

**Conversion to create
2no new residential apartments**



No. 70 Belsize Park Gardens
Camden, London
NW3 4NE

DESIGN & ACCESS STATEMENT

April 2011

Ref:11239.02.DAS



Contents

- 1.0 Introduction**
- 1.1 Summary of Statement
- 1.2 Summary of conclusions

DESIGN PRINCIPLES

- 2.0 Assessment of context**
- 2.1 Physical
- 2.2 Social
- 2.3 Economic
- 2.4 The Proposal in Relation to Planning Policy
- 2.5 Heritage Statement

- 3.0 Involvement**
- 3.1 Consultation events

- 4.0 Evaluation**
- 4.1 Summary

1 Introduction

1.1 Summary of Design Statement

This document has been prepared by Plan A UK Ltd in support of a Planning Application by the property owners of No. 70 Belsize Park Gardens who are seeking permission to:

- convert the existing 4 No. bed apartment on the first floor into 2no new residential apartments;

The scheme presented in this application has been carefully designed to provide comfortable and well proportioned living accommodation, with access from the main frontage on Belsize Park Gardens. The scheme is also considerate of the prominent location of the building within a designated Conservation Area.

This report aims to provide a clear analysis of the constraints and issues that have been raised by the project and the design solutions that have developed from them in order to produce a scheme that is suitable for the owner and current and future residents.

1.2 Summary of Conclusions

The proposal has responded to issues in order to create a good quality residential accommodation within the existing building form and services.

This document concludes that in response to the pro-active intentions of the Borough Council to provide good-quality residential accommodation, especially in urban centres such as Belsize, this proposal will provide noticeable benefits for the local community as well as the owners for the foreseeable future, and we hope that that this application meets with the approval of the Local Authority.

2 Assessment of context

2.1 Physical

2.1.1 The application site is located at the eastern end of Belsize Park Gardens, which is within a designated Conservation Area. The overall size of the existing apartment is 126m², with the land site equating to an area of 0.0474ha. The principal building is an attractive 5 storey Victorian semi-detached villa of distinct yet uniform appearance, with facing render and hipped slate roof; mature trees line the street with front walls with stone balusters and squat piers.

2.2 Social

2.2.1 The building currently accommodates a number of residential apartments on all floors. It is located in the heart of Belsize and as such in close proximity to many local amenities:

- 8-10 minute walk to Belsize Park tube station;
- 3-5 minute walk to bus stops on both Englands Lane and Belsize Avenue;
- minute walk to the local shops and Tesco Express;
- 10 min walk from Primrose Hill Park;
- 10 min drive to the A41.

2.3 Economic

2.3.1 The property is currently vacant with no immediate view of tenants taking the residency. The cost effective option for the apartment is to reduce the current space from a 1No four bedroom apartment to 2No two bedroom apartments. This in turn will enable the apartments to be let with little difficulty.

The owner is aware of a strong market for residential accommodation in the area, and following initial design consultation we are of the opinion that the form of this building can be successfully adapted to work in a better manner.

2.4 The Proposal in Relation to Planning Policy

2.4.1 Given the location of the proposal within the Conservation Area of Camden, we have given careful attention to the following planning policies:

2.4.2 DP5: the proposal has given careful consideration to the council's intentions of meeting the priorities of dwelling sizes by converting the existing 4 bedroom flat into 2no. 2 bedroom flats, which is shown as very high priority on in the Market category.

2.4.3 DP25: as previously mentioned the proposal is located within the Belsize Conservation Area and has been designed to cause minimal alterations to the external elevations; the only intervention that will be visible is the addition of a small window in the bathroom to the North-West elevation. As such, we believe that the proposal successfully respects the existing context, form and visual characteristics of the original building and area and is in no way detrimental to the safe and attractive use of the building. Careful consideration has been given to the building materials, finishes and details that reflect those found on the existing building. The proposal

does not involve any external works, so therefore will have no detrimental effect to the area of archaeological priority which is located approximately 0.2 miles North-West of the site.

2.5 Heritage Statement

- 2.5.1 As per Policy HE9 of PPS5 – Planning of the Historic Environment, no proposed works are to cause substantial harm to the property.

3 Involvement

- 3.1 At present no neighbouring properties have been consulted on this application due to the minimal external works to be carried out.

4 Evaluation

4.1 Summary

- 4.1.1 This application has taken careful consideration and design development in order to present an opportunity to create 2no good quality residential apartments within an attractive building in the picturesque area of Belsize. With minimal external alterations, it clearly compliments the principal planning policies, and importantly does not cause any detrimental effect to the surrounding area. As such, we hope that the application meets the support of the Local Authority and are happy to discuss any concerns they may have.