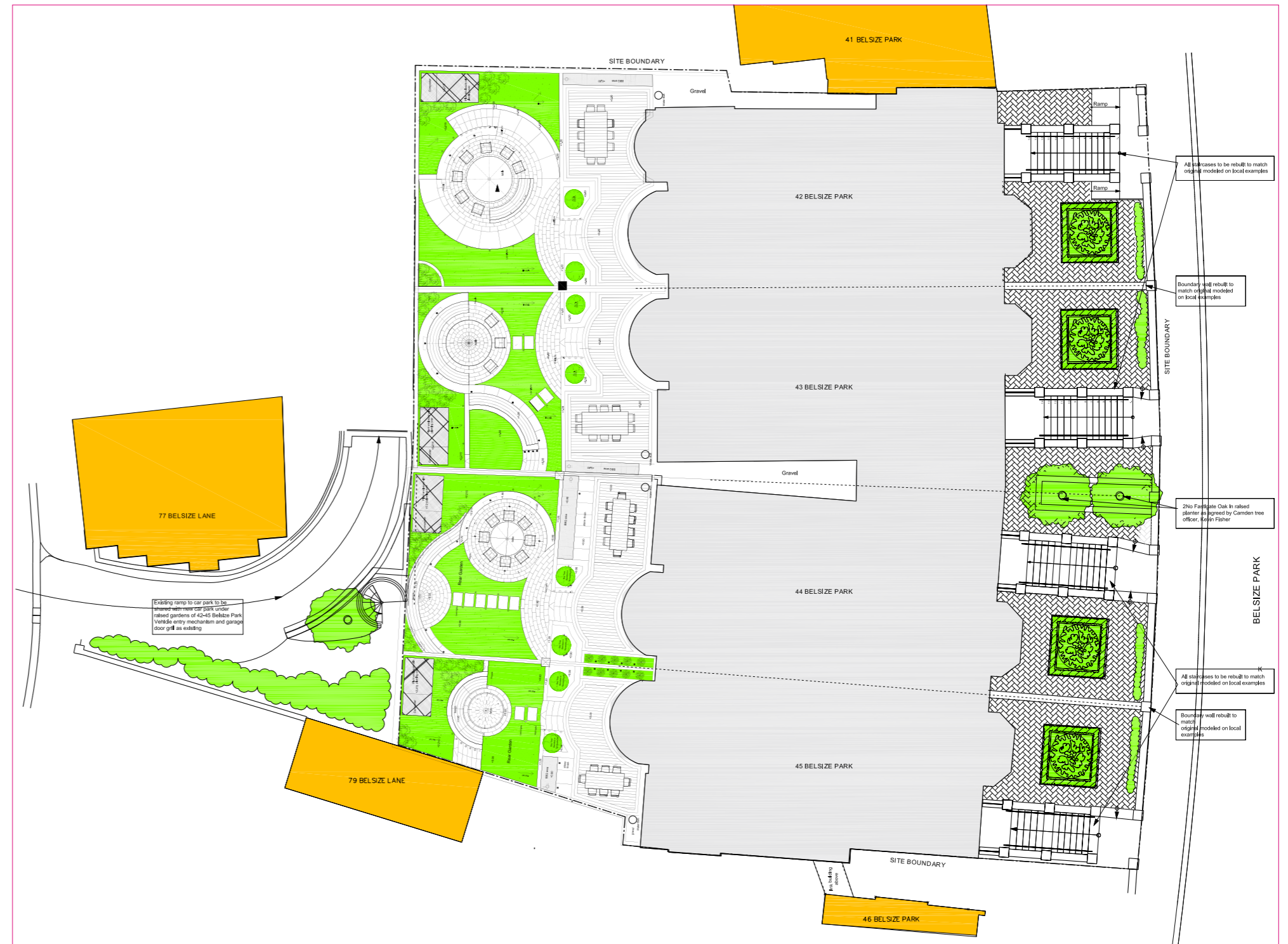
Number 45

Four apartments with a total of 795 sq m, broken down as follows:

- One, 2 bedroom flat at lower ground/ basement levels at 222 sq m
- One, 2 bedroom flat at upper ground floor level at 110 sq m
- One, 2 bedroom flat at first floor level at 119 sq m
- One, 3 bedroom flat at second/third floor levels at 202 sq m
- Communal space at 142 sq m

Basement car park

The basement car park will extend to 473 sq m.



Site Layout Plan

4.2 Layout

4.2.1 Two paired villas are proposed, which match neighbouring properties. The layout of the development also matches that found in neighbouring properties.

Numbers 42 and 43

4.2.2 Numbers 42 and 43 have layouts that mirror each other. Access from the street is via the external stairs to upper ground floor level. Living space is located at this level (library/study and reception rooms). A central staircase (and lift) provides access to first floor level (bedroom, sitting room, two bathrooms, WC, kitchenette and safe). Three bedrooms (each with en-suite) are located at second floor level. Two additional bedrooms are located at third floor level (both with en-suite).

4.2.3 A kitchen and dining room are located at lower ground level. The kitchen opens out to the rear garden. A separate trade entry and staff quarters is located to the front of each property, accessed directly from the street. A paved area is located to the front of each property, and accessed directly from the dining room.

4.2.4 Continuing to basement level, each property contains a swimming pool, laundry/utility room, a secure room, two plant rooms and a WC. Direct access to the basement car park is from the rear of each property at this level.

Numbers 44 and 45

4.2.5 Similarly, numbers 42 and 43 have layouts that mirror each other. Access into each property is from street level, via the external stairs to upper ground level. One, two bed (two bathroom) apartment is located at this level. A central stair and lift rises to first floor, which contains another two bedroom (two bathroom) apartment. Second and third floors contain a three bedroom flat, with the second floor containing the living space and one bedroom and the third floor containing two additional bedrooms.

4.2.6 A two bedroom flat is located at lower ground floor and basement level. Bedrooms and living space are located at lower ground floor level, with direct access to outdoor space to the front and rear of each property. A private staircase leads down to basement level, where a cinema room, jacuzzi and shower room are located.

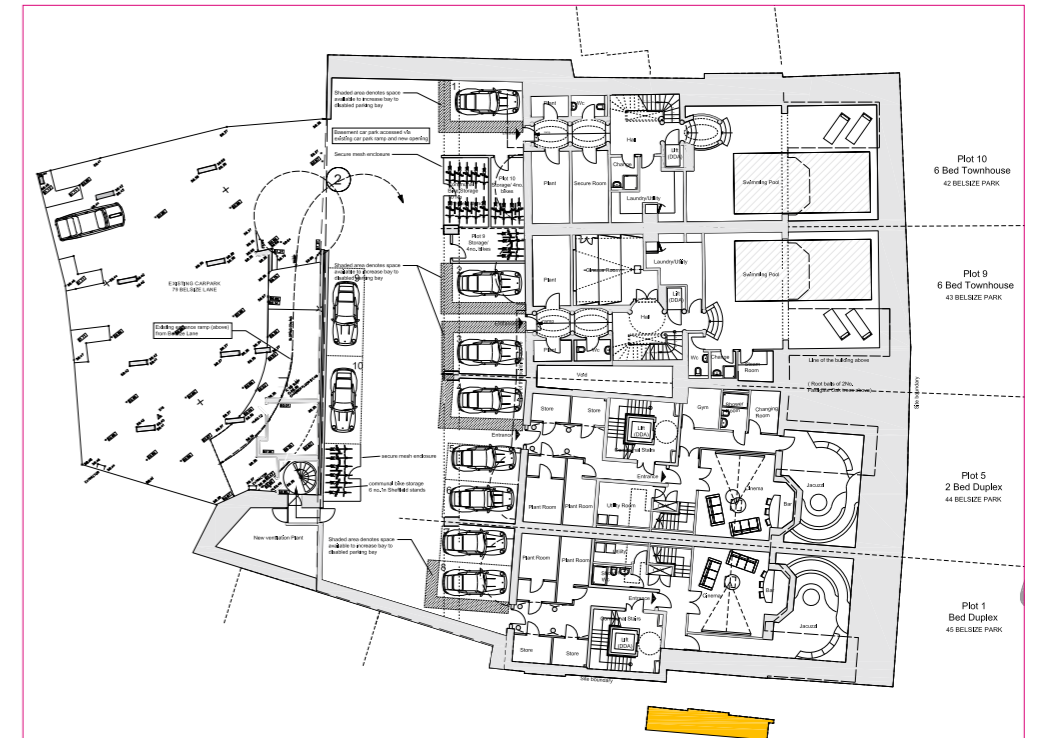
4.2.7 In addition, there is communal access to basement level to provide access to the car park and plant and store rooms.

Car Parking and Access

4.2.8 The basement car park will be constructed so that it can be accessed from the same ramp that is used to access the existing car park to 77 Belsize Lane. Car parking for 10 cars (1 per unit) is provided. More details relating to access are found in section 4.6.

4.2.9 Above the car park, four private gardens for each house and two of the apartments will be provided.

Basement Plan



Lower Ground Floor Plan

