

# Design & Access Statement



**Project: 38 Belsize Grove**  
**Date: October 2012**  
**By: KS Design**

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# 1 Site Location

The application site is located on the North side of Belsize Grove close to the junction with Haverstock Hill.





## 2 Site Description

38 Belsize Grove is a Grade II listed end-terrace house within the Belsize Park Conservation Area. It forms part of a symmetrical terrace of 7 stucco-fronted houses built by George Crane in 1825-6.

The basement was converted into a self-contained flat in 1953 and a two story side extension was built. The side extension was altered several times and finally demolished and rebuilt in 1992 as part of the conversion of the building into 3 self-contained flats.

At one stage the existing rear conservatory was removed and transformed into a terrace. As earlier application drawings from 1953, 1957 and 1962 show a rear conservatory and no planning records could be found for the removal of the conservatory, the exact time of the demolition of the conservatory is unknown.



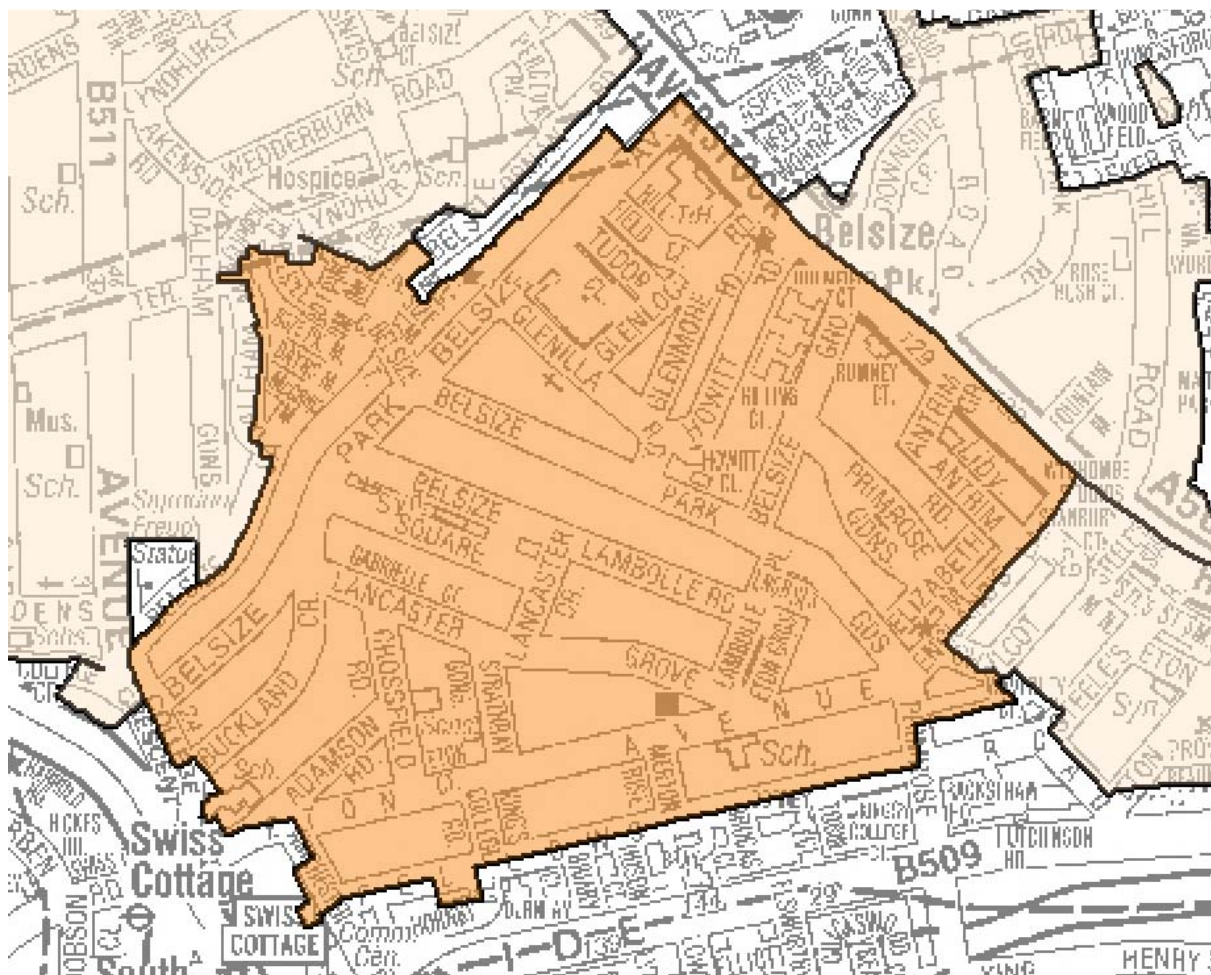
Front View



Rear View

### 3 Belsize Park Conservation Area

Belsize Park Conservation Area is an area of special architectural and historical interest, which character and appearance is desirable to preserve. This area was designated as Conservation Area in March 1973 and is an important example of mid-19<sup>th</sup> century speculative development on a grand scale. Large Italianate villas 'in the fashionable Kensington style' are planned in pairs of three or four storeys plus basement with ornate Classical details including grand porticos and ornate balustraded boundary walls and railings. Surrounding streets are equally attractive and very typically late 19 century in red brick with Arts & Crafts detailing including intricate and low sweeping roofs, render details and multi-paned windows. Mature trees, green front and rear gardens and glimpses of gardens through the gaps between houses are important in providing a setting for the built form.



[source: [www.camden.gov.uk](http://www.camden.gov.uk)]

## 4 Planning History

### [TP/68184/C/18380](#)

In 1953 Permission was granted for the conversion of the basement into a self-contained flat and the erection of a two-storey addition comprising a garage with a kitchen and dining room above.

### [TP/68184/NW/23121](#)

In 1957 Permission was granted for alterations to bedrooms, bathrooms and windows.

### [TP/68184/W/21813](#)

In 1962 Permission was granted to extend the existing building

### [9005784](#)

In 1990 Permission was granted for alterations to the frontage comprising the replacement of existing boundary wall with new gates.

### [9160005](#)

In 1991 Permission was granted for the demolition of existing front boundary.

### [9200525](#)

In 1992 Permission was granted for the change of use and residential conversion of ground first and second floor maisonette to two self-contained units together with a rebuilt basement and a two storey side extension.

### [9270110](#)

In 1992 Permission was granted for the part demolition and rebuilding of side extension as part of conversion of ground 1st and second floors to two self-contained residential units.

### [9570393](#)

In 1995 Permission was granted for External alterations on rear lower and upper floor levels, in connection with the installation of an internal lift.



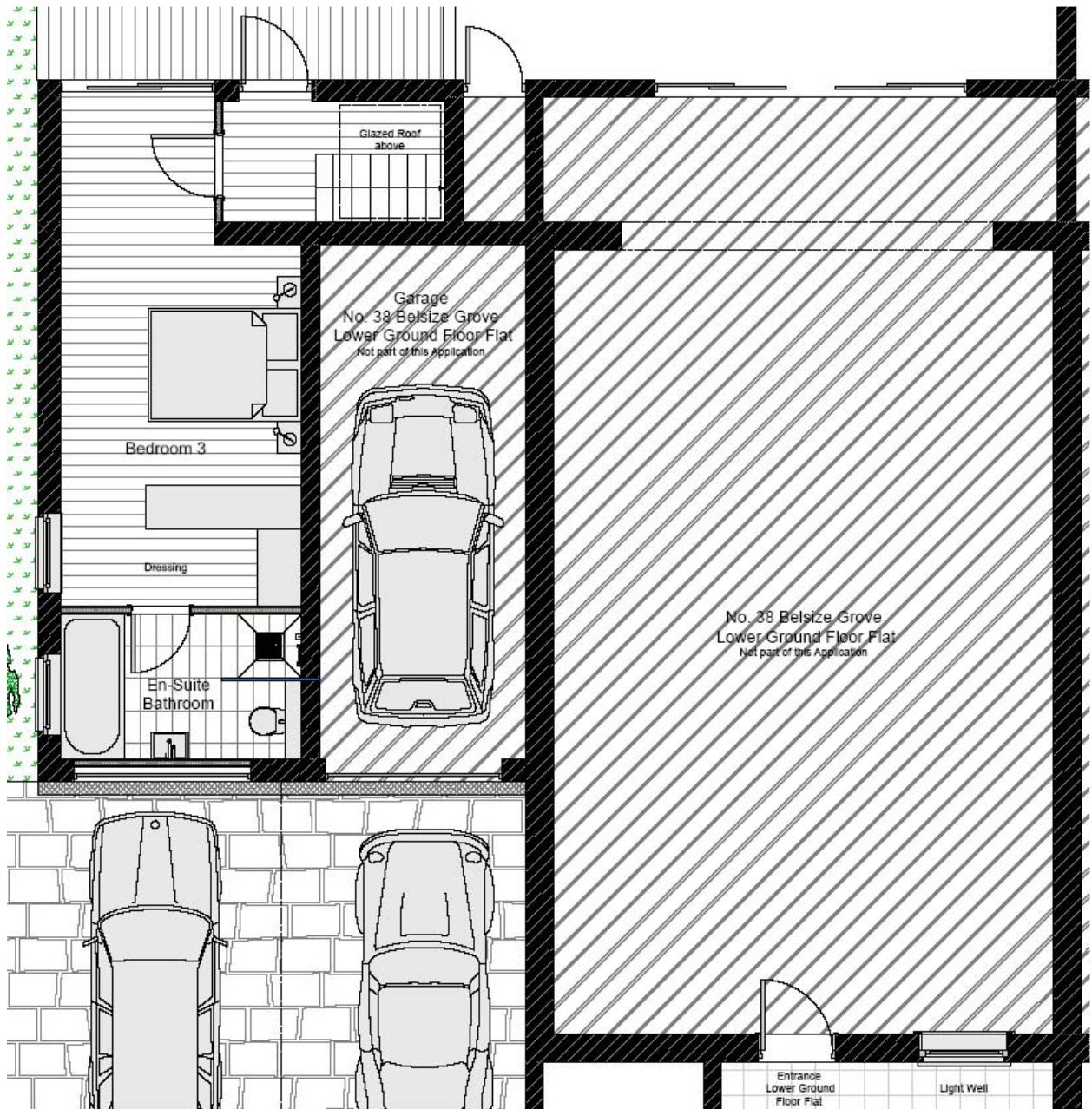
## 5 Proposal

It is proposed to convert the existing unused garage into an additional bedroom with an en-suite bathroom. Access to the additional bedroom will be gained from the existing flat via a new glazed link/conservatory and a new staircase leading into the lower ground floor level. Creating a third bedroom, would permit the dwelling to accommodate a family and make better use of the larger garden and amenity space.

The proposed development involves the construction of a single story rear extension at lower ground floor level. The extension will replace the existing balcony and staircase from the master bedroom. The roof of the extension will form the new balcony for the master bedroom and will be partly glazed to allow natural day and sun light into the new staircase and extension. The original staircase wall will be preserved and continued in a matching brick to form the new extension. The new extension will also provide access from the flat to the garden.



**Proposed Ground Floor Plan**



## Proposed Lower Ground Floor Plan

The proposal increase the habitable footprint to accommodate a family, it improves the flow and layout of the flat and increases day and sunlight into the flat.

The proposal has been carefully designed to blend in its environs.

The character and appearance of the Belsize Park Conservation Area is preserved.

The scale of the alterations does not affect the visual amenity of the area.

The alterations do not have a significant effect on the residential amenity of adjoining occupiers.

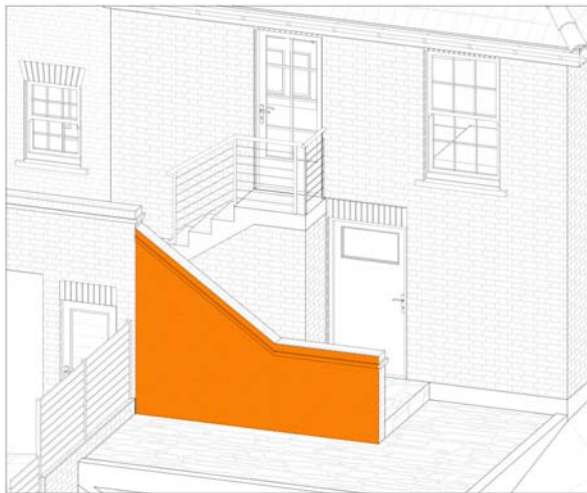


## 6 Design Concept

The principle function of the design is to create an internal link from the existing flat to the new proposed bedroom and maintain access to the large garden. During the design process great consideration was given on the visual impact, the development would have to the conservation area.

The design of the lower ground floor rear extension is the continuation of the already existing staircase wall.

As approximately 50% of the proposed wall already exists, it was a logical decision to continue the wall. The proposed design blends in with its surroundings, by matching the existing brick as well as soldier course detail on top of the wall and over the openings.



**Existing Rear Wall**



**Proposed Rear Wall**

On the conservatory a different design approach was taken than on the existing conservatory at No. 36 Belsize Grove.



**Conservatory at No. 36 Belsize Grove**

Rather than making the conservatory a feature, our view is, that the conservatory should be transparent and build in light weight construction. The design also maintains the original brick wall with the soldier course detail. Part of the design is to preserve the original external wall finishes in the conservatory area, to keep the character and appearance of the Blesize Park Conservation Area by minimising the visual impact.

It is proposed to increase the existing opening to allow a better flow of day and sun light into the dwelling.



**Existing Rear**



**Proposed Rear**

## **7 Use**

The proposed additional bedroom will be used by the occupier. The dwelling would attract families as it would provide valuable amenity space and a high quality living environment.

No change of use is proposed.

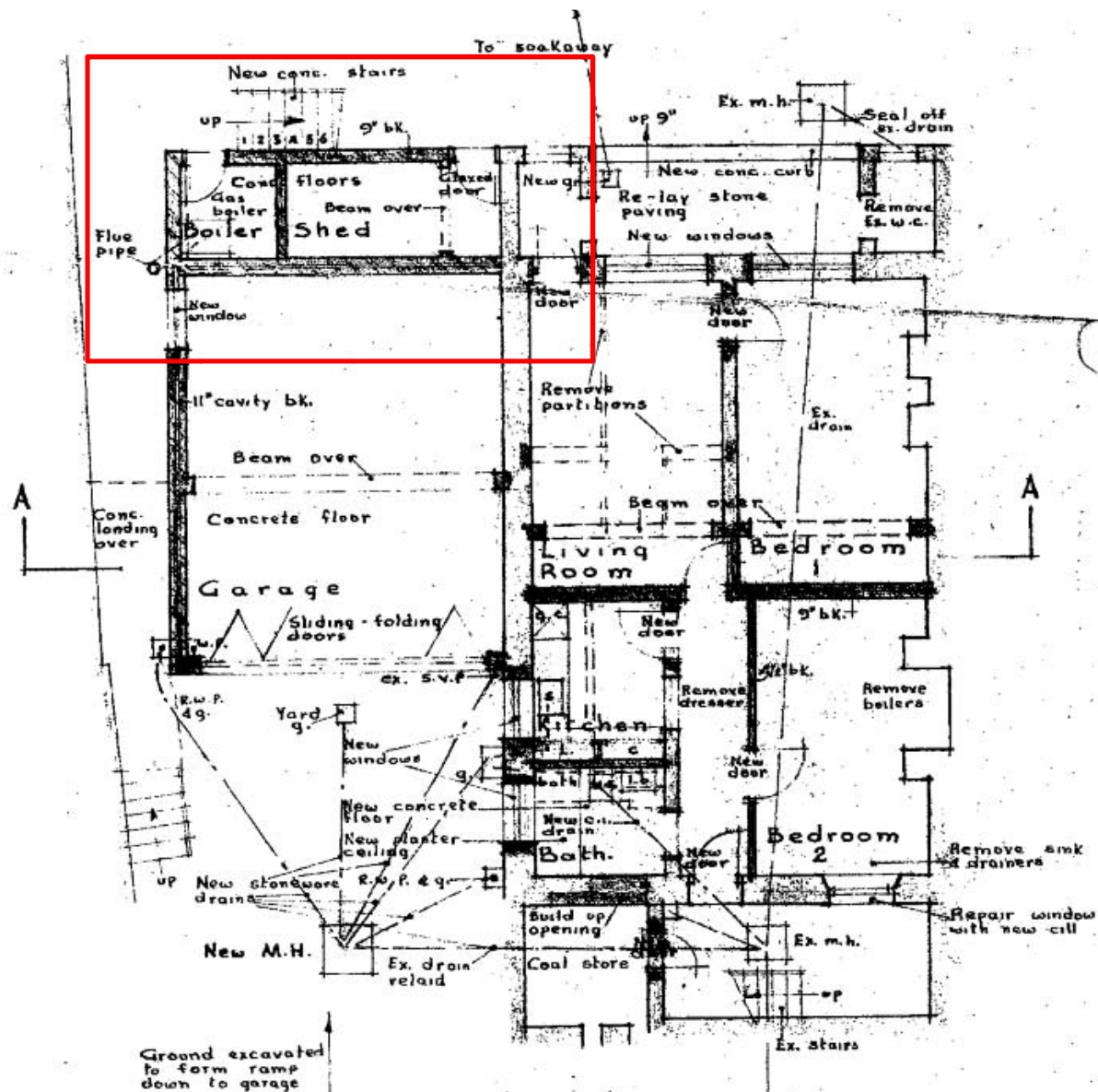
## **8 Access**

This proposal has not altered the access for vehicles nor pedestrians, from the street into the dwelling.

## 9 Heritage and Conservation

In general terms the new extension and conservatory is intended to be of a high quality, complementing the character of the existing property and to be harmonious with the established rear façade of the terrace.

As the original planning drawings for the rear extension from 1953 (Appendix1) show, that the approved lower ground rear extension from 1953 had the same foot print as the one this application is applying for. The original and approved drawings from 1953 also show the flat roof of the single story lower ground floor extension used as a balcony (Approved Ground Floor Plan, page 12 & Appendix 1).

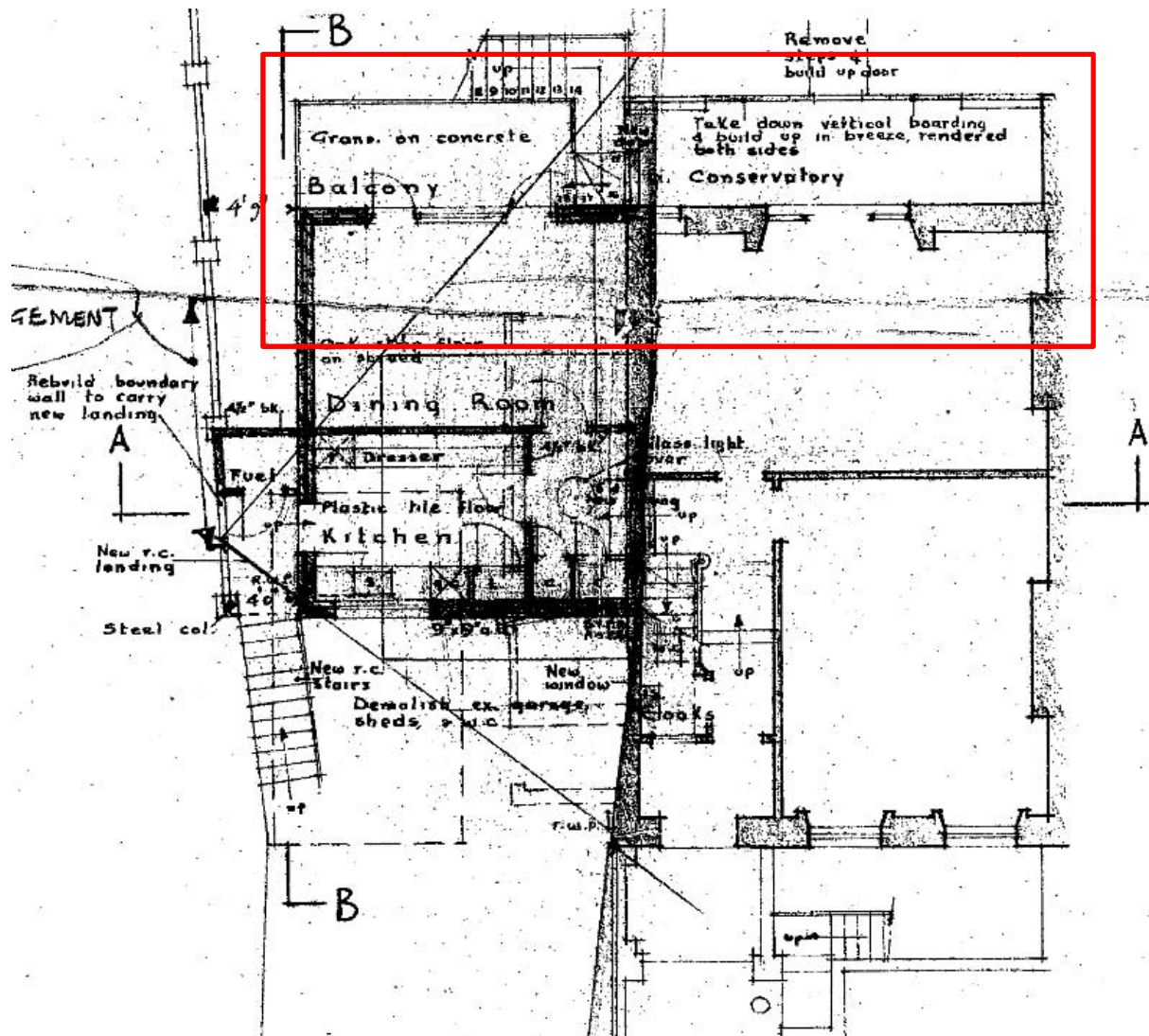


### Approved Lower Ground Floor Plan (1953)

[Extract from original planning drawings from 1953 (Appendix1) source: [www.camden.gov.uk](http://www.camden.gov.uk)]



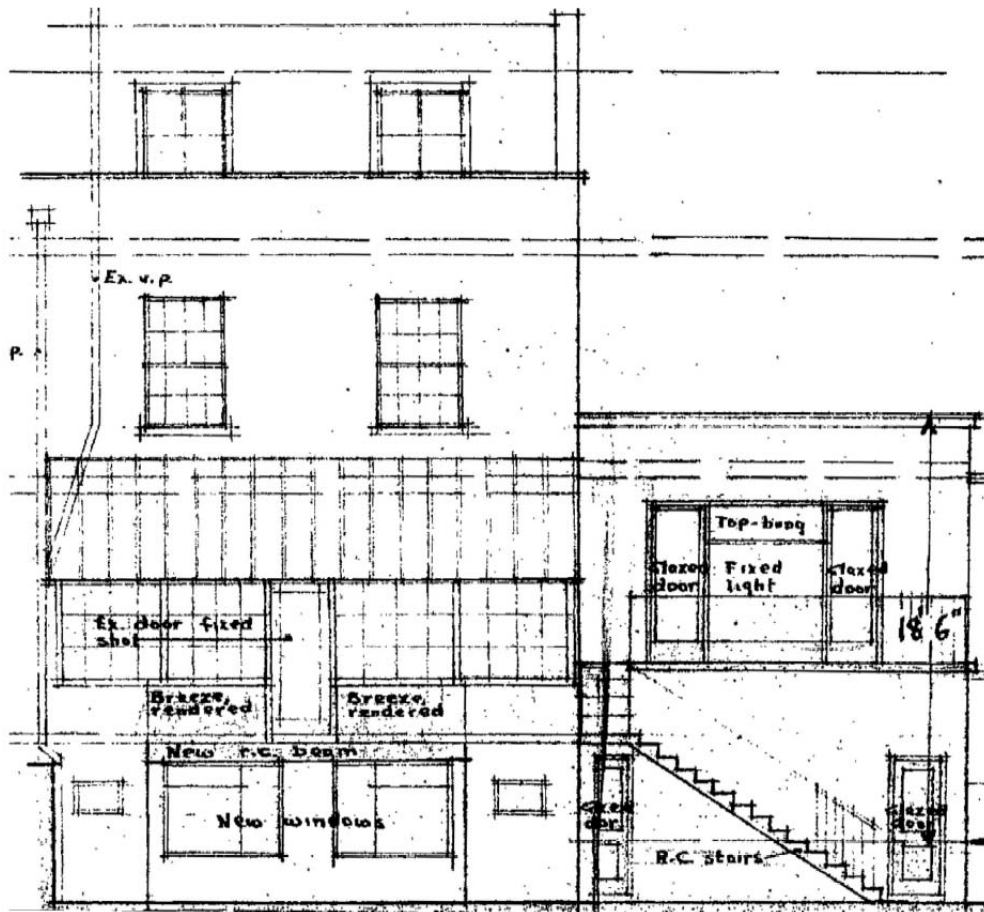
The original planning drawings from 1953, 1957 and 1962 (Appendix 1, 2 & 3) show also a rear conservatory, very similar to the proposed one. As the conservatory is shown on all original drawing, our view is that the conservatory was part of the original design by George Crane in 1825.



### Ground Floor Plan (1953)

[Extract from original planning drawings from 1953 (Appendix1) source: [www.camden.gov.uk](http://www.camden.gov.uk)]

It is considered that the proposal is of a sensitive design and scale that would not have a detrimental impact on the property, neighbouring properties or Belsize Park Conservation Area.



### Approved Rear Elevation (1953)

[Extract from original planning drawings from 1953 (Appendix1) source: [www.camden.gov.uk](http://www.camden.gov.uk)]

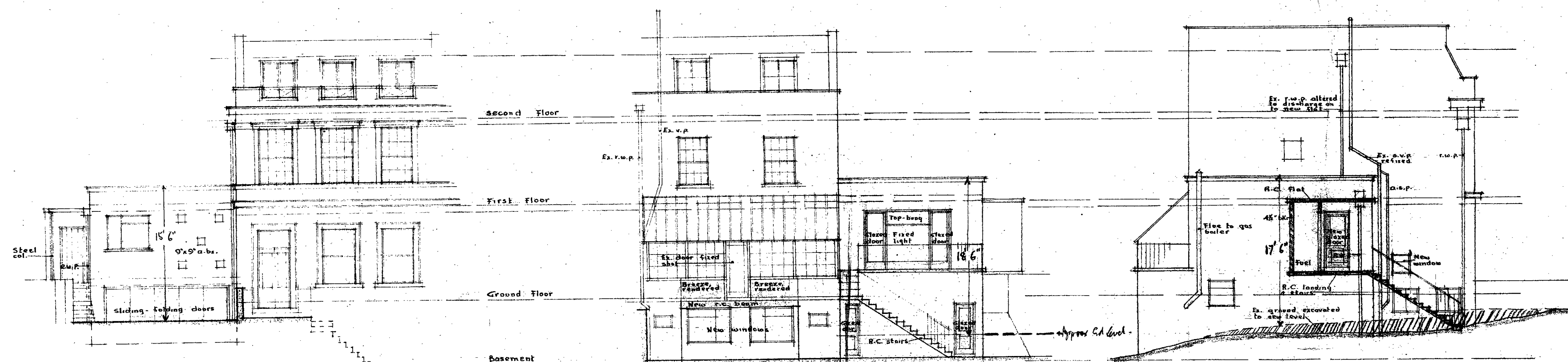


### Proposed Rear Elevation

## Appendix 1

Original Approved Planning Drawings dated 1953  
Planning Application Reference: [TP/68184/C/18380](#)  
Drawing No: 535/2/5  
Source: [www.camden.gov.uk](http://www.camden.gov.uk)

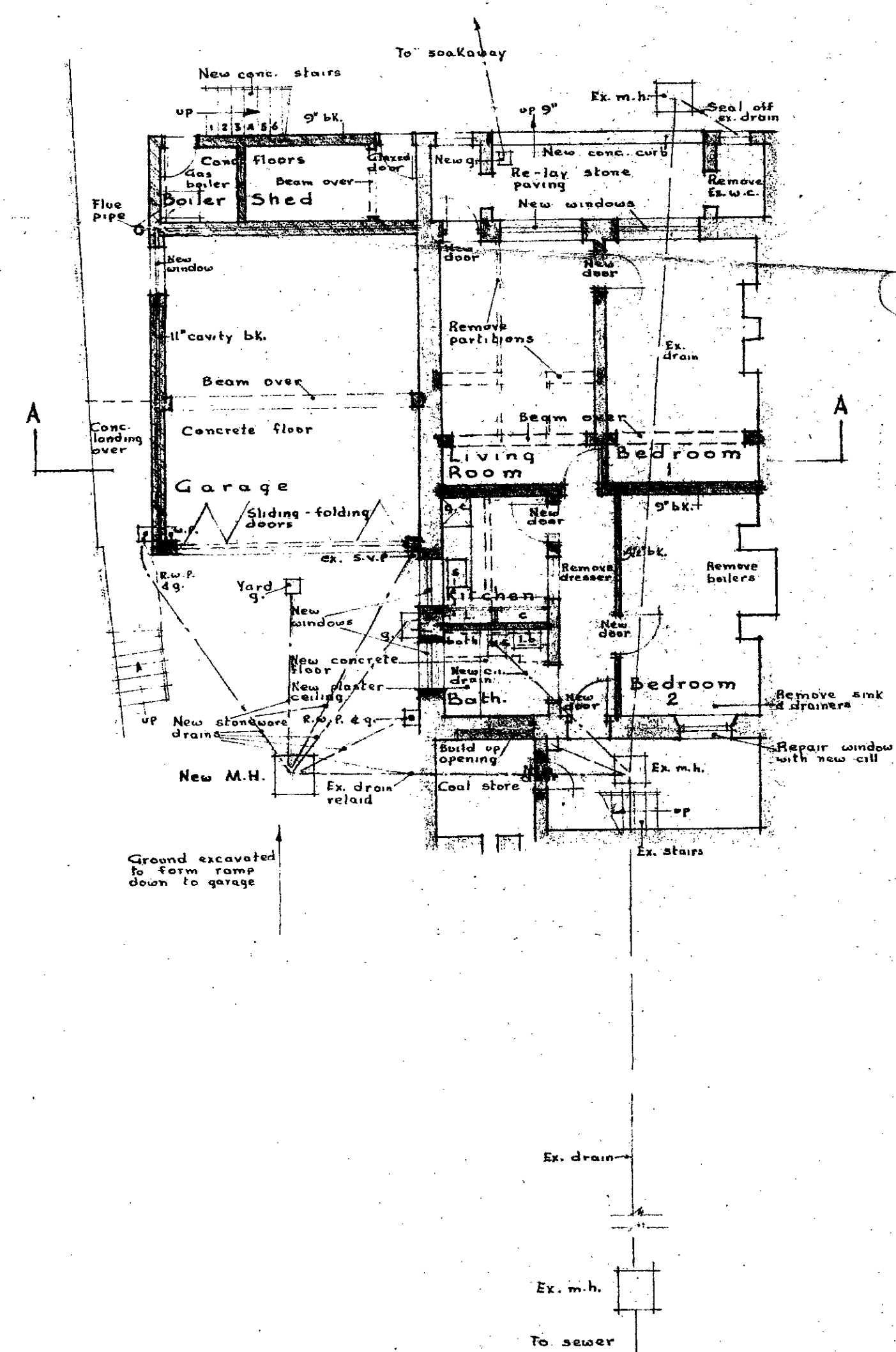




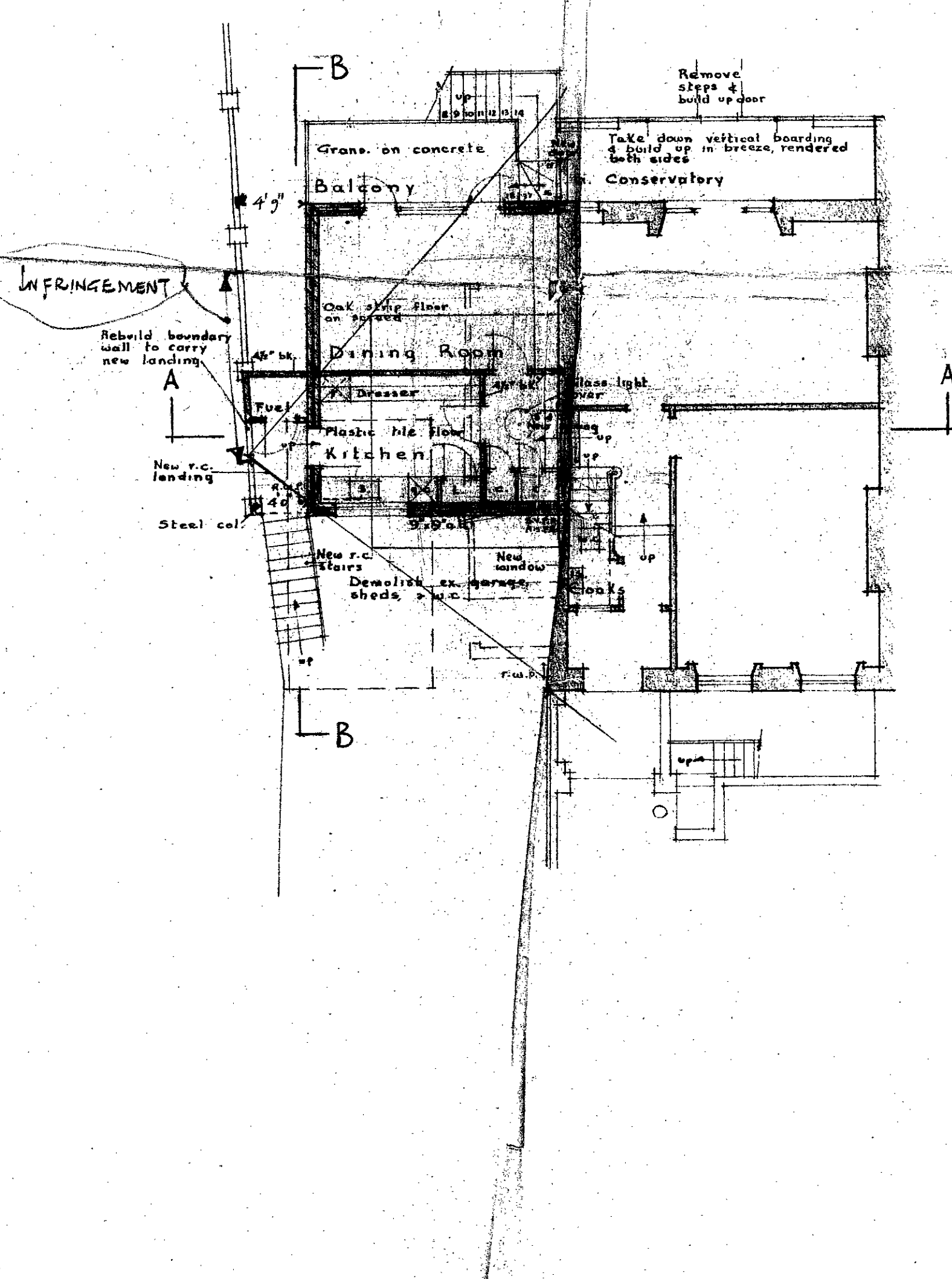
West Elevation

East Elevation

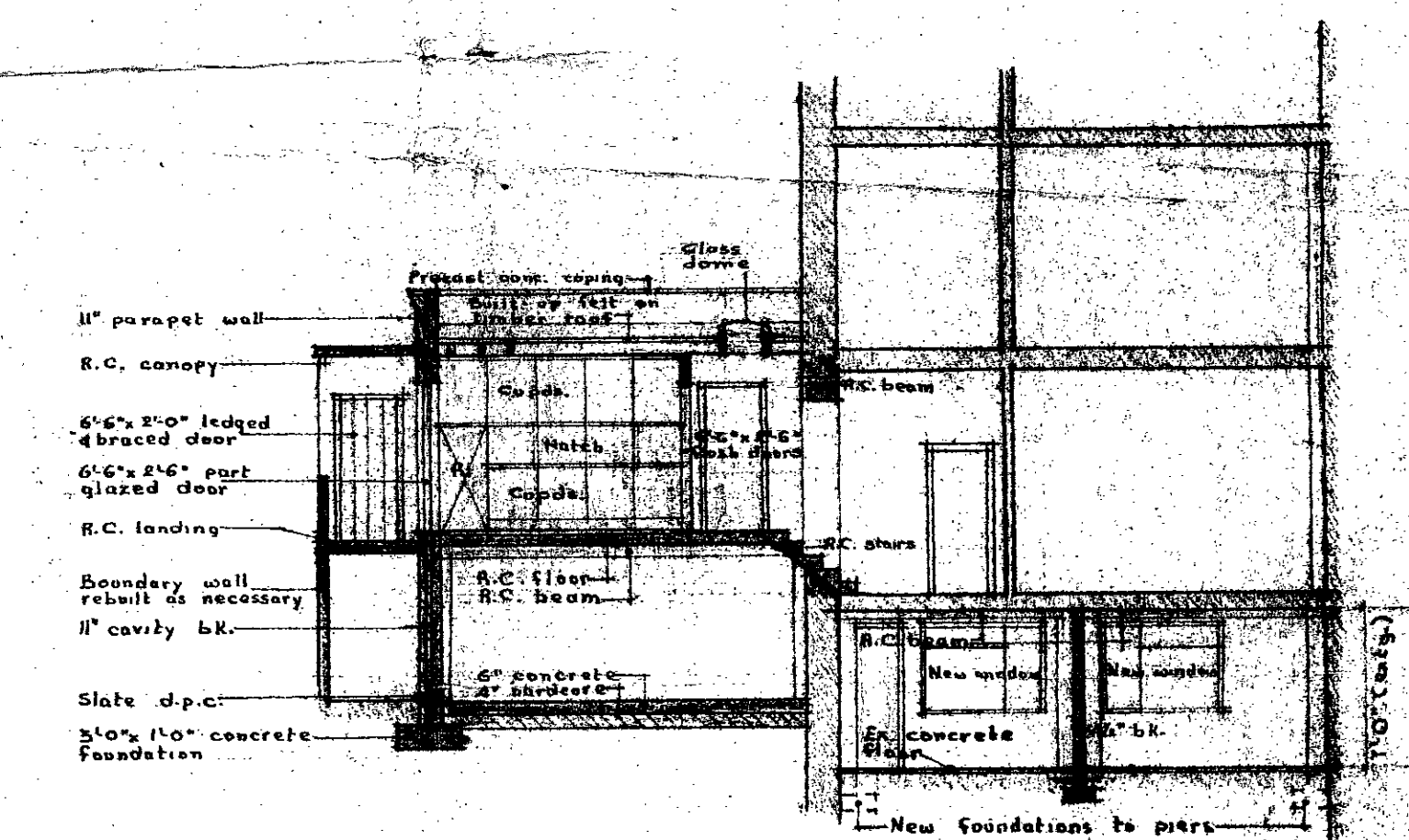
Section B-B



Basement



Ground Floor



Section A-A

No. 38 BELSIZE GROVE · HAMPS TEAD ·  
Alterations for C.G. Dennys Esq.  
Scale. 8 ft. to 1 in.  
Drawing no. 535/2/5  
Date. 8.1.53

PRESENTED TO  
23 APR 1953  
TOWN PLANNING  
COMMITTEE

J.E.M. Macgregor & Partners.  
Chartered Architects.  
53, St. Ormond St. W.C.1.

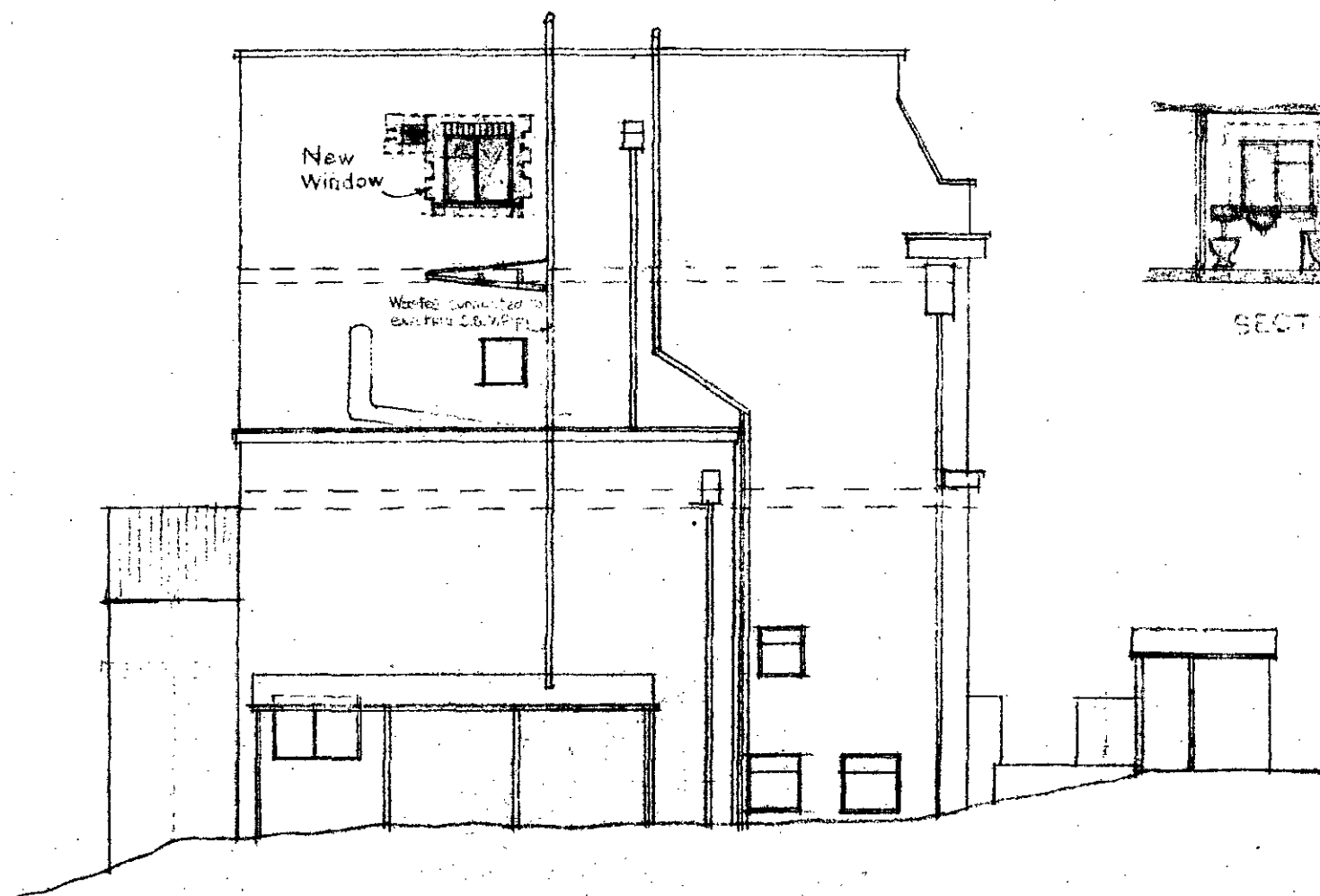
## Appendix 2

Original Approved Planning Drawings dated 1957

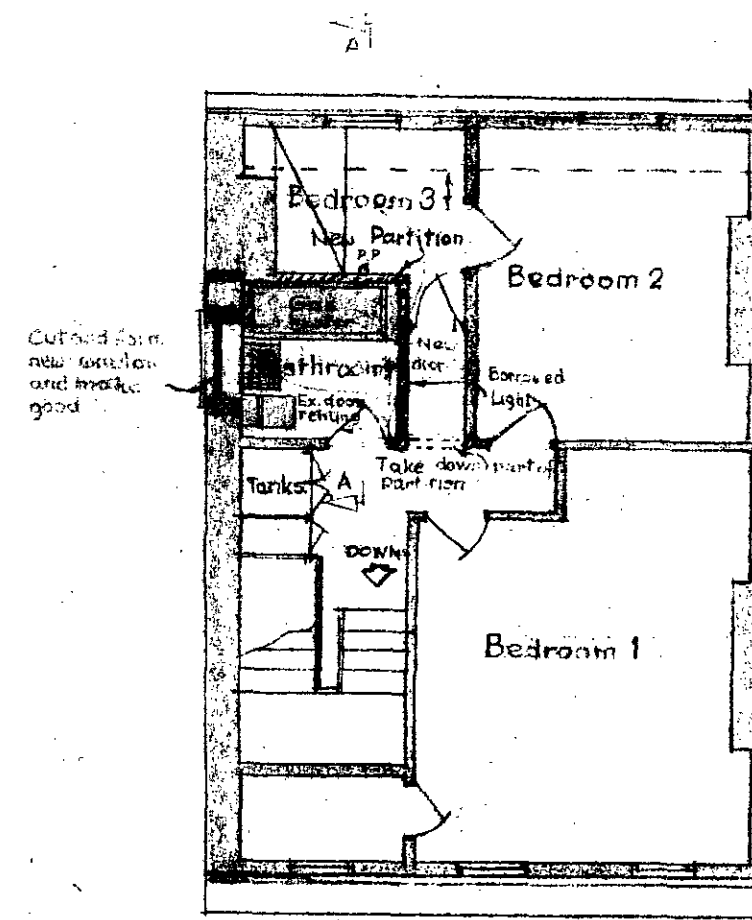
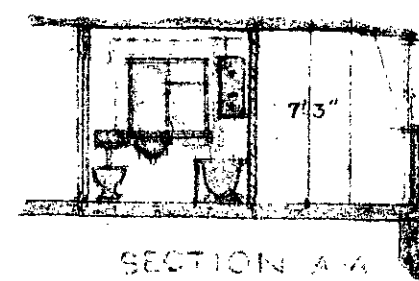
Planning Application Reference: [TP/68184/NW/23121](#)

Drawing No: 535A/1 & 535A/2

Source: [www.camden.gov.uk](http://www.camden.gov.uk)



NORTH ELEVATION



SECOND FLOOR PLAN

ARCHIT.	23121
REF. TO	ARCHIT.

DR. ELIZABETH  
~~MRS. C. G. DENNYS,~~  
 38 BELSIZE GROVE, HAMPSTEAD, N.W.3.

PROPOSED NEW BATHROOM.

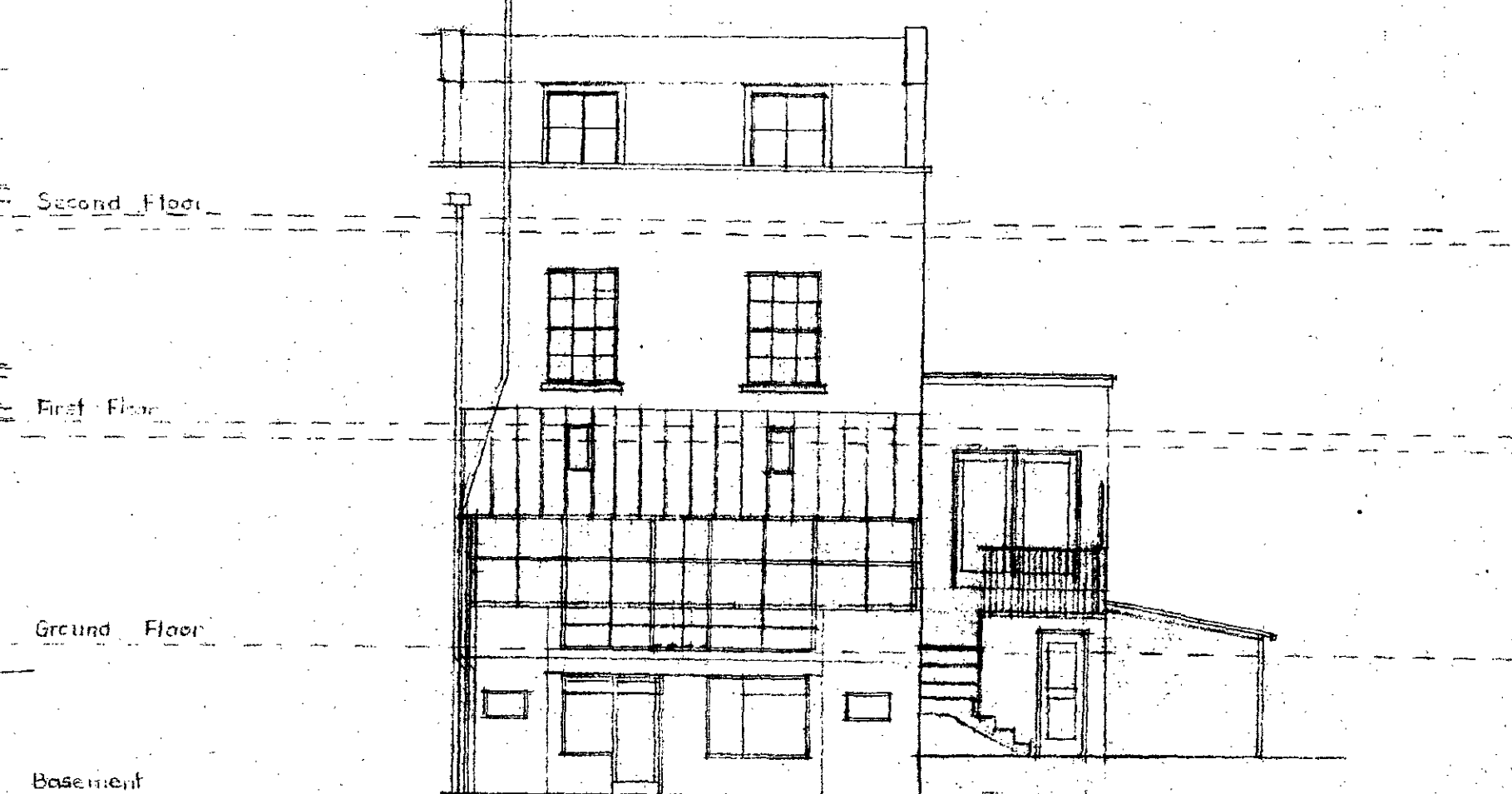
Drawing No: 535A/2.  
 Scale: 8 feet = 1 inch.  
 Date: 11<sup>TH</sup> MARCH, 1957.

John E M Macgregor & Partners  
 Chartered Architects,  
 53. Gt. Ormond St., LONDON, W.C1

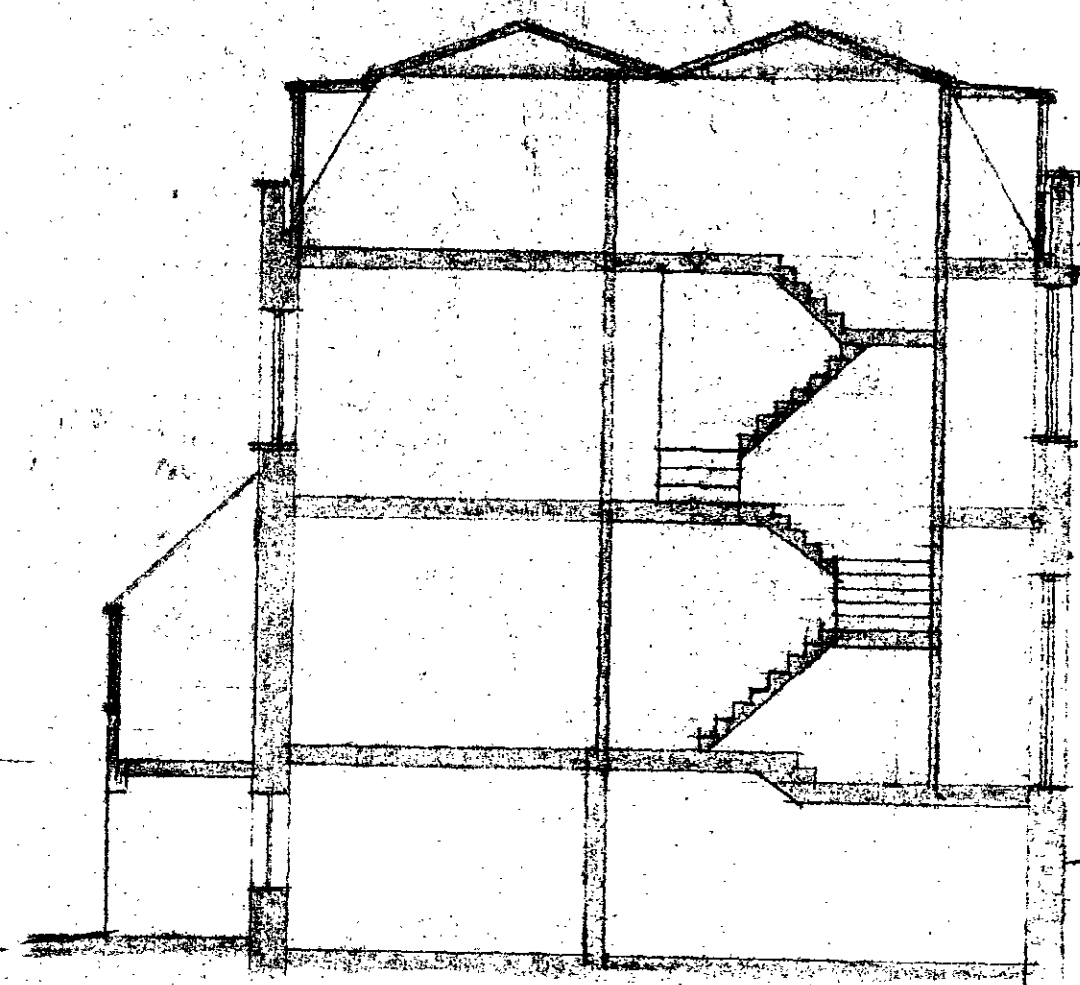




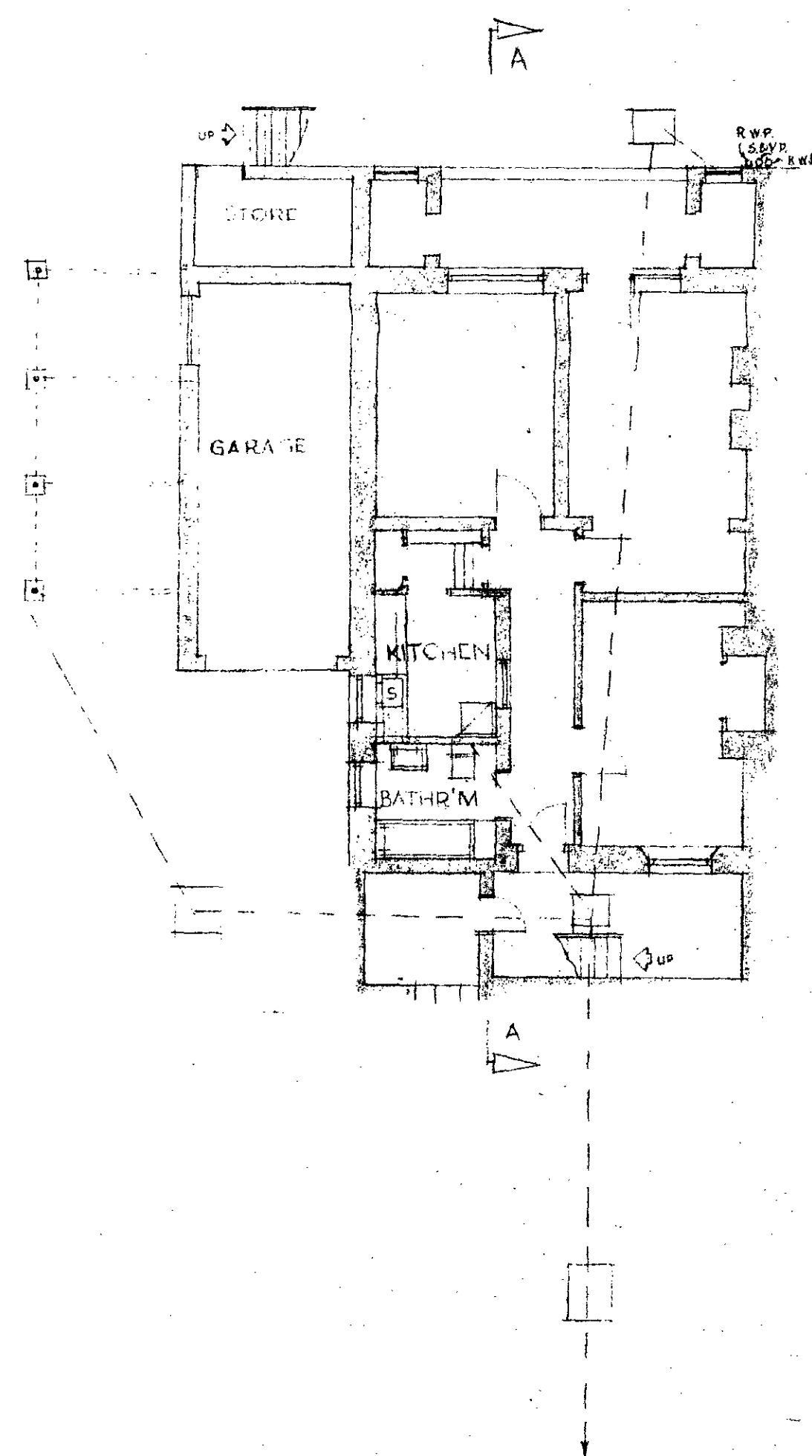
WEST ELEVATION



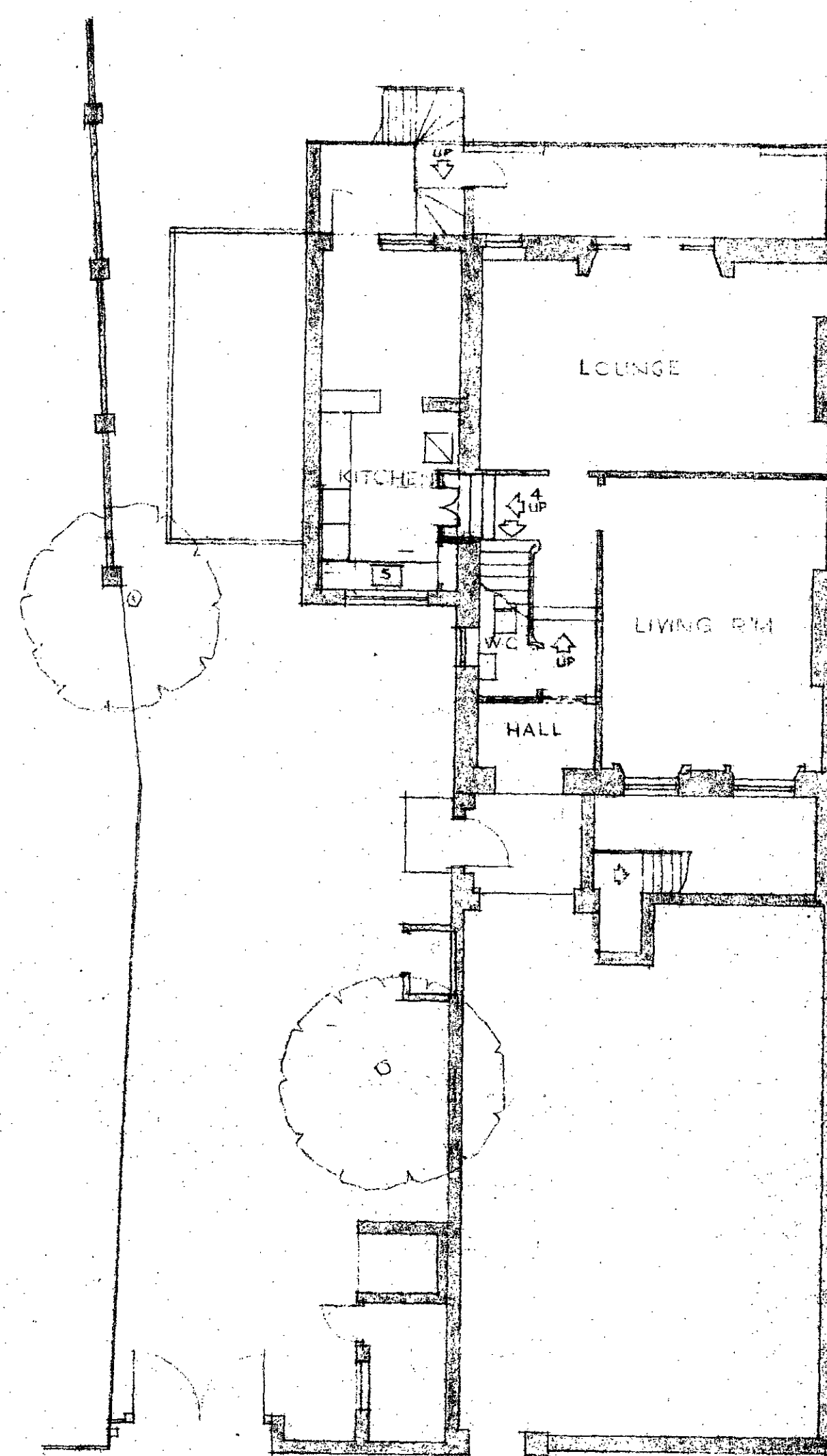
EAST ELEVATION



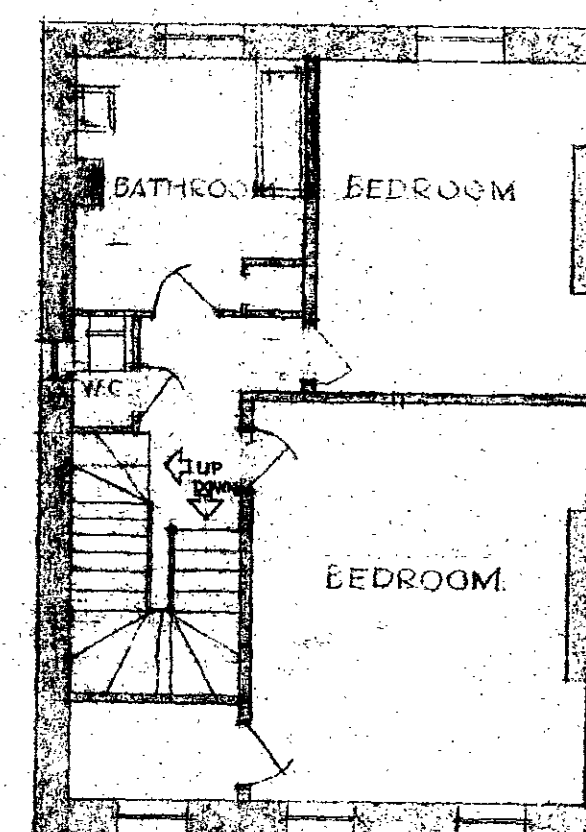
SECTION A-A



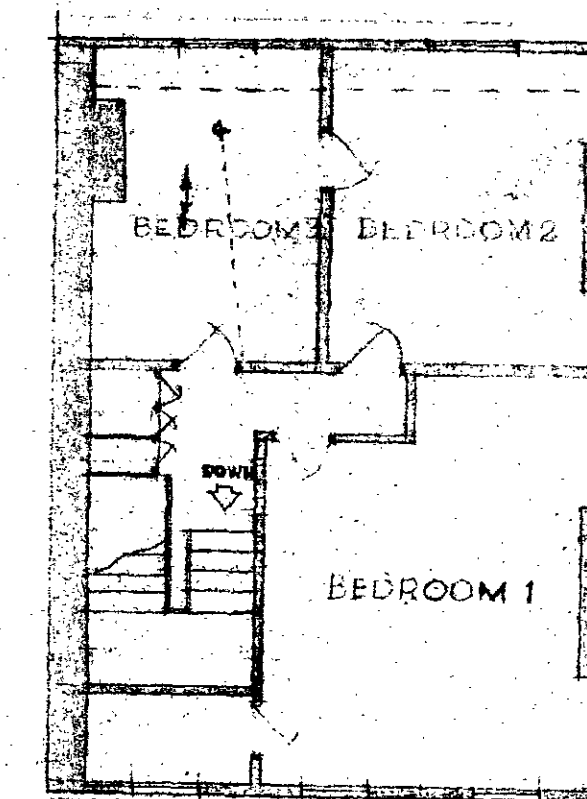
BASEMENT PLAN



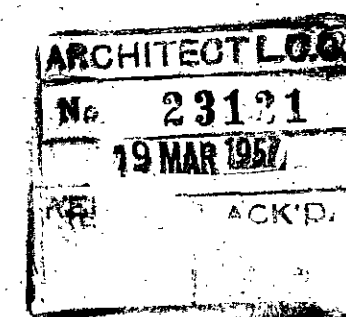
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



DR. ELIZABETH  
MRS. C. G. DENNY'S  
No 38, BELSIZE GROVE, HAMPSTEAD, N. W. 3.

PLANS AS EXISTING.

Drawing No. 535/1  
Scale: 1/4" = 1 foot  
Date: 13th February, 1957

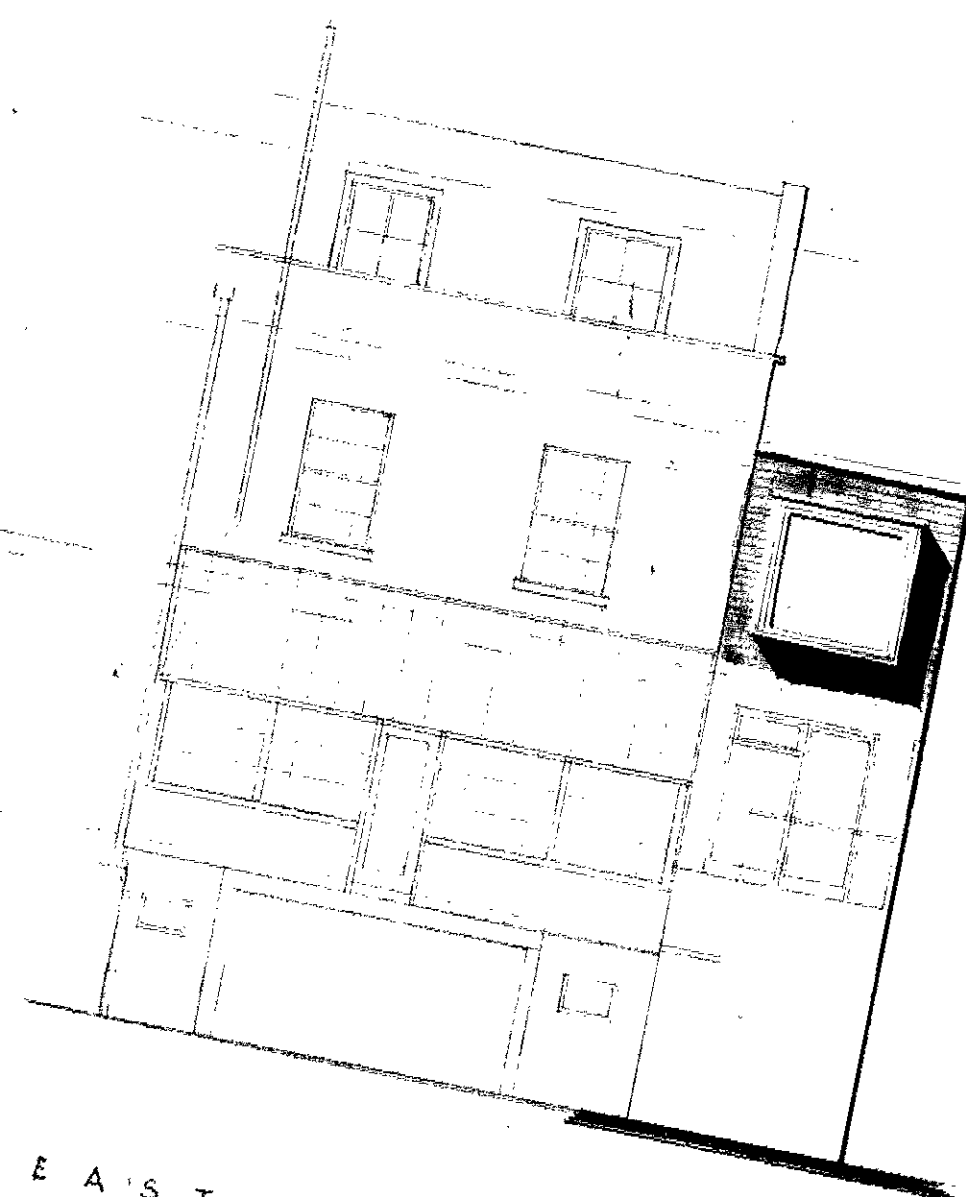
John E. M. Macgregor & Partners,  
Chartered Architects,  
53 Gt. Ormond St., London, W.C.1

## Appendix 3

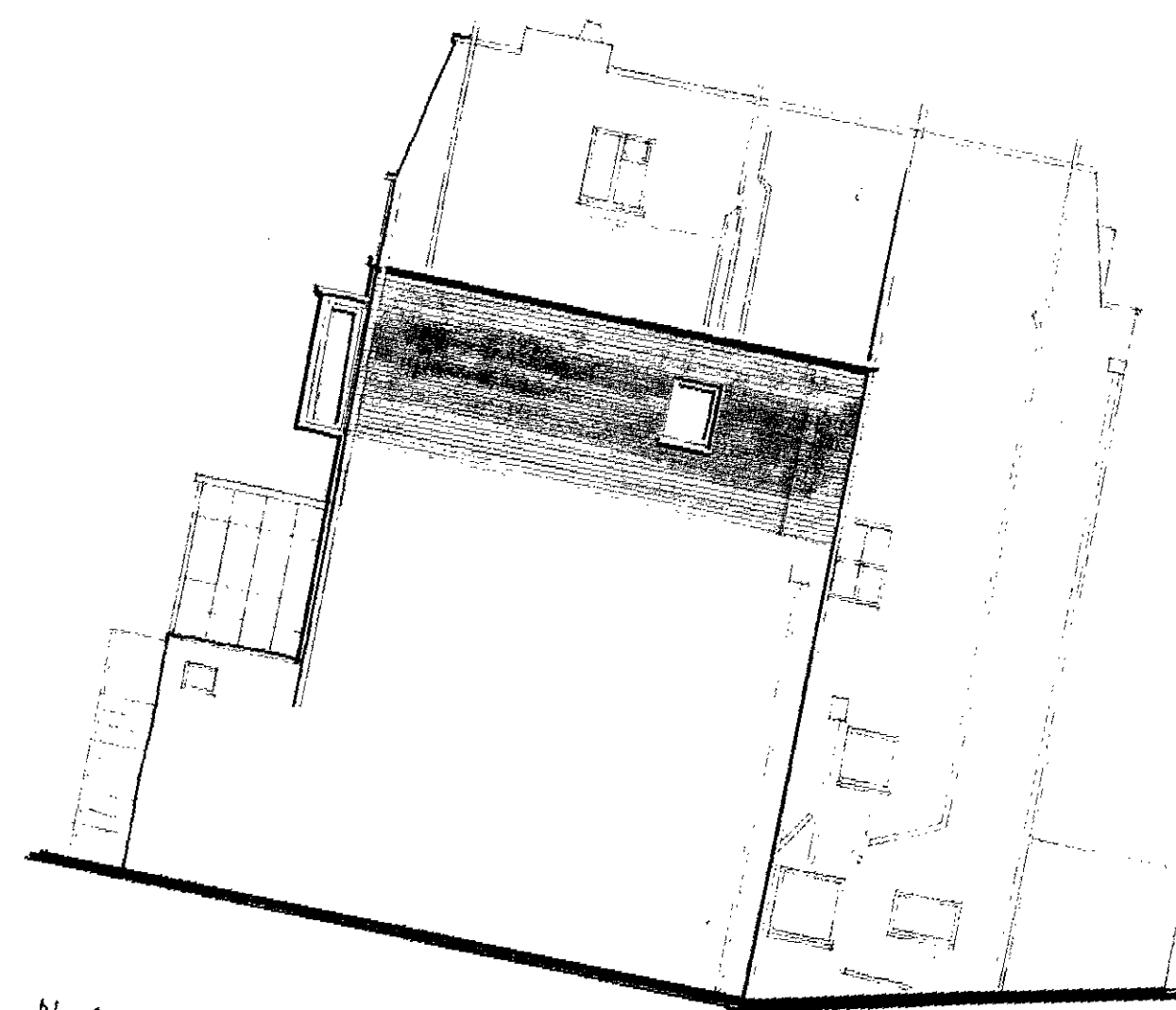
Original Approved Planning Drawings dated 1962  
Planning Application Reference: [TP/68184/W/21813](#)  
Drawing No: L 613  
Source: [www.camden.gov.uk](http://www.camden.gov.uk)



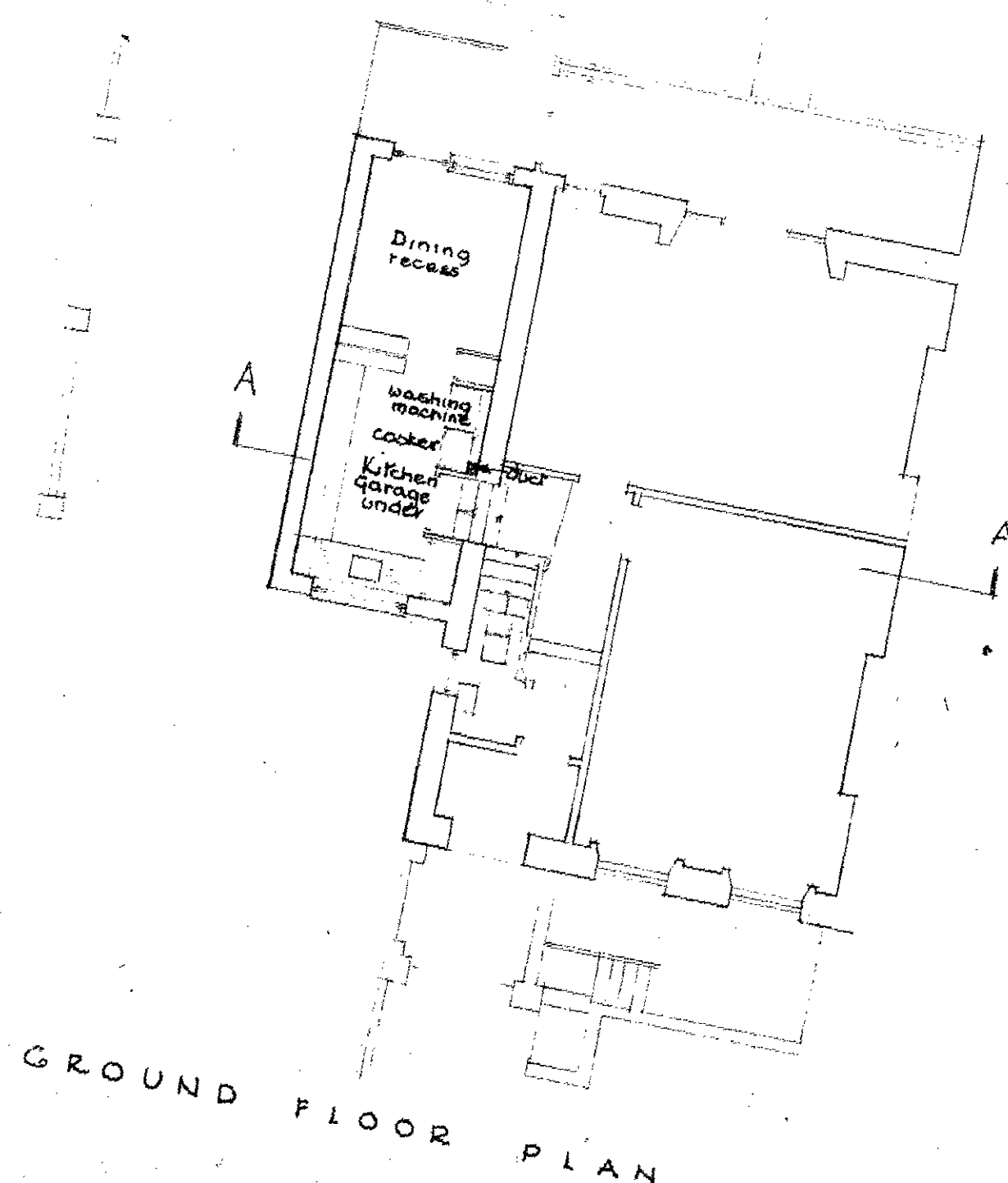
WEST ELEVATION



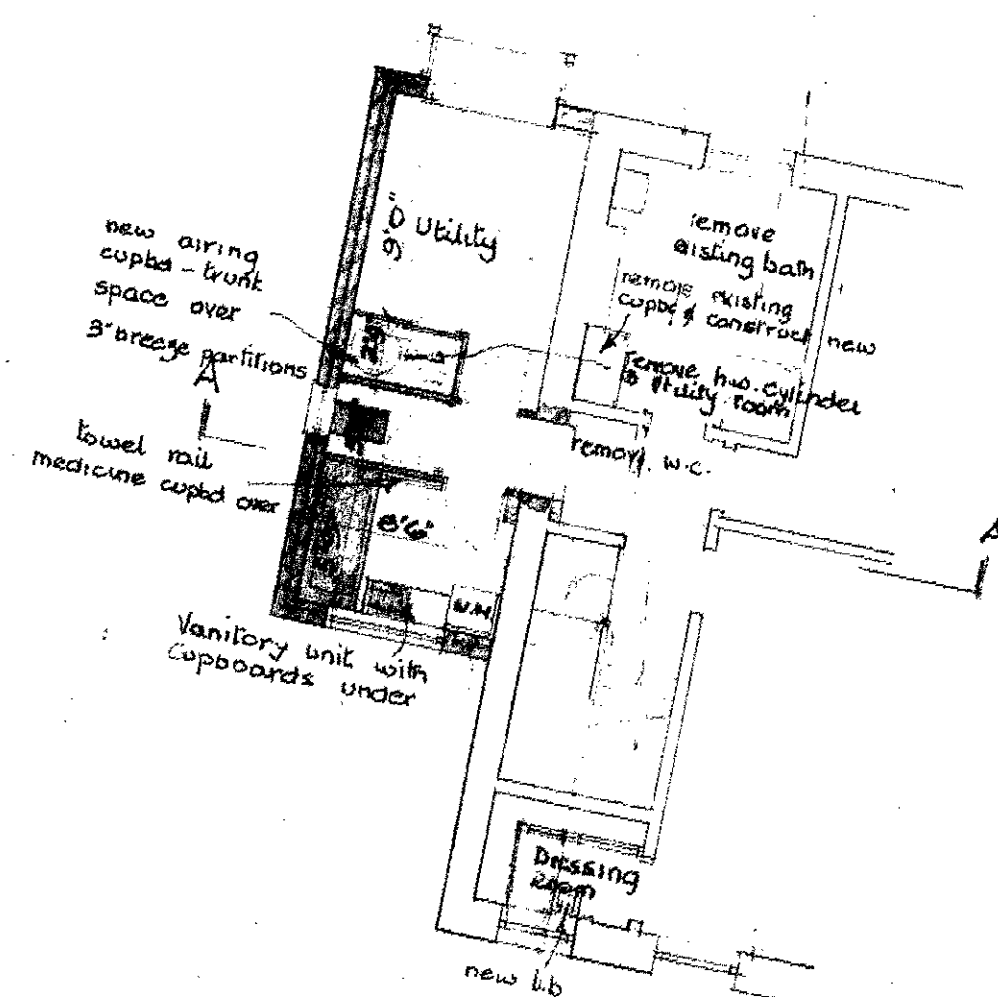
EAST ELEVATION



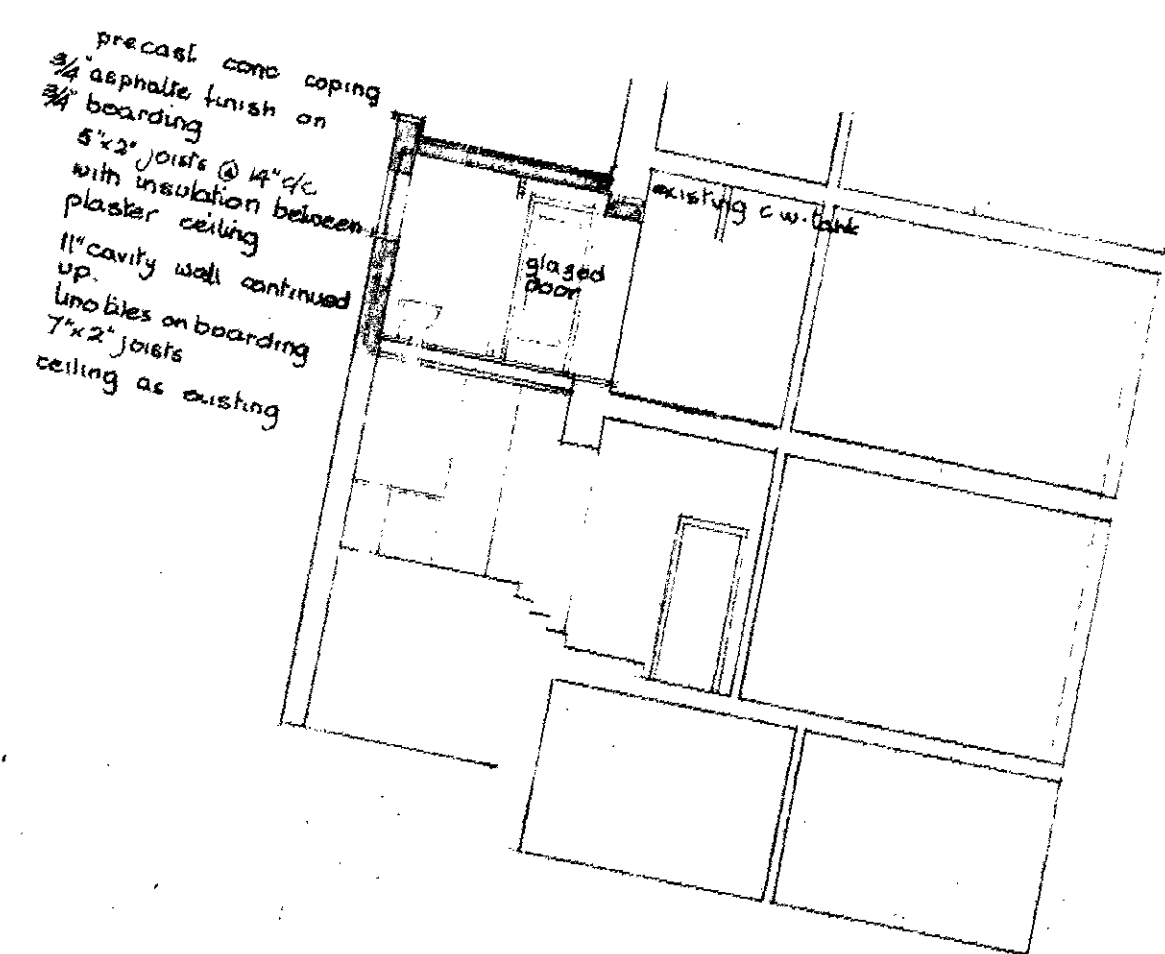
NORTH ELEVATION



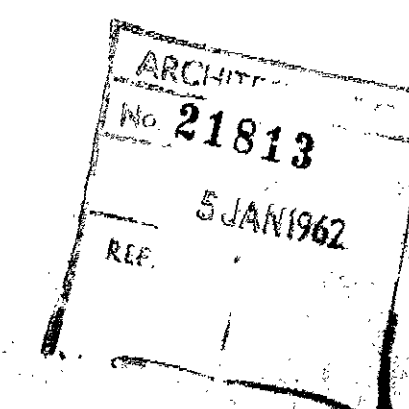
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION A-A



Nº 38 BELSIZE GROVE HAMPSTEAD  
 Alterations for E. DENNY  
 PROPOSED ALTERATIONS  
 Scale 1/8" = 1' 0"  
 Ronald Salmon & Partners  
 24 Vicarage Gardens, Kensington  
 Nov. 29th 1961  
 A. R. 184

AMENDMENTS  
 A. Dec 29th 1961  
 In acc. with client's wishes

L 613