

BIDWELLS

Design and Access Statement

On behalf of Mr David James
No.25 Lancaster Grove, Belsize Park, London
May 2012



Mr D James

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Quality Assurance

Site name: No.25 Lancaster Grove

Client name: Mr David James

Type of report: Design and Access Statement

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Signed



Date 29 May 2012

Reviewed by: Andrew Holloway BA (Hons) Dip TP MRTPI

Signed



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1 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared on behalf of Mr D James and is submitted to Camden Council in support of an application for full planning permission to return No.25 Lancaster Grove to a single residential dwellinghouse from six self contained flats.
- 1.2 The proposal does not involve any external operational development. This Statement has nonetheless been prepared in accordance with Circular 01/2006 and CABI guidance for Design and Access Statements 'how to read write and use them' (2006).

2 SITE CONTEXT

No.25 Lancaster Grove

- 2.1 The property is the second in a row of six detached stucco villas and is located within the Belsize Park Conservation Area. There are few examples of this specific architectural style within the Conservation Area, although similar dwellings are located on Lancaster Drive and Belsize Square.
- 2.2 The property provides residential accommodation in the form of six self contained flats, set over five floors. It would appear that the property was initially subdivided in the 1960s, although a number of changes have since been made to the format and orientation of internal accommodation. The existing flats are arranged as follows:
- Lower Ground Floor – 1 x two bedroom flat
 - Ground Floor – 1 x one bedroom flat
 - First Floor – 1 x studio flat and 1 x one bed flat
 - Second Floor – 1 x studio flat and 1 x four bed duplex flat (extending to third floor)
- 2.3 The property has a rear garden extending to some 12m from the rear of the house. The existing lower ground floor flat retains control of the garden in its entirety and as such none of the remaining flats have access to any private or shared open space.

Surrounding Area

- 2.4 Belsize Park is located in north-west London, within the Borough of Camden. It borders Hampstead to the north and west, Kentish Town and Gospel Oak to the east, Camden Town to the south-east and Primrose Hill to the south.
- 2.5 The area immediately surrounding the application site is predominantly residential and is characterised by large villas constructed from the mid 1800s onwards, interspersed with more

modern apartment blocks. Many of the traditional villas have been converted into separate flats, such that larger houses are now in the minority (see Section 3 below for further details).

- 2.6 The Belsize Park Conservation Area sits on the rising land between Chalk Farm at the bottom of Haverstock Hill and Hampstead at the top, and extends westwards to Swiss Cottage. It forms a triangle of land bordered by Haverstock Hill, Adelaide Road and Fitzjohn's Avenue. The Belsize Park Conservation Area was designated in 1973.

3 THE PROPOSED DEVELOPMENT

- 3.1 The proposed development seeks full planning permission to return No.25 Lancaster Grove to a single residential dwellinghouse from six self contained flats. There are no external alterations to the site.

4 INVOLVEMENT

- 4.1 Pre application discussions have been undertaken with Planning Officers at Camden Council of which comments have been taken on board as part of the application submission. The main points of the pre application advice is summarised below:

- The proposals result in the loss of two or more residential units;
- Overall there is no loss of residential floorspace;
- Creation of large homes in an area of the borough that has a relatively low proportion of large dwellings as identified by ward in paragraph 2.24 of the Development Policies DPD;
- Adopted planning policy needs to be addressed within the submission documentation;
- The Council would assess each individual application on its own merits.

- 4.2 The Planning Statement addresses pre application advice received from Planning Officers at Camden Council.

5 PLANNING POLICY

- 5.1 The development plan against which the accompanying planning application should be considered comprises the London Plan (2011), The Camden Core Strategy (2010) and the Camden Development Policies DPD (2010).
- 5.2 A full assessment of relevant planning policy is contained within the supporting Planning Statement.

6 USE

- 6.1 The proposed development seeks full planning permission to return No.25 Lancaster Grove to a single residential dwellinghouse from six self contained flats. Therefore the use of the site remains residential.

7 AMOUNT

- 7.1 There is no external operational development proposed as part of the proposed development. The internal layout of the house would be changed to return the property to a single residential dwelling. Drawings submitted as part of the application provide information regarding the floor plans and existing elevations of the property.

8 LAYOUT

- 8.1 There is no change to the site layout. The internal layout of the property is proposed to be amended so that it is reminiscent of the original layout of the property, a stucco villa, set over five floors. Existing and proposed floor plans are submitted in support of the planning application, in addition to site sections.

9 SCALE

- 9.1 There is no external operational works proposed as part of the development. The size and scale of the property remains unchanged.

10 LANDSCAPING

- 10.1 The property has a rear garden extending to some 12m from the rear of the house and a garden area in front of the property. This remains the open amenity space associated with the property.

11 APPEARANCE

- 11.1 Photographs of the property are appended to the statement. The appearance of the property remains unchanged as a result of the proposed development. The proposal retains the character of the property in the Conservation Area. Returning the property to a single residential unit is considered to improve the property's relationship with the Conservation Area as it offers the opportunity to allow for the retention and reinstatement of the original internal layout and features of the property.

12 **ACCESS**

- 12.1 The site is located on Lancaster Grove and is an accessible location by modes of transport other than the private car. Belsize Park tube station and Swiss Cottage tube station are within walking distance of the site. In addition bus services are available from Belsize Park and from other locations in proximity of the site. The site is in a sustainable location.

13 **CONCLUSION**

- 13.1 This Design and Access Statement has been submitted in support of an application for full planning permission to return No.25 Lancaster Grove to a single residential dwellinghouse from six self contained flats. There are no external alterations proposed at the site, however this Design and Access Statement has been provided in response to the site being located in a Conservation Area.
- 13.2 The proposed development has responded to pre application feedback received from planning officers at the Council and this is contained within the supporting Planning Statement.
- 13.3 The proposal retains the external appearance of the property and improves the character of the internal layout as a result of reinstating the property to its original use, a single dwelling house. Accordingly, it is considered that the proposal is of high quality and should be supported by the Council.

Appendix 1

Photographs

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