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DESIGN AND ACCESS STATEMENT 22 BELSIZE LANE, LONDON NW3



1 - INTRODUCTION AND OVERVIEW – THE PROPOSED DEVELOPMENT

This planning application relates to:

Alteration of the front garden at 22 Belsize Lane.

The existing property is a red brick semidetached four story house including the lower ground floor. The house is at present divided into 3 flats. Our client owns the lower ground and upper ground floor maisonette.

The proposal is for the alteration to the front garden to create a parking space as well as rationalizing the steps both to the lower and upper levels, including the new landscaping.

2 - HISTORICAL CONTEXT OF THE SITE



Fig1: Conservation Area Map

The site is located in the Fitzjohns Netherhall Conservation Area which spreads across the southern slopes of Hampstead within the Rosslyn Sub Area (number two). The street layout in this sub-area has a smaller and more intimate character, with gentler gradients, and the architecture ranges from the earlier period of the 1860s to the 1880s.

The road Belsize Lane winds from Rosslyn Hill to Swiss Cottage, its character due to its formerly being a rural lane.

On the northern side No. 2-22 are red brick three storey buildings with semi-basement and full dormer slate roof. No. 4-22 are semi detached with a double porch with arched entrance and shared gable. The rest of the lane has a smaller scale in term of height.

3- INVOLVEMENT: CONSULTATION WITH PLANNERS AND COMMUNITY

An application for the rear single story extension to the main house and minor alterations to the front garden was submitted and full planning permission was granted on 26.06.12 (ref: 2012/2288/P)

Belsize Architects has not, in this instance, consulted the Planning Department.

It was felt that the application is of a reasonably non-contentious nature with a small alteration to the front garden which would not have an impact on the area and adjacent properties.

4 – PLANNING HISTORY

There is no record of Full Planning application submitted to Camden council in the past few decades

5 - PHYSICAL CHARACTERISTICS OF THE DESIGN

FRONT: No major alterations are taking place to the front elevation of the house. There has been a request from the resident of the building, some of whom are of a certain age, to improve the accessibility of the building. Minor alterations to the landscape are proposed and it was felt that it could be possible to introduce a parking space in the front garden. As could be seen, some other properties within Belsize Lane have the same arrangement for parking. This will keep the design continuity throughout the street as showed in fig.4, 5, 6. There are also other off street parking spaces and garages within the street.



Fig 2: Front of the building.



Fig 3: Front garden.



Fig 4: N°26 Belsize Lane front garden.



Fig 5: N°26 Belsize Lane front garden.



Fig 6: N°28 Belsize Lane front garden.

6 - LAYOUT: ORIENTATION OF THE BUILDING

The proposed alteration follows the same orientation as the house.

7- AMOUNT: SCALE AND VOLUME

No alteration of the scale and volume is proposed.

8 - UNDERSTANDING OF THE CONTEXT

The location is a sensitive one as it is part of a conservation area. The proximity of Hampstead Heath, one of the largest green and attractive open spaces in London, makes the area critically important.

The study of the site was instrumental to the development of the idea of the design.

The design has looked into the neighboring properties for the solution. The new design is low key which allows for the amenity space to the front garden to remain as existing with some improvement as well as a new parking space. The parking space area would allow for grass to grow and natural drainage for the surface water. There are some alternations to the hard and soft landscapes. The boundaries would remain low. The front boundary would be partly rebuilt with new gates is proposed in order to create a more attractive approach to the building.

9 – APPEARANCE

The existing front garden is not in a good condition. One gate is missing and the existing pavement is uneven and damaged.

The proposal is to create a new garden which would enhance the main entrance and its existing elements. The main appearance will not differ much as the suggestion is to clear and rationalize the space. No additions of obstructive elements are suggested. Part of the existing low brick wall will be replaced by railing gate that will make the garden look bigger and more connected with the street.

10 - LANDSCAPING

Front Garden: At present, there is an existing set of steps connecting the front garden to a lower ground floor patio. This space is separated from the communal access to the main house by a low garden wall. The proposal is to move this low wall in line with the main entrance steps and to form an opening so that the lower ground floor front patio can be accessible directly from the communal access to the main house. The uneven steep steps of the existing main entrance will be made more accessible by making the going longer to reduce the angle. A parking space is proposed in the front garden between the lower ground floor access steps and the side passage path. This area will be paved with green pavers that will allow grass to grow, keeping the front garden green.

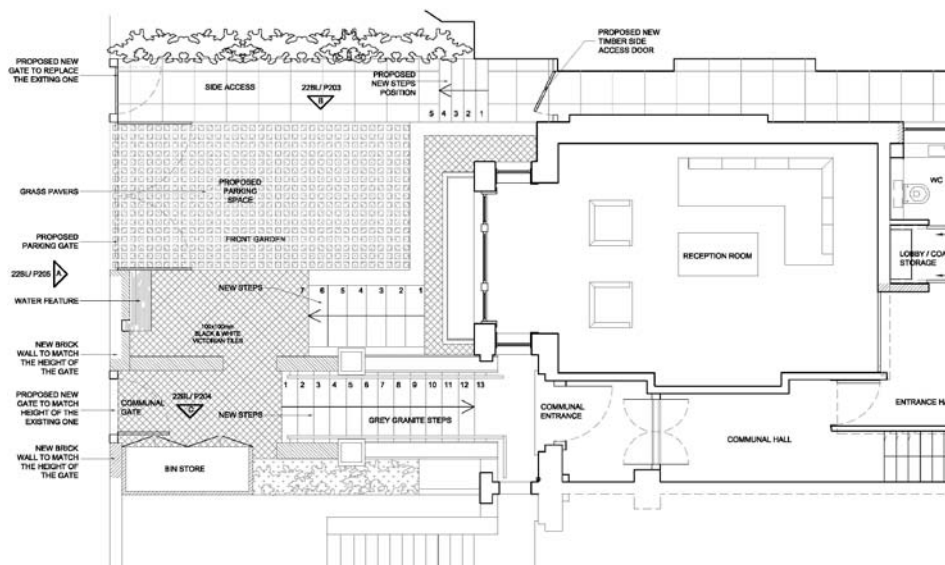


Fig 7: Proposed front garden layout.

11 - ACCESS - PEDESTRIAN ACCESS

Belsize Lane is accessed by public transport via underground and buses from Belsize Park and Swiss Cottage. The transport connections are very good in the area.

The walk from the underground stations is no more than 5 minutes.

12- SUSTAINABILITY ISSUES

Grass pavers:

Permeable paving surfaces keep the pollutants in place in the soil or other material underlying the roadway, and allow surface water seepage to groundwater recharge while preventing the stream erosion problems. They capture the heavy metals that fall on them, preventing them from washing downstream and accumulating inadvertently in the environment. In the void spaces, naturally occurring micro-organisms digest car oils, leaving little but carbon dioxide and water. Rainwater infiltration is usually less than that of an impervious pavement with a separate stormwater management facility somewhere downstream.

13 – LIFE TIME HOME STANDARDS

This is not applicable in this case.

END.