

Aerial: Belsize Road and surrounding area. No. 43 (highlighted in red)



43 Belsize Road

London NW6 4RX

Planning Submission

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SQUARE FEET ARCHITECTS

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Introduction

Square Feet Architects have been appointed by our client to prepare a Planning application for extending their family home, a 3-storey mid twentieth century property. The property is not situated within a Conservation area and it is not listed.

After discussing the property with Carlos Martin at Camden Planning Department it was determined that Permitted Development rights apply to the property.

Purpose of the report

The purpose of this report is to detail the extent of the proposals we are seeking planning permission for, and to demonstrate our understanding and fulfilment of the Council's planning policies in relation to this proposal.

Drawings

All drawings reproduced in this report are Not To Scale. For scaled drawings please see Planning Application set.

Recent Local Planning History

Case No: 2009/2990/P Registered: 05/08/2009
Status: Granted 39 Belsize Road
Erection of a three storey rear extension to the existing dwelling house.

Case No: 2008/5437/P Registered: 03/12/2008
Status: Granted 35 Belsize Road
Alterations at ground floor level to extend into infill space at front in connection with existing single family dwelling house (Class C3)

Case No: 2006/4757/P Registered: 20/10/2006
Status: Granted 45 Belsize Road
Replacement of the existing French doors and window at rear ground floor level of the dwellinghouse with full-width sliding doors.

Contents

1.0 Context + Planning Policy

2.0 Proposal

3.0 Sustainability

4.0 Access

5.0 Conclusion



Location Plan. No.43 (highlighted in red) NTS

1.0 Context

1.1 Existing site

The site is located on Belsize Road in the London Borough of Camden. Separated by a roundabout Belsize Road is split into distinctive East and West sections. The Western section (B505) is a busy through road and one of the principle roads in the area linking Kilburn High Road (A5) with Finchley Road (A41). The B505 continues onto Hilgrove Road and the Eastern end of Belsize Road is quieter as a result, traffic is light and largely from residents.

The immediate context is largely residential with a mix between Victorian and mainly post-war properties. Among the post war properties include Byron Court opposite which houses 24 flats and Sheridan Court a few doors down. Belsize Road and its immediate surroundings are not within a conservation area, and the houses are not listed. Many of the houses are in use as single-family dwellings, due in part to their relatively small internal floor areas.

Number 43 Belsize Road is the middle property of a terrace of three post war houses that includes 41 and 45 Belsize Road. This trend of three terraced houses is repeated several times along the road encompassing numbers 17-21, 23-27, 29-33 and 35-39 and is probably in reference to the older properties on the opposite side of the street. Though these properties were in all likelihood built at the same time they have all experienced different levels of development since. Whilst a range of infill and rear extensions can be seen throughout these properties, Numbers 35-39 went a step further and introduced an additional storey on top of the existing structures.

Numbers 41-45 do not currently benefit from extensions to the front or rear.

Front elevations at 17-21 Belsize Road with infill extensions to front



Birds eye view of area showing rear elevations along Belsize Road



1.2 Planning Policy

Camden's various planning policies wish to promote respect for local character in the design of all buildings and ensure that they are in harmony with their settings - aiming to help improve the local area through good design. This property has scope to be improved and in turn to enhance the area.

DP24 requires any alterations to be carried out after careful consideration of the host building's scale, its context, and the quality of materials used; CS14 strives to achieve the dual role of providing a high quality of life for the building's users while preserving the conservation heritage of the building and area. Our proposal aims to address all these issues, improving both the area and adapting the house to suit the building owner's needs.

It is noted that whilst respect for local design characteristics should remain at the forefront of design considerations it need not mean slavish replicas with no element of originality.

1.3 Existing Building

No. 43 Belsize Road is in use as a single family dwelling split over three split-level floors. The main living accommodation is currently located on the ground floor with access to the rear garden via an open kitchen at lower ground floor level. The bedrooms are located on the first and second floors.

The total floor area of the house is approximately 140m². The house benefits from a rectangular garden to the rear, and a front garden. There is also a balcony at first floor level.

Additional Floor added at 35-39
Belsize Road

41-45 Belsize Road

43 Belsize Road



Belsize Road street scene

2.0 Proposal

Design

The house will remain as a single family dwelling. The proposals are focused on increasing the amount of living space available to the building's occupants, by extending upwards and to the front & rear. It is noted that the property benefits from Permitted Development rights.

Rear Extension

Unlike the aforementioned neighbouring properties, number 43 Belsize Road does not currently benefit from an extension to the front or rear of the property.

A new single storey rear extension is proposed. The development will comprise of a new full width extension to improve the open plan living space available to the building's occupants. The L shaped extension will continue along the northern boundary with number 41 to form a new utility space for the property.

The extension will be formed from a mixture of stock brick and render. Large glass doors will provide a link between the internal and external living spaces as well as ensuring that light levels to the interior of the plan are maintained as far as possible. A large rectangular rooflight within the new flat roof above will reinforce this idea.

An extended balcony over the newly formed flat roof will afford the property additional external amenity space. This will extend no further out from the rear elevation than the balconies that currently exist along this terrace. A transparent glazed balustrade will be provided at the edge of the balcony to protect from falling.

Front Extension

As mentioned previously many of the properties along this side of the street have extended to the front as well as the rear in order to gain additional internal space. In order to achieve this without detrimentally affecting the

aesthetics of the properties these extension infill the space that exists underneath the canopies to the front.

In this case we are proposing a similar extension, the front line of which will not extend beyond this canopy line. Doing so will maintain the column that characterises these properties.

Roof Extension

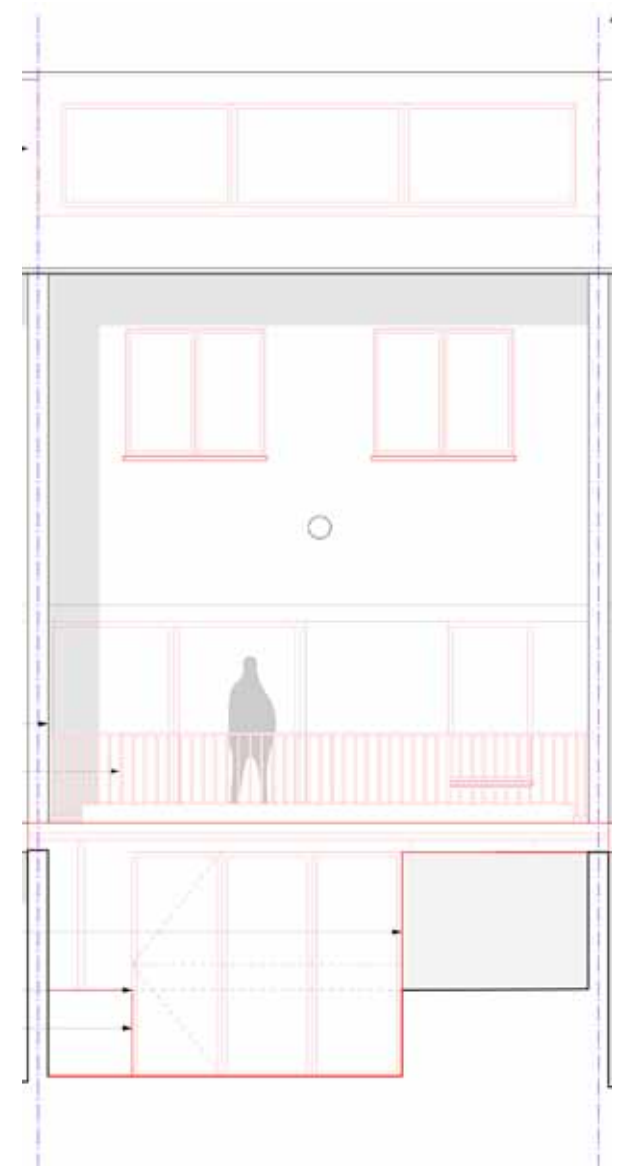
As the proposed loft conversion is allowed as Permitted Development this will be covered in a separation application for a Lawful Development Certificate and does not form part of this application.

Landscaping

To complement the newly extended property, both the front and rear gardens will be landscaped. This will include new hardscaping in both cases.

Trees

It is understood that there are no trees on the site with Tree Preservation Orders (TPO).



Proposed Rear Extension

3.0 Sustainability

In preparing the proposals, reference has been made to the contents of Camden Planning Guidance document CPG3. Wherever possible, all building materials to be used will be either reclaimed, or environmentally friendly products accredited by the Environmental Statement/ ISO 14001.

The proposals will provide the property with a new extension constructed to contemporary standards of thermal insulation and airtightness. The proposals also include the complete renewal of the building's services, such as the installation of a new energy efficient boiler and LED lighting throughout. As such, the result will be a substantial improvement in the energy performance of the building.

4.0 Access

The existing building is a historic Victorian terraced property. The main entrance door at raised ground floor level is accessed by a flight of eight steps from pavement level. The entrance door has a leaf 830mm wide.

Within the context of the proposals and the need to preserve the historic character of the street scene, it is not reasonably possible to improve the accessibility of the property from the street.

However, within the property, it is proposed to improve accessibility by rationalising the lower ground floor plate onto a single level, introducing bathrooms next to bedrooms on the upper floors, and widening door openings wherever possible.

Panorama of rear elevations (No.43 in middle)



5.0 Conclusion

This proposal is considered to be in keeping with the scale and proportion of the host building. There is an established precedent of rear extensions in the immediate area, and as a result the scale and massing proposed is in keeping with neighbouring properties.

The existing terraced houses have a particularly small footprint, and as such it is considered reasonable to extend the property to suit the building owners' needs.

The intention is for the rear extension to include a substantial area of glazing to its rear facing elevation and within the roof. This is considered essential to maintain adequate natural light levels to the interior of the ground floor level, which is needed to secure the long term

viability of the residential use and the desirability of the property.

The use of high quality materials - stock brickwork, natural slates, lead sheet, and anodised aluminium - will improve the quality of the area. Elegant detailing to the proposed extension will allow the proposed contemporary glazing to the rear extension to sit in harmony with the established character of reclaimed London stock brickwork.

As there is no material harm either to neighbours' amenity or to the appearance of the surrounding area, we trust that the application will meet with your support. Please do not hesitate to contact Jack Finnin of this office if you require any further information.