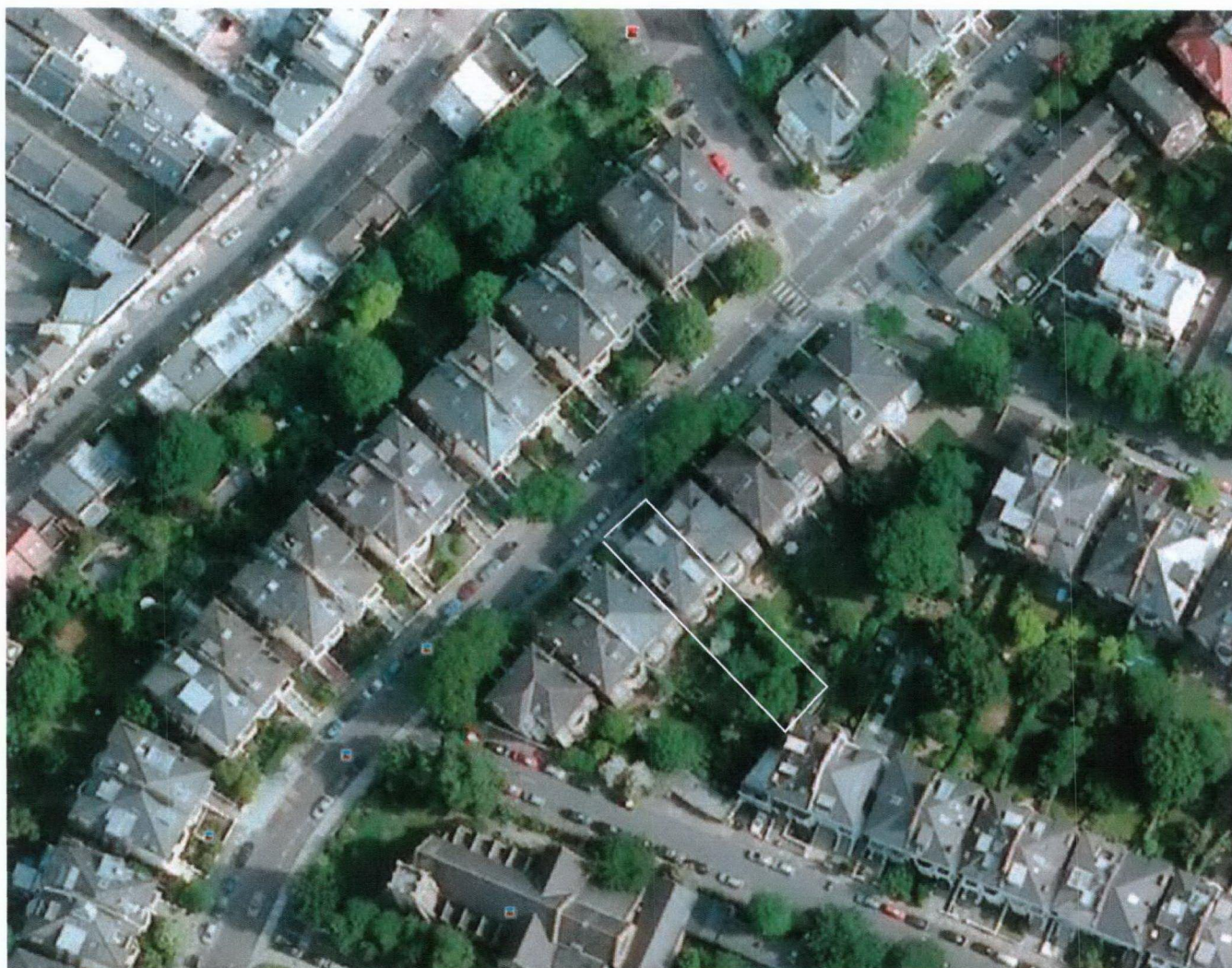


Apartments 12A & 12B, Belsize Park, London NW3 4ES

Design and access statement

15 October 2011

Alistair Downie, Architecture & Design



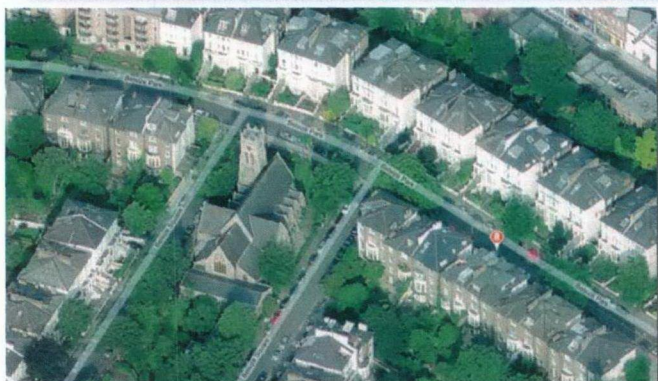
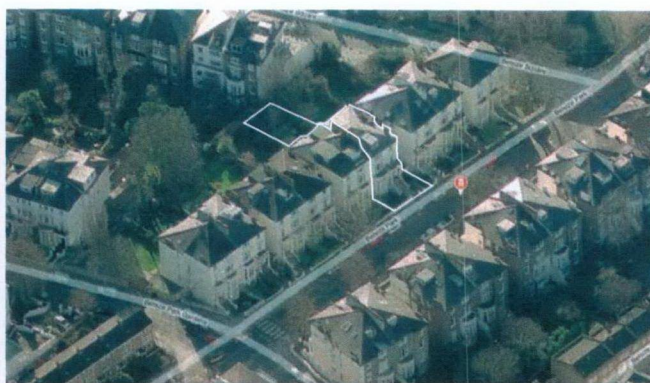
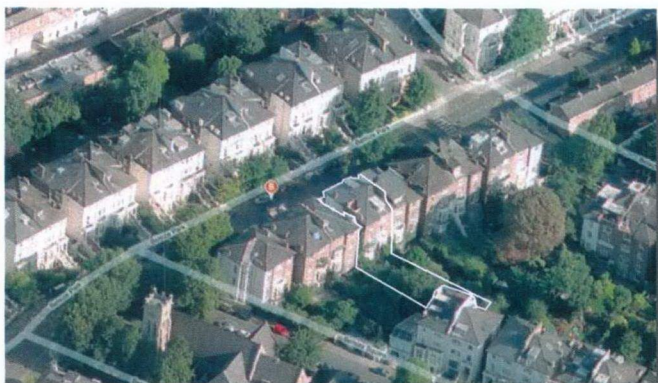
Introduction

This document supports the application for planning and conservation area consent for the combination of the first floor and second/attic level apartments at 12 Belsize Park, London, into one, with associated internal modifications and external works to side and rear elevations.

Location

The properties are located on the first, second and attic levels of an early Victorian stucco-fronted semi-detached villa-type house, situated on the south side of Belsize Park, set within a grouping of similar villas on both sides of the street, and within the Belsize Park Conservation Area. The properties are flat conversions and share the freehold of the plot with apartments on the ground and lower ground floors.

The properties are located midway between the amenities of Swiss Cottage and Haverstock Hill, and close to the neighbourhood shops and restaurants within Belsize Village. The area is well served by local bus and tube transport.



Design process

The proposed modifications are as a result of the combination of two apartments into one - the reconfiguration of internal partitioning, the creation of an accessible balcony from the dining room, and the minor enlargement and improved accessibility of the existing roof level terrace.

Land use

No change is proposed to the existing residential use of the site. No intensification of use is proposed - the number of bed spaces remains as eight ie four no. bedrooms over the three floors.

Scale

The proposed modifications are modest in scale and will be of less impact than those recently constructed in Belsize Park Gardens. There are no issues of overshadowing or loss of daylight or sunlight to adjoining properties.

Appearance

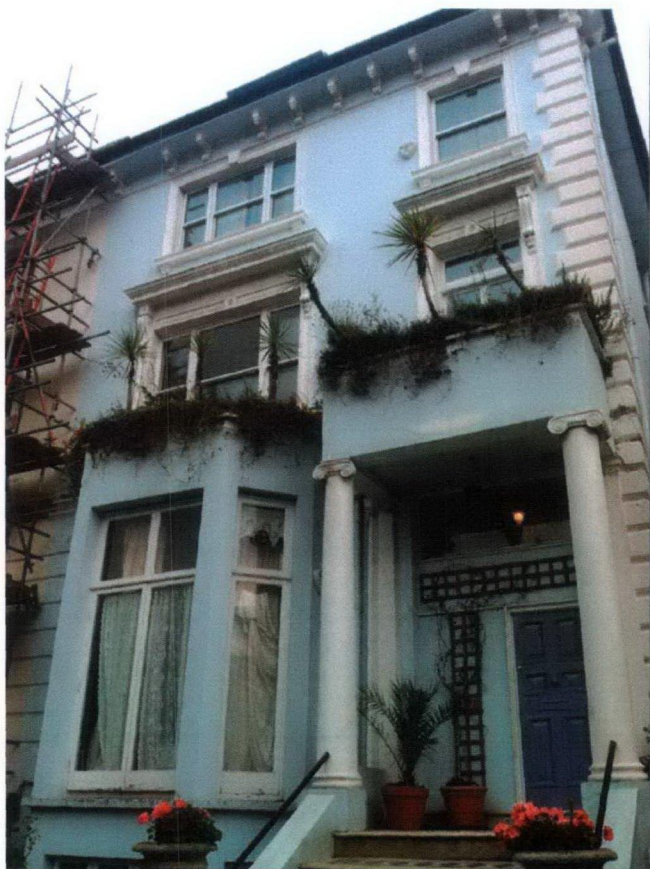
The existing dormers are of recent construction and appearance and character and are not original to the house. The new dormer will be of traditional appearance and clad in lead with a painted timber door.

Landscaping

The proposals will have the effect of increasing the external amenity space for the flat. This a family dwelling of 4 bedrooms and the provision of useable amenity space will be of considerable benefit.

Inclusive Access

The proposals will have no effect on the existing arrangements for access to the flat.



Setting

The Belsize Park Conservation Area Statement describes the notable characteristics of the immediate vicinity of the site as follows:

Belsize Park, Belsize Park Gardens, Buckland Crescent and Belsize Square represent the core area of the Belsize Park development undertaken by developer Daniel Tidey on the site of Belsize House in the mid-1850's. The streets are predominantly residential, characterised by the repeated forms of the stucco villas, whose design gives a strong identity and unity of appearance to the area. In Belsize Park, Belsize Park Gardens, Belsize Grove, Buckland Crescent and Belsize Square the predominant type is the paired villa. 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. Other distinguishing features of Tidey villas are their curved glass bay windows at the rear and front doors with two panels, characteristically of etched glass with rounded heads (apart from Buckland Crescent, south side). The closely spaced villas maintain a continuous building line and their repeated forms with narrow gaps between give a uniform rhythm to the streets and provide important, glimpsed views. Belsize Park Gardens is a long, straight and consistent street to its junction with Lambolle Place where the slight bend in its alignment reflects the later development of the southern part of the street. The impact of the continuous line of villa development on the street is significantly softened by mature trees and vegetation in the front gardens. This filtering effect on the views from the street is also notable along Belsize Park.

Our proposal seeks to preserve the subject building's contribution to the character of the Conservation area by restricting minor modification to the rear facade at first floor, and to the side and rear of roof level, maintaining the existing subservient dormers to front and rear.



double doors at first floor of no. 16 Belsize Park, onto roof of bay window



accessible balcony and enclosed balcony at first floor of no.s 10 & 11 Belsize Park, onto roofs of bay windows

Detailed proposals

The eight particular issues under consideration for planning and conservation area consent are as follows:

A Proposed balcony at first floor

Proposed modification of existing window to create full height french doors onto existing flat roof above projecting bay below, handrail added. The precedent examples above show that within the same run of semi-detached villas this is common.

B First floor kitchen / dining opening

Proposed new opening between new kitchen and dining areas, to 3000mm height only, existing cornice and ceiling features are to be retained, and the original room footprint preserved.

C First floor lobby / hallway

Proposed reconfiguration of lobby area to create hallway, new steps and raised floor to store to create secondary access to front room.

D Second floor utility room / storage

Proposed creation of utility room and lobby

E Second floor living room

Proposed compartmentation of existing open living area to create protected enclosure to stairwell



First floor dining room

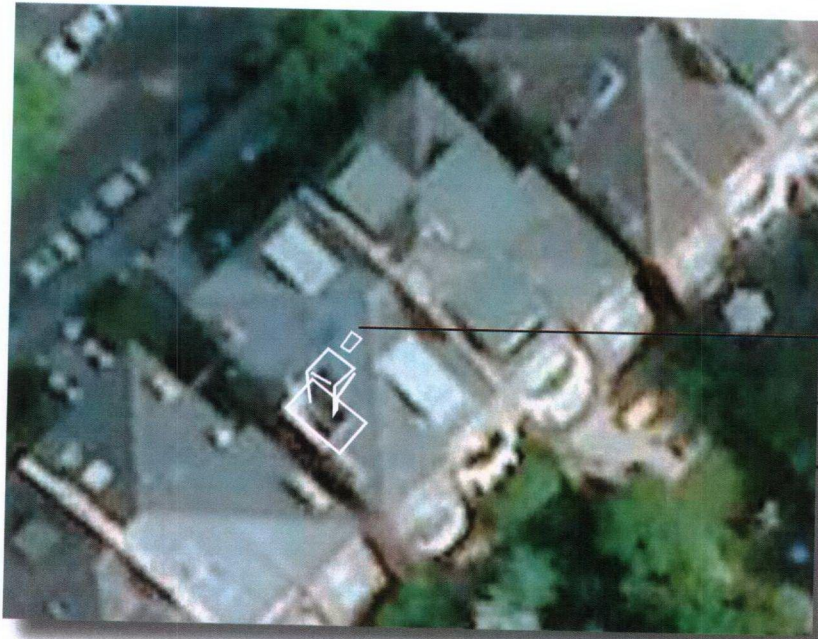
Rear window, proposed modification to french windows onto new balcony



First floor kitchen / dining

Proposed opening between kitchen and dining room

side dormer to building opposite



new rooflight to match adjacent

new side dormer to create door height opening from internal landing

existing roof terrace enlarged to create regular shape

There are three proposed modifications at roof level, to the side elevation. These modifications are minor in nature and are not visible from street level:



F. Roof level terrace

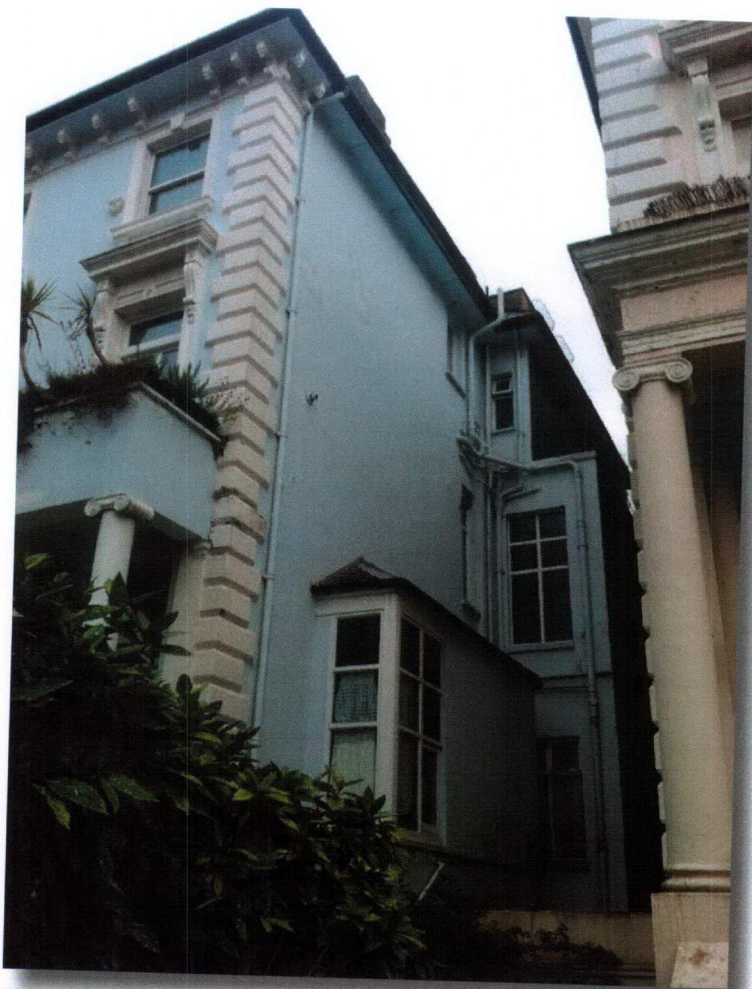
Proposed enlargement of existing roof terrace area to create additional amenity area for the enlarged apartment, roof trimmed back to form regular accessible external space, new low level window added to bedroom wall.

G. Roof level rooflight

Proposed addition of velux rooflight to match adjacent.

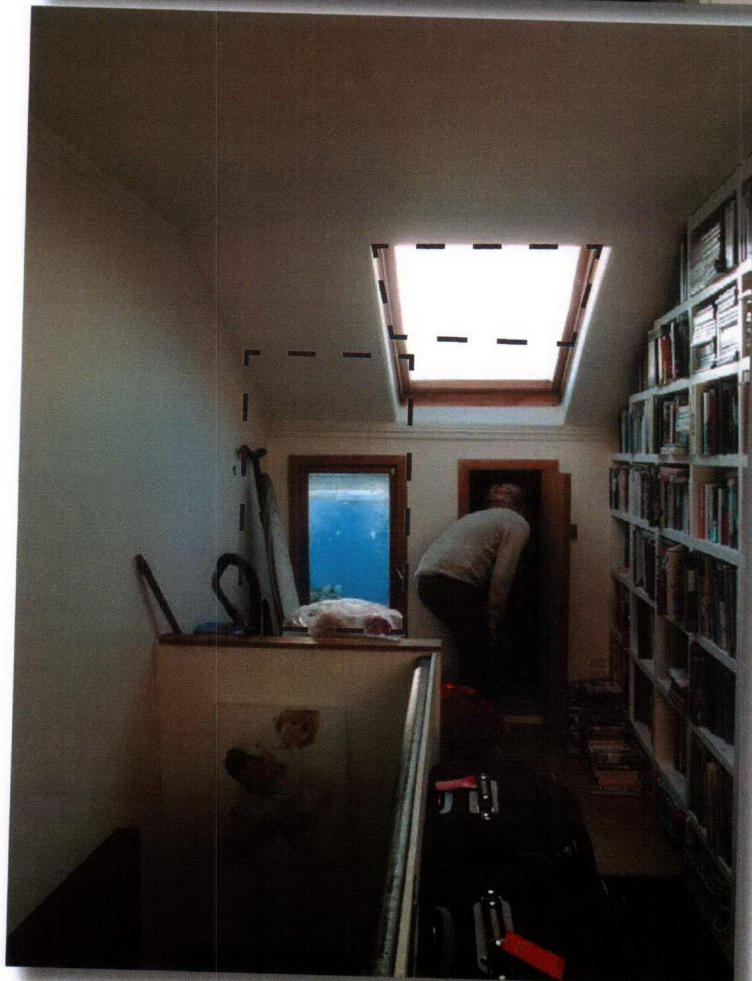
H. Roof level dormer doorway

Proposed reduction of size of existing rooflight, addition of dormer to create standard height doorway to terrace



Roof level dormer doorway

There is no impact on views from street level from the proposed modifications



Roof level dormer doorway

Illustration of requirement for raised doorway height to existing terrace.