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43 Belsize Lane, NW3

Design & Access Statement

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SITE LOCATION PLAN

INTRODUCTION

DESIGN AND ACCESS STATEMENT

43 Belsize Lane, London

This design & access statement and proposal is a new submission based almost entirely on the successful planning consent 2012/3814/P.

'Change of use from retail showroom (Class A1) at ground floor level, excavation to provide a basement level including a raised terraced area at rear, erection of two storey side extension, alterations to fenestration and erection of new timber gate following partial demolition of front boundary wall, all in connection with the creation of a dwelling house (Class C3).'

The existing building is a 2 storey semi detached cottage style property paired with the neighbouring family house at 41 Belsize Lane. The ground floor of the building is currently vacant. Its previous use was a marble and stone showroom. The site also contains a large hard-landscaped courtyard, previously used for vehicular parking and as storage for the showroom, that gradually slopes to a large wall enclosing a small garden area.

The building is not listed although the site is identified in the Belsize Conservation Area Statement as making a positive contribution to the Conservation Area. The building has a very poor appearance at the present time and is in a dilapidated state showing signs of cracking and subsidence.

This new full planning application with conservation area consent uses the same drawings and design intent consented in application 2012/3814/P to remove the existing commercial use at ground floor, consolidate and extend the building into a large single family home. However, this new application seeks to entirely demolish the existing building as it's dilapidated state has rendered the retention of the two facades outlined in application 2012/3814/P unfeasible. Further explanation has been given in the Planning History section below.

PLANNING HISTORY

There has been an extensive history of planning applications on and adjacent to the site, notably 41, 41A & 43 Belsize Lane. This application continues to draw from the ideas and townscape in these cases, and is specifically attempting to mirror the scale, size and street presence of 41 Belsize Lane.
Recent significant approvals:
- 41 Belsize Lane consent on the 6th October 2005 Application Reference 2005/3171/P
- 43 Belsize Lane consent on the 24th September 2008 Application Reference 2008/2368/P
- 41 Belsize Lane consent on the 12th April 2010 Application Reference 2010/0857/P
- 43 Belsize Lane consent on the 27th September 2011 Application Reference 2011/4052/P
- 43 Belsize Lane consent on the 14th September 2012 Application Reference 2012/3814/P
- 43 Belsize Lane withdrawn S73 on the 25th March 2013 Application Reference 2013/0930

Submission of Section 73 Planning Application and Conservation Area Consent

Planning consent 2012/3814/P was granted for the restoration and extension to the existing building in September 2012. The consent included demolition of approximately one third of the building.

Pursuant to Condition 12 of the recent consent 2012/3814/P a structural appraisal and method statement was undertaken by VKHP and included as part of this new submission. It was concluded that the building is in very poor condition with no discernible foundation, has severe structural faults and an extensive history of movement and inadequate repair. The originally consented strategy to retain the front and parts of the side elevation have therefore been deemed unfeasible without a high risk of collapse posing safety concerns to the public highway, workforce on site and neighbouring buildings. It has been recommended that the building be demolished and faithfully reproduced as per the consented scheme to wholly remove the concerns of the dilapidated existing structure.

Originally built on stables to 34 Belsize Avenue, the modest structure has no foundations being just built off broken bricks. This has led to distortions and cracking in the brickwork, some of which has been contained by a tie rod through the whole building. The leaning front wall in the can also be clearly seen.

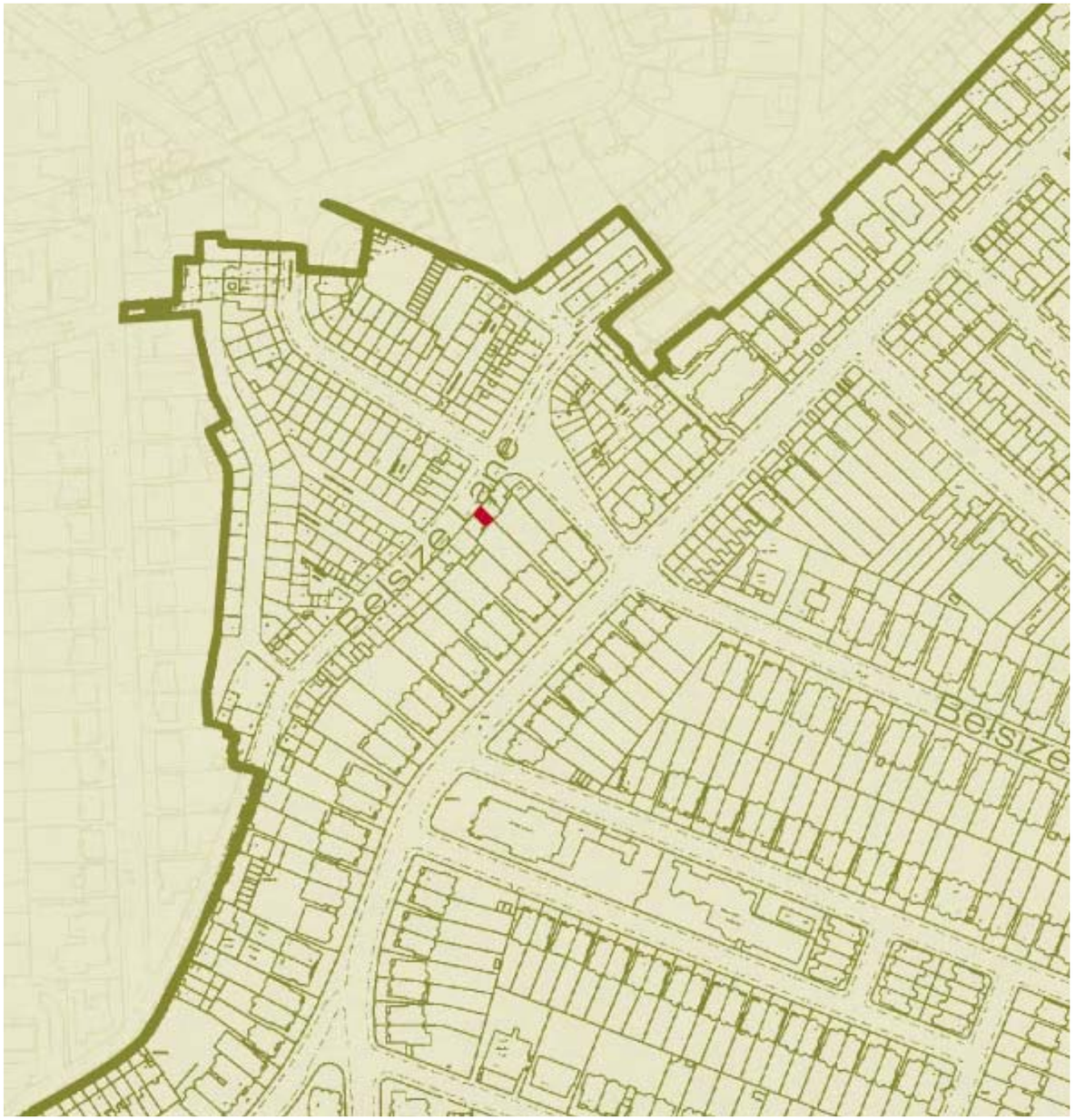
The poor quality brickwork provides no water protection or thermal value, there is clear evidence of decay in the brickwork and mortar, including rising damp. The south-west (principal) elevation has extensive cracking in the brickwork, measured as circa 50mm horizontal movement and 12mm differential vertical movement. There are several other large cracks which are hidden beneath patch rendering.

A detailed assessment of the structural integrity of the building is provided in the structural engineers report included as part of this new planning submission.

As the proposal has already obtained planning consent after extensive negotiations with planning officers, a Section 73 application to vary this consent was submitted and subsequently withdrawn after advice from Council officers that this was not an appropriate procedure, and that a full application would have to be made.

The reason for the current application is to seek Conservation Area consent to demolish the two walls of the existing building on site which were to be retained under the previous consent. The proposed building which replaces it remains virtually unchanged: there are some very minor fenestration changes, although the window opening sizes have not changed.

We therefore submit a new full planning application and conservation area consent to amend the consented for complete demolition and faithful reconstruction as per the original consented scheme.



CHARACTER OF THE AREA

BELSIZE VILLAGE

The proposed development is situated in the sub area known in the Conservation Area Statement as Belsize Village.

This is an area of principally terraced development, built on a south-facing slope and dating largely from the 1850s to the 1880s. There is a variety of residential and commercial uses within the area. The principal shopping area focuses on the triangular space at the junction of Belsize Lane and Belsize Terrace. Some of the mews retain a variety of small scale business uses mixed with residential. The area has a tight urban grain and views are restricted either as a result of the short lengths of the mews and streets or the shallow bends in their alignment which reflect earlier routes and field boundaries.

Belsize Village has two distinct character areas, which closely interrelate:
• The mews area/western end of Belsize Lane and terraces bounding the triangular space

The scale of the terraces around the junction of Belsize Lane and Belsize Terrace is significantly greater than the adjoining mews areas and their elevational treatment more decorative, displaying Italian renaissance influences. The consistency in scale and materials, and the similarities in style give the area a very distinct and consistent character. The triangular space, now paved with Yorkstone, provides an attractive focus and is a notable open space along Belsize Lane. Its character is enhanced by the street's trees and views across rear gardens to the west.

The terraces in Belsize Village are three and four storeys in height, built to the back edge of the pavement, giving a strong sense of enclosure. They typically have vertically proportioned windows in a hierarchy between successive upper floors and the shop fronts at ground level, some of which retain original details (pilasters, scrolls, fascia boards, window frames, stallrisers and doors). Some have classical ornamentation including eaves brackets, window surrounds, quoins and horizontal banding.

LAND USES

BELSIZE VILLAGE

The surrounding area of Belsize Village is mainly residential, sub-divided Victorian housing or blocks of flats, some late 19th century but mostly dating from the 1930s or later.

Belsize Village itself is host to a collection of small retail oulets, cafes and bars & restaurants.

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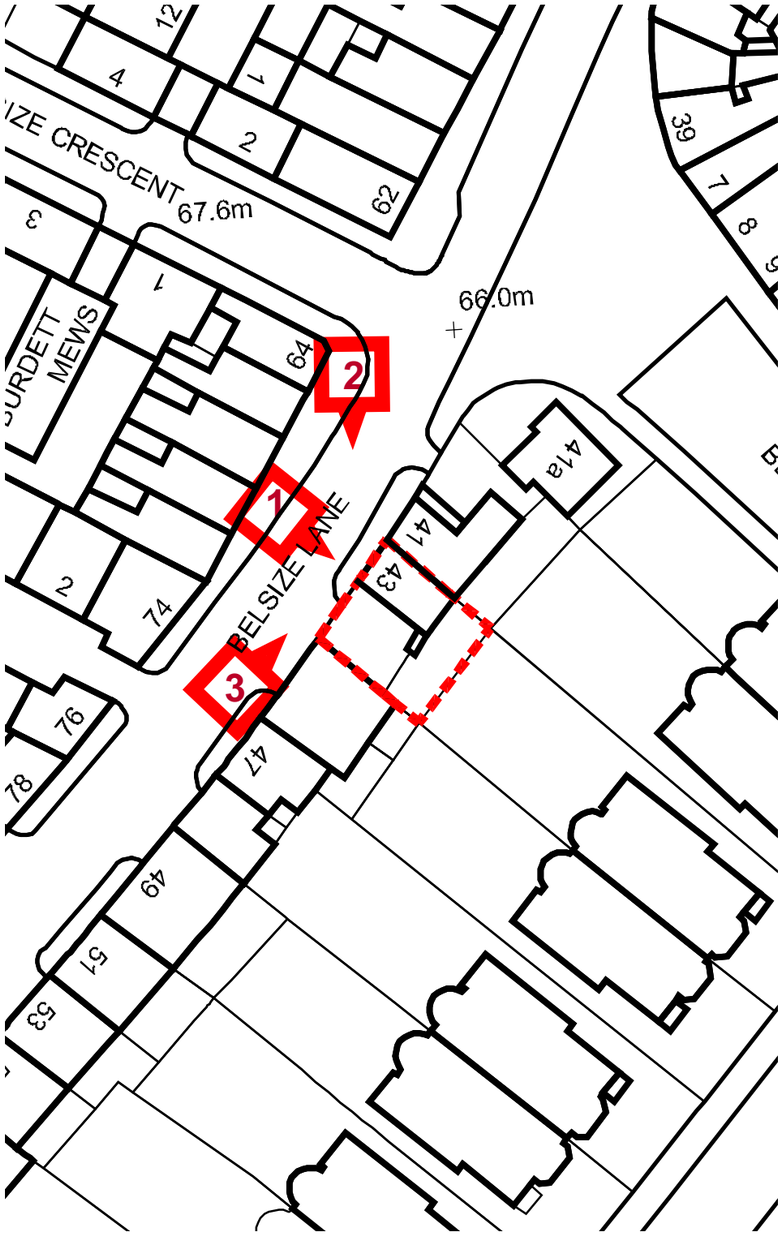

Photo 1

Photo 2

Photo 3

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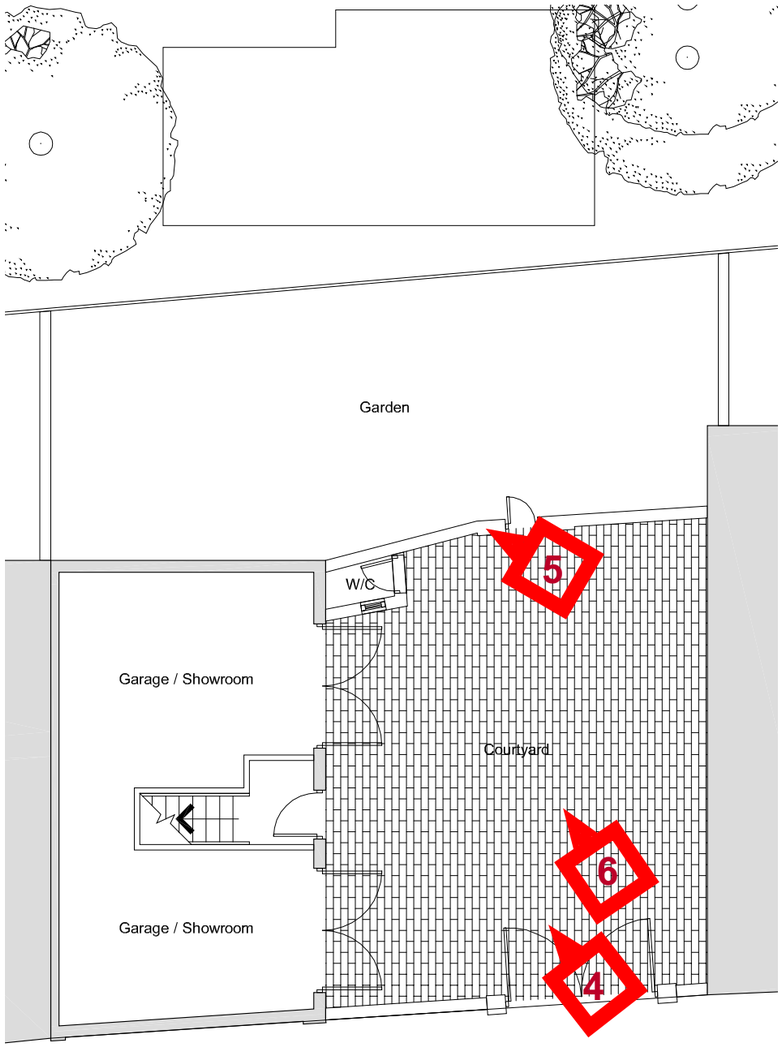
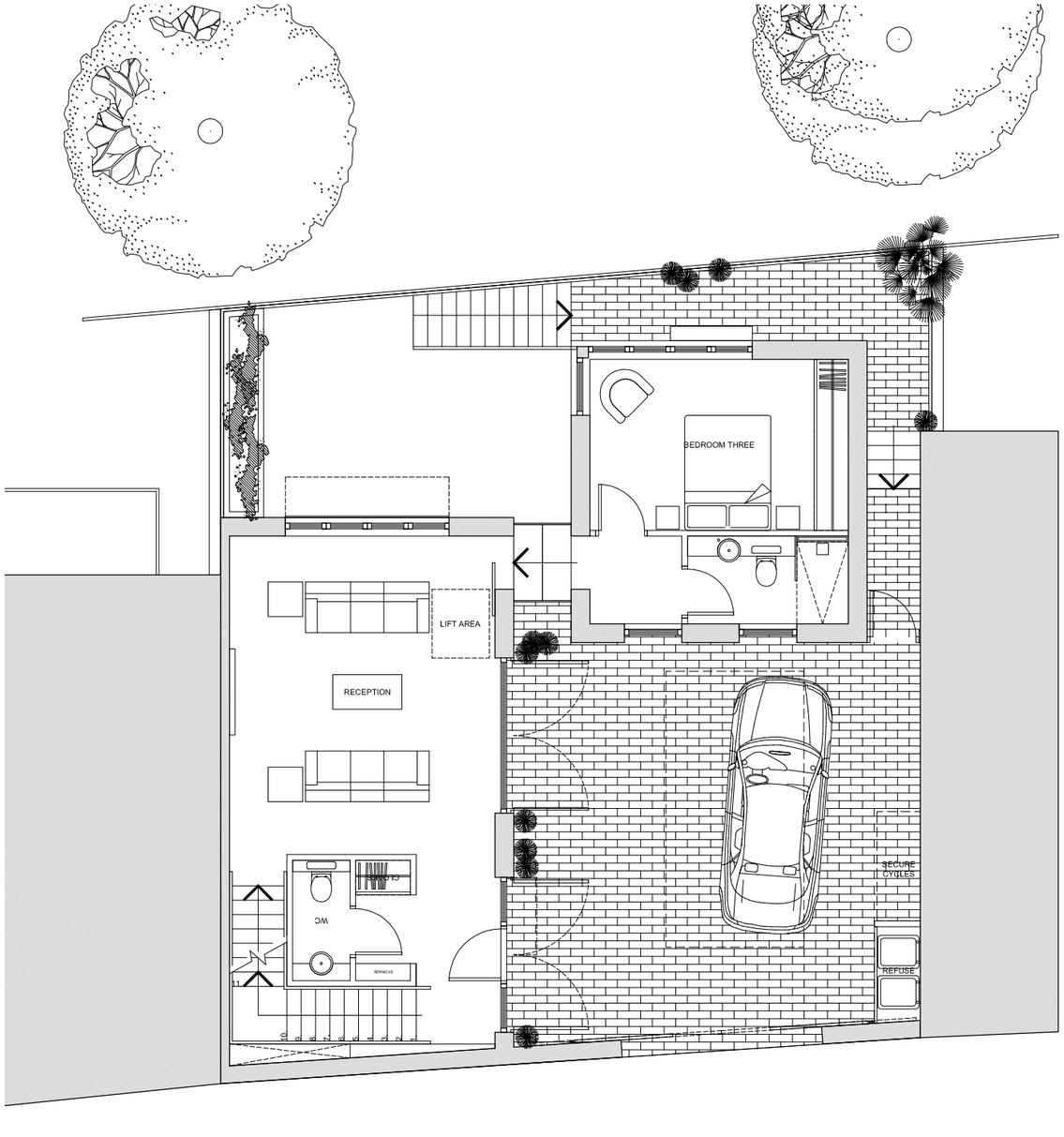


Photo 4

Photo 5

Photo 6



THE PROPOSAL

To accord with the existing character and townscape of this section of Belsize Lane, the proposal is intended to be of a similar character and plan form to surrounding mews properties and the immediate adjoining neighbour at 41 Belsize Lane.

The proposed scheme is for a new single family house to replace the existing building on the site of 43 Belsize Lane. The proposal has been designed with recognition to the character of the area and does not affect the boundaries of the site or mature planting.

The proposal will remain a similar scale to the existing and surrounding buildings whilst introducing a new subservient two storey extension to the South-West side of the site.

A lower ground floor has been introduced in the proposal taking advantage of the natural slope of the site. A series of steps and garden terraces will bridge the level differences.

The existing building currently stands in an extremely poor state of repair with no discernable foundations, significant subsidence, cracking and structural tie bars. In order to retain the character of the existing mews building it will be rebuilt in near facsimile to include the original features such as the coach doors and single sash window to the street facade. The rebuild will also upgrade the building fabric and foundations to a modern standard extending the life of the building for future generations.

Existing street view

Photo Montage - Existing street setting

Photo 9 - Existing Appearance

Photo 10 - Existing Coach Doors

Photo 11 - Neighbouring building

PROPOSED MATERIALS

The proposed palette of materials will reflect those already used in the existing building, on neighbouring buildings and also in the conservation area in general. A majority of the building is hidden from view from the street by the boundary wall and timber entrance gate. The primary street elevation will be rebuilt in facsimile of the existing using new or reclaimed facing bricks and a new timber sash window to match.

The rebuilt outer walls and the subservient extension will be constructed from an inner leaf of block work with facing bricks from London Stock or suitable reclaimed brick. The expanse of brickwork on the extension facade facing the street will be softened with decorative and subtle brick detailing. The coach door arrangement from the existing building will be reinstated in the new build taking the form of stained hardwood folding shutter doors and frames. A sedum green roof will be installed on the two flat roofs going some way to providing SUDS on site in addition to a porous sett or paviers system on the hard standing courtyard and rear patio.

The single window to the street elevation will be refurbished, upgraded if necessary and painted to match the existing (Double glazed timber sash). Glazing to the remaining elevations will be high performance polyester powder coated aluminium windows with larger bay elements overlooking the garden & courtyard areas.

RENEWABLES & WASTE

Energy

The existing building has no relationship to current energy efficiency standards and legislative requirements. The energy performance of the new dwelling will be in line with the current requirements of this legislation. The new services and heating / cooling systems will be installed to meet and possibly exceed the current standards together with appropriate controls to ensure efficient operation. Low energy fittings and automatic controls will be installed to reduce energy consumption. Where possible the use of the latest energy efficient technologies, high performance glazing & renewables will ensure minimum carbon dioxide emissions.

Water

The introduction of rainwater harvesting, and grey water recycling devices may help to sustain an average consumption of less than 120 litres/head/day. However, the small size of this development may make this unfeasible. Dual cisterns will be used with all toilets while a sedum green roof and porous hardstanding materials will help towards providing a sustainable urban drainage system to the scheme.

Noise

The new development will include the introduction of full sound insulation measures into the fabric of the building. These will be applied to all separating elements, and result in the completed development performing to at least the standard required in the applicable Building Regulations (Approved Document E).

Waste and recycling

According to Camden Council, the new dwelling will provide a 240 litre bin, and two recycling boxes to collect paper, glass, cans. The refuse and recycling container will be held in a purpose built enclosure located in the front parking area for easy access and collection.

Photo 12

Photo 13

ACCESS

The main access to the site is provided by an electric gate opening to the internal courtyard. A new gate will be provided to the side of the new extension to access the rear of the building, terrace and garden. The main entrance is located in roughly the same position as the existing building. The rear of the building has a terrace area which steps down to the main garden area.

The courtyard area will allow secure parking for 2 cars protected by an electric gate. There is also easy access to bus and underground services from Belsize Park Station.

The development will be compatible with lifetime homes. The level entrance threshold and ground floor bedroom will provide disabled access. Any new internal doors will have a minimum width of 800 mm. All new switches, sockets, ventilation and service controls will be at a height useable by all (between 450 and 1200 mm from the floor).

Lifetime Homes

1. Parking:
Potential space is available for the wider parking space of 4800mm. The parking surface is level and firm with no gradient exceeding 1:60.

2. Approach:
Car parking is immediately adjacent and level to the entrance.

3. Approach to all Entrances:
The approach to the main entrance is level from the street. The gated access to the rear terrace is also level. The lower ground floor opens out at the rear to a level patio.

4. Entrances:
All entrances will be illuminated, have level thresholds, adequate & clear opening widths.

5. Communal Stairs: NA. No lift will be provided.

6. Internal Doorways & Hallways: All hallways & landings have a minimum width of 1200mm. Any new internal doors will have a minimum width of 800mm.

7. Circulation Space:
There will be turning space for a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users in all areas.

8. Entrance Level Living Space:
A living room is situated on the ground floor level of the development.

9. Potential for Entrance Level Bed-space:
A bedroom with bathroom facilities is located on the ground floor level of the development.

10. Entrance Level WC & Shower Drainage:
Two bathrooms are located on the ground floor level with potential areas/drainage for shower facilities.

11. WC & Bathroom Walls:
All bathrooms and WCs will be capable of firm fixing and support for future adaptations such as grab rails, within a height band of 300mmm-1800mm from the floor.

12. Stairs & Potential through-floor lift:
The stair design will be compatible for the future installation of a stair-lift. A potential platform lift position has also been shown on plan.

13. Potential for fitting of hoists:
Structure above the main bedrooms and bathroom ceilings will be capable of accommodating hoists. All bathrooms lie adjacent to bedrooms.

14. Bathrooms:
The large bathroom to the main bedroom is accordance with all specifications required by criterion 14 of Lifetime Homes.

15: Glazing and Window handle heights:
Glazing to principal areas within the development are full height and therefore allow views out when seated. At least one opening light will be provided in each room with handles no higher than 1200mm from the floor.

16: Location of Service Controls:
All new service controls, switches, sockets, ventilation and service controls will be at a height useable by all, at a height between 450 and 1200mm from the floor.