

Aerial: Belsize Square and surrounding area. No.47 (red)



47 Belsize Square
NW3 4HN

REV A: Planning Submission
March 2013



SQUARE FEET ARCHITECTS

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Introduction

Square Feet Architects have been appointed by our client to look at developing 47 Belsize Square, a four storey plus roof space, semi-detached Victorian Villa. Our clients own the freehold to the whole building. Currently the basement and raised ground floor, self contained flats, have been sold on long leases, with the above 9no flats rented on short leases. We have been asked to rationalise these current 9no undersized studio flats into a number of larger flats in line with Camdens minimum housing standards.

Purpose of the report

The purpose of this report is to demonstrate the shortcomings in the current flat sizes, their state of disrepair and their non-compliance with Camdens minimum flat sizes. We will then describe the proposed scheme in relation to Camdens policies, how it will contribute to the improvement of the local conservation area, and submit this as part of the main planning application to Camden Council.

We are submitting this scheme as an alternative to a fuller scheme currently in planning for this building.

Drawings

All drawings in this report as Not To Scale. For scaled drawings please see Planning Application set.

Planning Impact Statement

A separate document submitted as part of the Planning Application covers Camdens Planning Policies in relation to the proposed works at 47 Belsize Square.

Contents

1.0 Context

2.0 Proposal

3.0 Amount/ Scale

4.0 Landscaping

5.0 Appearance/ Materials

6.0 Lifetime Homes

7.0 Sustainability



1.0 Context

1.1 Existing site

The site lies within the Belsize Village Conservation Area. It is situated on the north-east side of Belsize Square (built 1860's), facing onto the central strip of St. Peter's Church (consecrated 1869) and more recent Belsize Square Synagogue (1957).

The site is close to a number of public transport routes and a short walk from Belsize Village, in the heart of a peaceful residential area. The area is characterised by heavily planted rear gardens and trees along the street frontages.

Belsize Square typifies the distinct, uniform appearance of Belsize Park. It consists of large, imposing semi detached Victorian villas set in close proximity to each other leading to a unity of appearance. The majority of buildings on the street has retained much of their original detail, porch and projecting lower ground floor bays. A number have lost the full extent of this detail. In particular the detail on the porches and in some places the porches themselves have been lost.

There is precedent established for roof additions; front, side and rear dormers are prevalent in this and the surrounding streets.

The close proximity of the Villas prevent the side dormers from being visible in the long street views. The rear dormers are sufficiently distant from the buildings opposite to negate any overlooking issues. Only the front dormers have a strong visual impact on the street, with their mix of materials and proportions.



Street view of Belsize Square (north east side) demonstrating variety of dormer extension. No. 47 (red).



Dormer extensions and roof lights of neighbouring building no.46



Example of front + side dormers

No.48
New front, rear
+ small side
dormer (in
construction)

No.47
Front, rear
+ small side
dormer

No.46
Front, rear +
side dormer

No.45
Large front,
rear dormer



Birdseye view of street - front

No.45
Large front,
rear dormer

No.46
Front, rear +
side dormer

No.47
Front, rear
+ small side
dormer

No.48
New front, rear
+ small side
dormer (in
construction)



Birdseye view of street - rear

1.2 Existing Building

No.47 Belsize Square forms one half of a paired Italianate Villa. It is paired with no.48, work is currently being carried out internally and to the roof of this building.

‘The villas are symmetrical about their slab chimney stacks, have hipped, slate roofs with overhanging eaves which are supported on brackets, the elevations 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.’
(Camden: Conservation Area Statement - Belsize)

Building_External

No. 47 has retained the majority of the details described above, but unfortunately has been denuded of the elaborate detail on porch and projecting bay.

No.47 has been noted as one of the ‘Buildings that make a positive contribution on Belsize Square....31-48 Belsize Square’ (p.30, Camden: Conservation Area Statement - Belsize).

The building has a large rear garden which is sub divided for use by the basement and raised ground floor flats. The front area has a hedge to the street and storage for bins and recycling.

Building_Internal

Our client owns the free hold to the whole building, the basement and raised ground floor self contained flats have been sold on long leases, the top three floors (including inhabited roof space) are rented on short leases. Work is proposed to these top three floors.

The building fabric has not been tended to for a number of years and is showing signs of considerable wear and tear.

Units

There are 9no. flats - 8no. 1bed/1 person and 1no. 1bed/2 person. All but one of the 1bed/1 person and the 1bed/2 person units are considerably undersized, substandard flats.

Dormers

There are front, rear and small side dormer extensions. The front dormer has a narrow external balcony which projects out in line with the overhanging eaves and currently does not enhance the appearance of the host building.

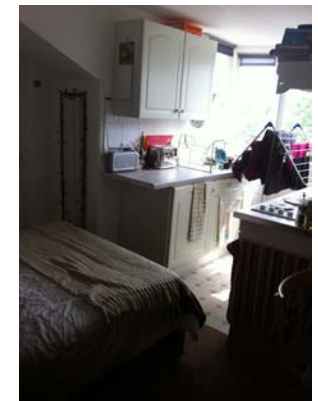
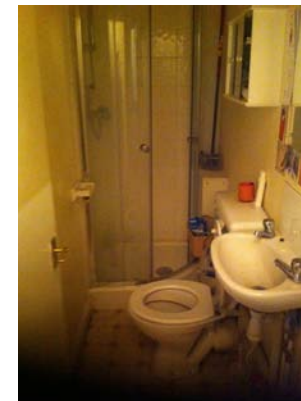
The rear dormer does not have an external balcony. The side dormer is subservient to the main roof and includes a rooflight.

Rooflights

There a number of rooflights that are not visible from the street.

Chimneys

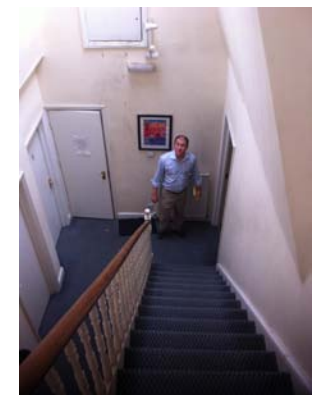
The existing chimneys are still in their original condition, but out of use.



Substandard Flats



Example of external state of disrepair



Internal communal stair (to third floor)



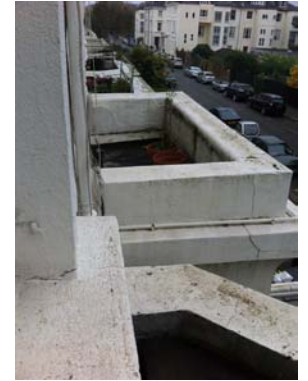
Existing Street facade - no.47



*Existing Rear facade + rear dormer
- no.47*



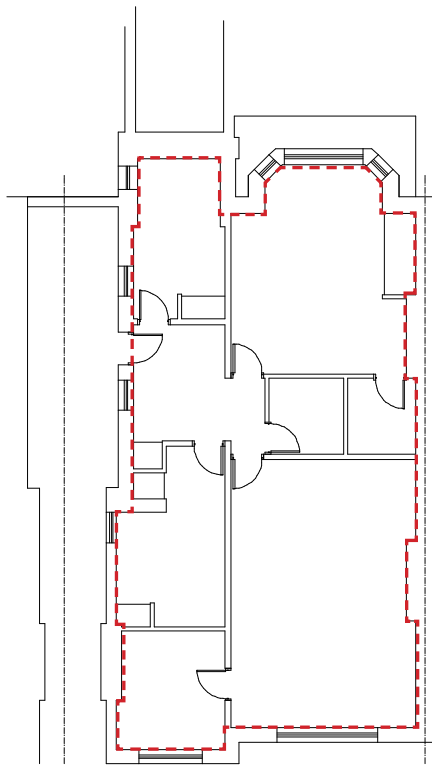
*Existing Street facade from the south east side of
Belsize Square (no.48 LHS, no.47 RHS)*



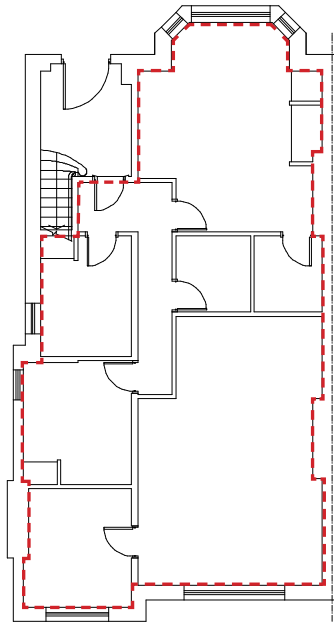
View of front bays



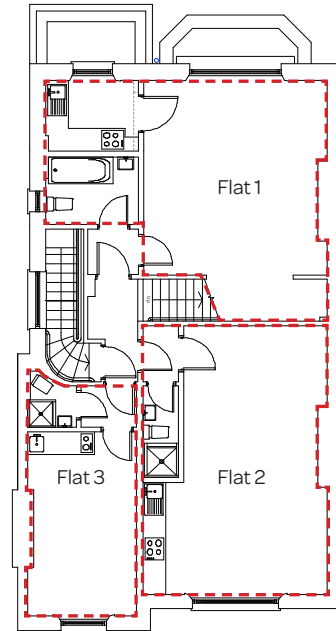
*Existing external
entrance area*



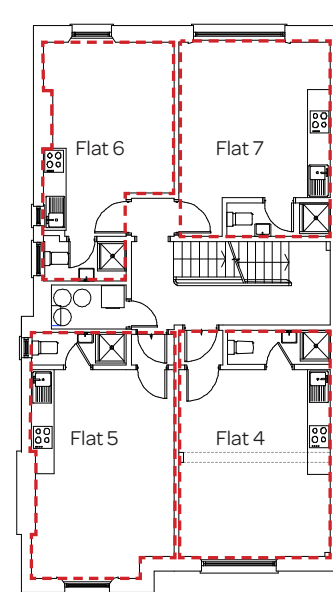
Basement



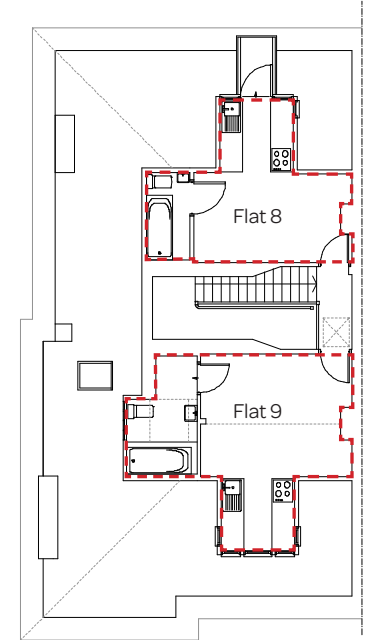
Raised Ground Floor



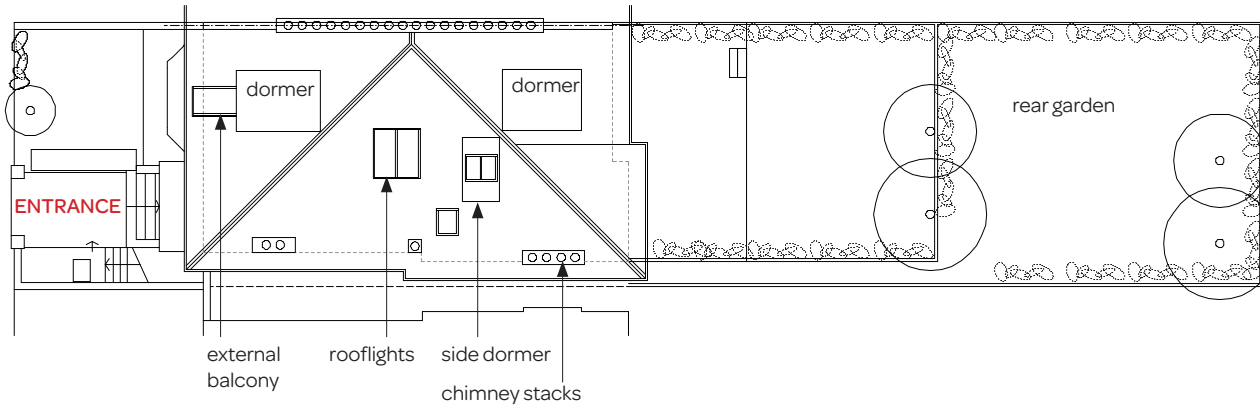
First Floor



Second Floor



Third Floor (Roof space)



Site/Roof Plan



EXISTING		
FLOOR	No. BEDS	AREA sqm
Basement	3	111
Ground	3	99
First: Flat 1	(2 person) 1	39
First: Flat 2	(1 person) 1	34
First: Flat 3	(1 person) 1	17
Second: Flat 4	(1 person) 1	23
Second: Flat 5	(1 person) 1	22
Second: Flat 6	(1 person) 1	18
Second: Flat 7	(1 person) 1	20
Third: Flat 8	(1 person) 1	13
Third: Flat 9	(1 person) 1	22
Total NET		418
GIA		466

2.0 Proposal

2.1 Existing

Two - 3bed flats (basement and raised ground floor)
Nine - 1bed flats (1/2 person)

2.2 Proposed

We have revised the proposed scheme following Pre-Planning advice, taking into account the impact of the existing and proposed dormers in the host building.

Unit Mix

It is proposed that the first floor be converted into a 3bed flat, and that 2no. x 2bed duplexes be created over the second and third floors (area breakdown shown below).

This proposed mix will get rid of the substandard units and enable the creation of three spacious flats with generous natural light. This mix also aligns with Camdens policy for the growing need of 2 and 3bed units in the private sector.

Internal

The internal works will include a full strip out and upgrade of the existing fabric and provision of compliant sound separation between flats.

First Floor: A generous 3bed flat is to be created, with living area, adjoining kitchen, large main bathroom, 2/3 bedrooms with an ensuite to the main bedroom.

Second + Third Floor: Two 2bed duplexes are to be created over these floors. The living area, adjoining kitchen, main bathroom and one bedroom will be provided on the lower floor with internal stairs leading to the second bedroom and ensuite.

Each flat will have built-in storage and will conform to the Lifetime Home Standards where possible.

We propose to drop the floor level on the third floor. This will provide more generous head height to the third floor. A comfortable 2.5m head height will be retained on the second floor, keeping the ceiling level above the head of the existing window with no impact to the external appearance.

Dormers

We propose to replace both front and rear dormer like for like, retaining their existing width and height. They are currently both in a state of disrepair and their replacement will feed into the overall improved appearance of the host building.

To the front we are proposing to pull the existing projecting balcony back from the edge of the roof. We will reinstate the tiles previously removed to create this balcony, keeping the new tile line above the eaves unbroken. We propose the windows and doors be replaced with timber framed double glazed units.

As with the front, the rear dormer will be replaced to the same width and height as the existing. We propose the windows be replaced with timber framed double glazed units.

The proposed detailing and materials are described in section 5.0 and will be in keeping with the character of the area.

Roof and Rooflights

It is proposed that the existing roof be overhauled, replacing tiles and reinstating flashings where required. It is not intended to raise or substantially change any part of the main roof. A number of new rooflights are to be introduced

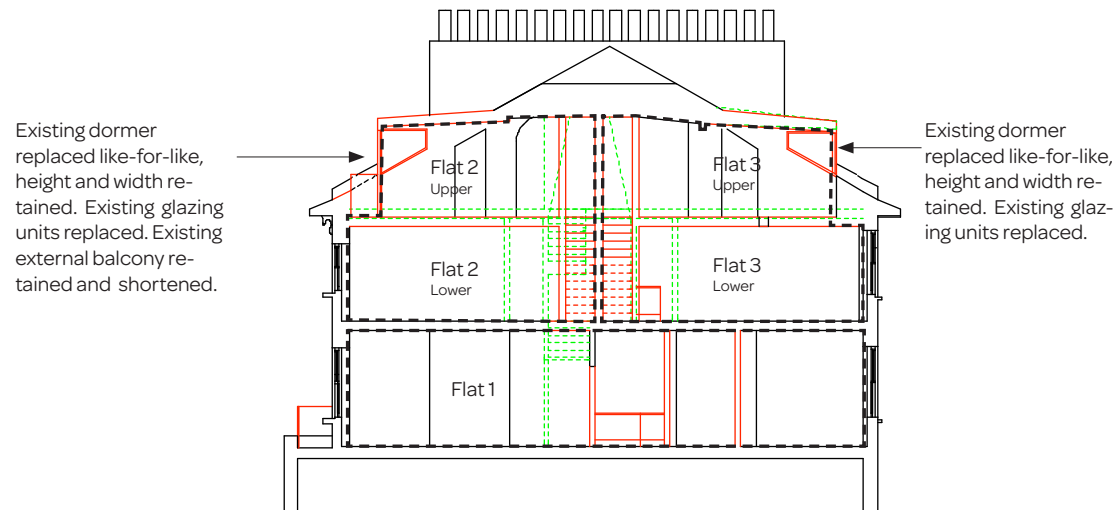
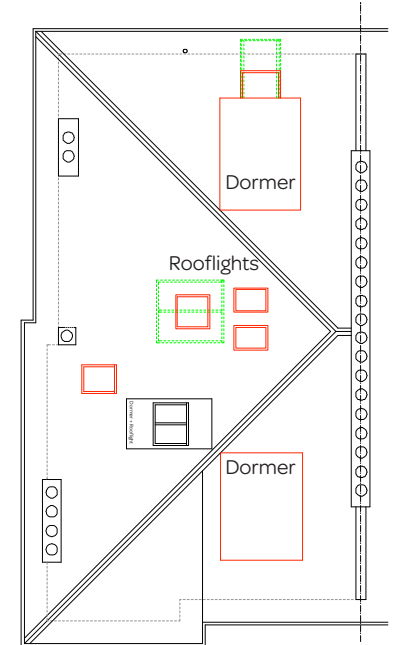
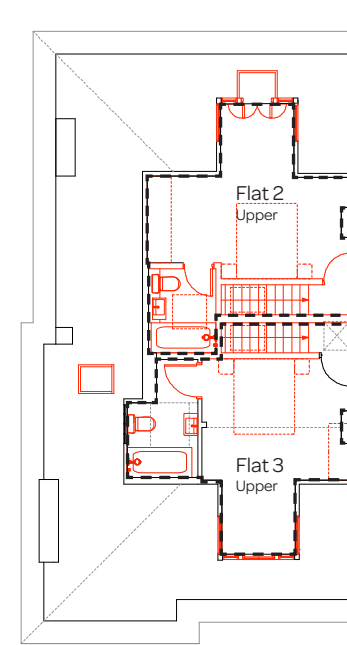
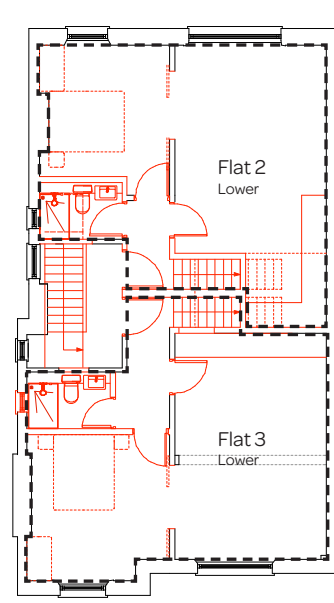
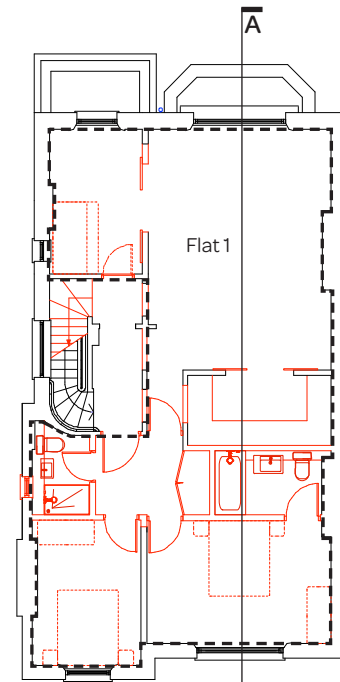
(three) and the old ones replaced or refurbished with new flashings. The 'in-line' conservation area type are specified.

External Facade

It is proposed that the external facade be addressed. The windows will be refurbished or replaced like-for-like to match the existing. A new small window is proposed to the second floor bathroom, it will utilise obscure glass to prevent any overlooking issues.

The front facade will be repaired and repainted to match existing. A portion of the denuded porch detail will be reinstated in plaster.

The front entrance area, stre will also be cleaned up and repainted.



PROPOSED		
FLOOR	No. BEDS	AREA sqm
Basement	3	111.4
Ground	3	99.3
First	3	93.3
Second (duplex)	2	71.4
Third (duplex)	2	72.4
Total NET		447.1
GIA		474.5



Existing front external balcony



Existing porch denude of detail



Existing front facade



Existing

New glass balustrade to form external terrace for first floor flat

Existing dormer re-built to same width and height. Existing balcony shortened

Reinstated porch detail

No side dormer



Proposed



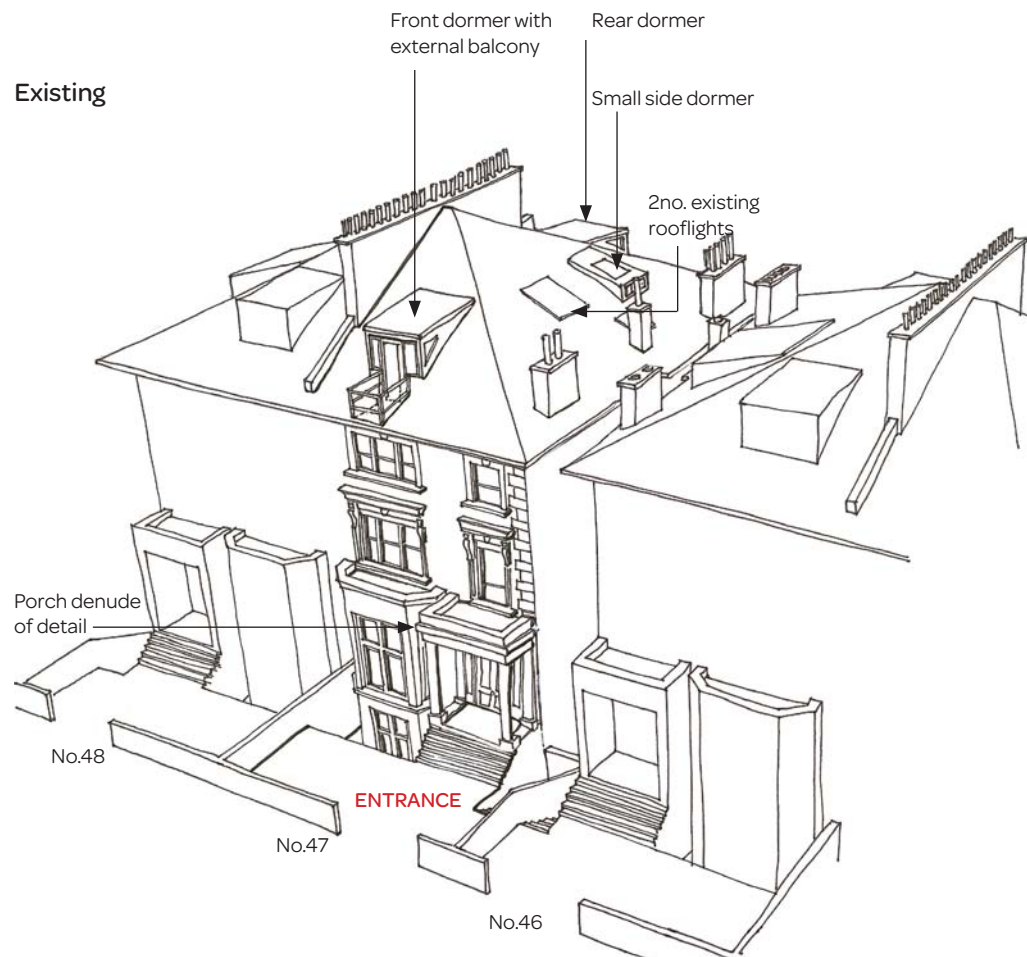
Example of uninterrupted eaves line



Example of porch detail



Example of facade detail



3.0 Amount/ Scale

We are proposing to reduce the number of flats from 9no. undersized, substandard 1bed (1/2 person) units, to 3no. generous 2 + 3bed, policy compliant units.

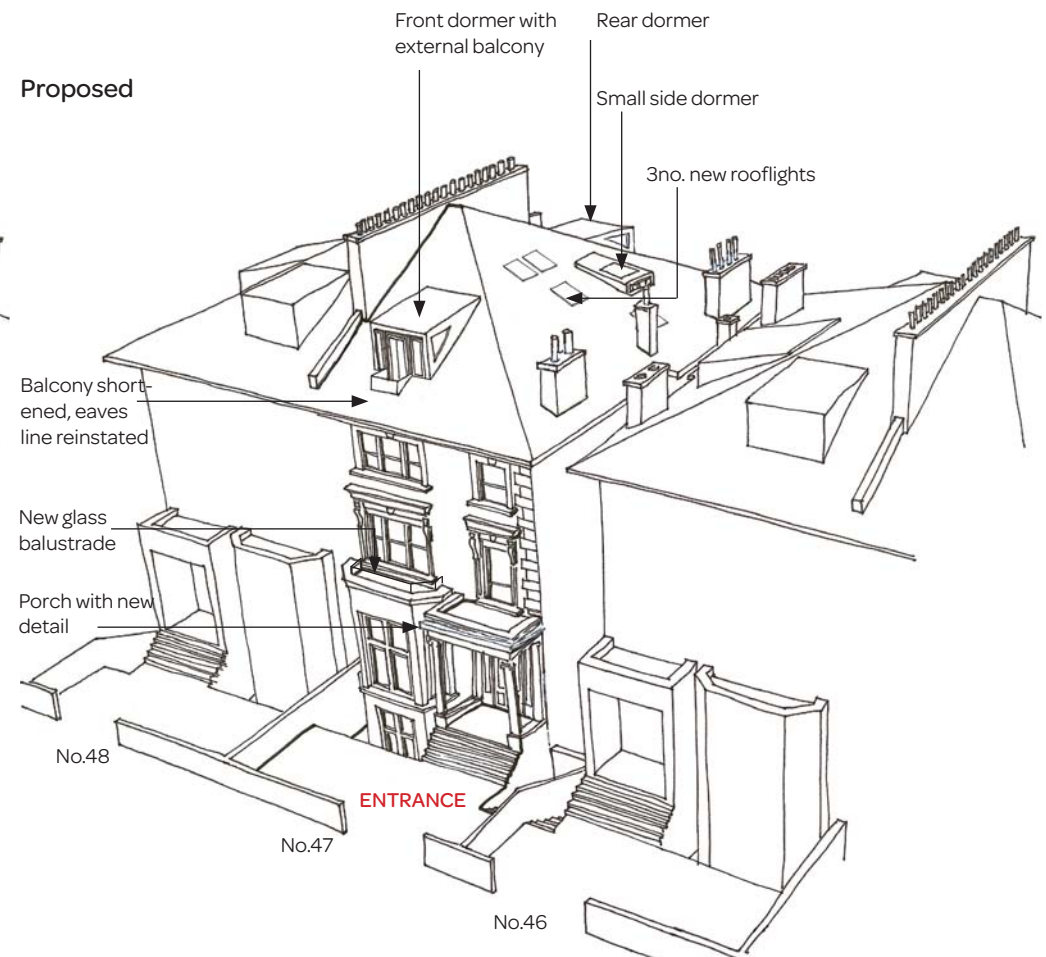
Camden Minimum Flat Areas sqm

1bed, 1/2 person - 32/48sqm

2bed, 3/4person - 61/75sqm

3bed, 5 person - 84sqm

All external proposed works are in keeping with the precedent of the area. The replacement, to existing height and width of the front and rear dormer, the reduction in length of the existing front balcony.



4.0 Landscaping

There is a small off street area to the front which will be cleaned up as part of the works.

Refuse/ Recycling Storage

The proposal provides a shared refuse/ recycling area to the front of the site, allowing easy access for use and collection.

Bicycle Storage

This will be within the property.

5.0 Appearance/ Materials

The proposed finishes will complement the main building and street in the use of traditional materials.

Dormers

We propose that the roof dormers be rebuilt and clad in zinc (or similar coloured material), a material sympathetic to the character of the area. The new door and windows will be white painted timber framed units to match existing windows of the main building. We are proposing a tryptic of glazing with two side units and (to the front) a central door, reflecting the windows below.

Recessed Roof Balcony

A discrete black metal balustrade will be visible above the reinstated tiles above eaves level to the front.

Porch Detail

We propose that a proportion of the lost facade detail be replaced, reinstating high level plaster work detail to the porch.

Rooflights

The new and reinstated rooflights will be 'inline' conservation units.

Roof

If work is required to the main roof, tiles and flashing will be replaced to match existing.



Example of zinc clad dormer



Example of zinc clad dormer



Example of black metal balustrade



Example of conservation rooflights



Example of porch detail

6.0 Lifetime Homes/ Access

As we are working within the constraints of an existing building, we have aimed to conform with the Lifetime Home Standards and highest of energy standards as fully as possible.

They have been included as noted below;

1. We are not proposing any on site parking. There is currently on street paid parking.
2. Not applicable as above.
3. The approach from street to the building is level with steps leading upto the entrance door. No changes are proposed to this.
4. There is a level landing (after the steps) to the main entrance door.
There is a covered area in front of the doorway created by the porch.
The entrance door has a min. 800mm clear opening.
There is currently external light to illuminate the entrance and doorway.
5. The communal stair from ground to first floor are remaining as existing. The communal stair from first to second will conform with all criteria set out in the Lifetime Homes guidance.

There is no proposal to include a lift within these works.
6. The widths of new doors/ hallways conform to the recommendations of the Lifetime Home Standards.
7. The new circulation spaces conform to the recommendations of the Lifetime Home Standards.

8. The living space of all flats is on the 'entrance' level.

9. At least one of the bedrooms of all flats is on the 'entrance' level.

10. At least one of the bathrooms of all flats is on the 'entrance' level.

11. The new walls to the bathrooms of all flats will be constructed to be capable of fixing firm fittings and supports in the future.

12. The first floor flat (Flat 1) is one storey only there is no requirement for a through floor stair/ lift.
There would be potential to fit a stair lift on the stairs within Flat 2 + 3 in the future.

13. There is a potential for fitting a hoist between one bedroom and bathroom of all flats.

14. The bathrooms will fully comply with the requirements set out. (Only Flat 1 has a bath).

15. The existing windows to the living/ dining area of all flats conform to this criteria.

The window in the first floor bathroom does not comply with the use by the wheelchair bound as it is above counter height, but does ensure the handle height is as required.

16. Appliances/ outlets will conform to the Lifetime Home Standard and will be confirmed as part of the building control application.

7.0 Sustainability

It is intended that as we are completely stripping out the top three floors, the new internal walls and floors will be reinstated with full sound insulation between flats. The roof will be fully insulated. Where windows are being replaced, they will be with double glazed units.

All appliances and light fittings will meet the minimum energy requirement standards, with the aim of surpassing them.