



No. 97 Belsize Lane, London, NW3 5AU

DESIGN & ACCESS STATEMENT
INCLUDING HERITAGE STATEMENT

stagg architects

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2.1 INTRODUCTION

Stagg Architects have been commissioned by the prospective owners of No. 97 Belsize Lane to submit a planning application for the first floor front extension and external alterations to this two storey, late 1960's /early 1970's terrace house. The works will provide additional living accommodation at first floor level, making this a suitable property in which our client and family will live.

The building is not listed but lies just within the Belsize Conservation Area.

This design and access statement provides information to accompany the drawings and should be read alongside the other application material.

2.2 SITE LOCATION AND SURROUNDING CONTEXT

The Belsize conservation area sits on the rising land between Chalk Farm and Hampstead, extending westward to Swiss Cottage. The character of the Belsize CA is largely derived from mid-19th century Italianate villas, however the area is separated into a number of distinct areas of varying character and appearance.

The site of No. 97 lies on the south side of Belsize Lane, the western edge of the conservation area (designated in 1988) and a street of varying architectural styles, periods and uses. No. 97 exists at the southern end, directly opposite the Tavistock and Portman NHS Foundation Trust, a large and uncompromising modern building.

To the rear is Belsize Park, a street containing a series of large scale Victorian villas. To the West of the street, in and around Belsize village exists several listed buildings including an area of mews streets. Although not described as a negative feature in the *Belsize Conservation Area Statement*, No. 97's tired facade is not especially elegant and would benefit greatly from improvement.

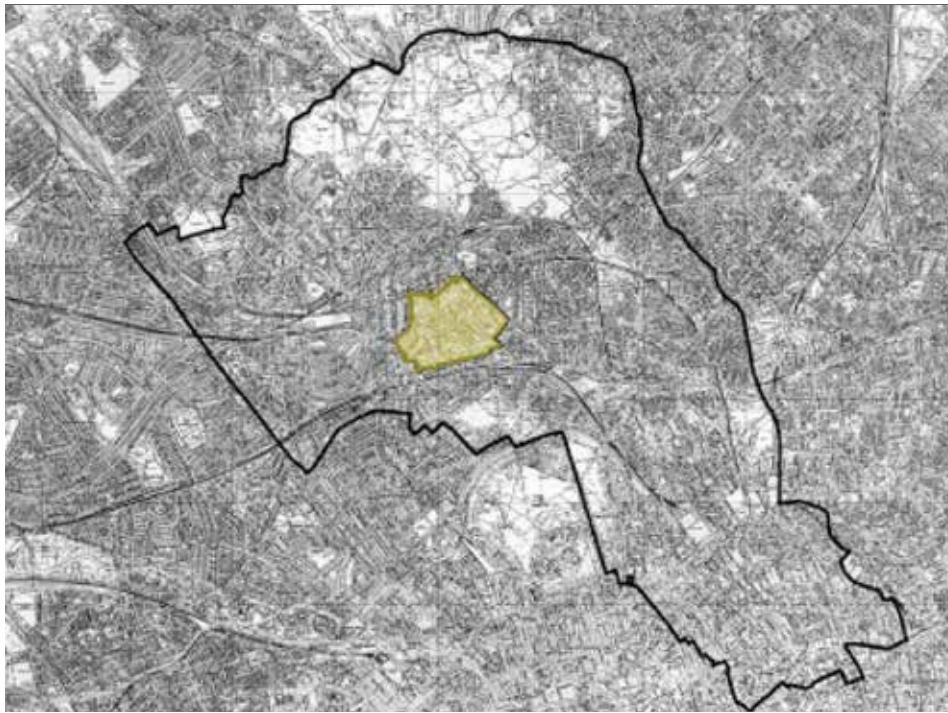


Fig 1 :Map showing Belsize Conservation area within the London Borough of Camden

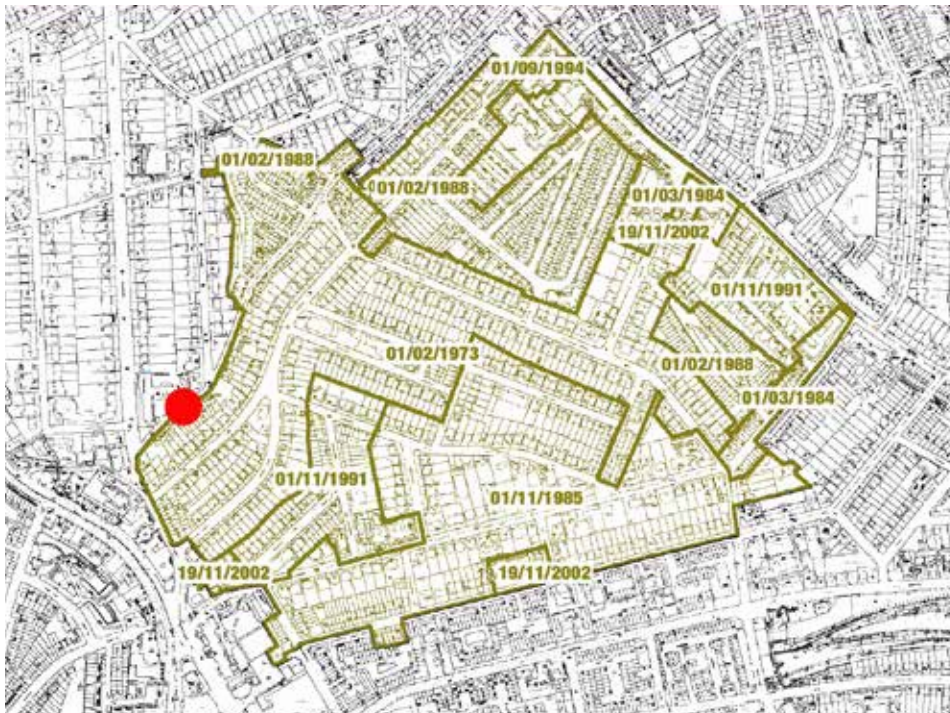


Fig 2 :Map of Belsize Conservation Area showing Designation Dates (the site shown in red)



Fig 3 : Aerial view looking West (the site toned in red)



Fig 4 :Aerial view looking North (the site toned in red)

3.0 EXISTING BUILDING

3.1 USE

No. 97 Belsize Lane is a single residence, terraced dwelling house, with 4 bedrooms, living accommodation, rear garden and a small, paved front area.

It is similar to its modern neighbours as well as to the other post-war houses further along Belsize Lane. The use of the building will continue as a private dwelling house. To the front of the site there exists a large London Plane tree.



Fig 5: Site Location Plan of 97 Belsize Lane (site outlined in red)



Fig 6 : Front (street) elevation



Fig 7 : Rear elevation looking North-West



Fig 8 : Rear Elevation looking North-East

3.2 STREETScape

The situation of the site within a long-established neighbourhood means that there is a broad range of community facilities within a 10-minute walk. The location of the site close to established community, retail and open space facilities, adjacent to the town centre and close to public transport nodes are positive characteristics of the site.



Fig 9 : View along Belsize Lane looking West



Fig 10 : View along Belsize Lane looking West showing existing tree to front site



Fig 11 : View along Belsize Lane looking East showing existing tree to front site



Fig 12 : Opposite building on the North side of Belsize Lane, Taverstock and Portman NHS Building

4.1 IMMEDIATE CONTEXT

Belsize Lane has a variety of building materials including London Stock brick, stucco, and timber cladding. Brickwork with timber cladding/infill is especially prominent on the number of residential buildings built around the 1960's and 70's.

No. 97 Belsize Lane is one of these properties, most likely built at the end of the 60's with prominent London stock brick spine walls, and, now ageing in appearance, timber cladding. The property would currently benefit from aesthetic improvements to enhance its latent architectural characteristics.



Fig 12-16 : Examples of similar residential properties along Ornan Road/Belsize Lane.

4.2 PLANNING POLICY

Be20 – ‘Belsize conservation area has a variety of building types, ages and styles... Development which is overtly modern will not be resisted providing it respects the layout, height and scale of the existing development within the conservation area’

In terms of planning policy our proposal seeks to improve what is an average, if slightly unsightly 1960’s building, into a subtle but contemporary architectural composition.



Fig 17 : House in Hampstead Village Conservation Area by Eldridge Smerin Architects



Fig 18 : No. 28 Glenilla Road, LONDON, NW3 4AN

4.3 RELEVANT PRECEDENTS

Camden Council has a well-established history of allowing and encouraging high quality contemporary architecture, even in conservation areas and historical settings. Hampstead is an excellent example of this approach and this has lead to an exciting mix of old and new throughout the Borough.



Fig 19 : Fitzroy Park House, Hampstead by Stanton Williams Architects



Fig 20 : Contemporary House, Hampstead by Tillman Pollock Architects

5.1 AMOUNT / LAYOUT

The proposed first storey front extension provides the prospective owners a more balanced and generous internal layout, whilst staying in keeping with the architectural character.

The addition of a lightweight timber frame extension between the existing 'spine' walls will respect the streetscape, projecting up to and in line with the neighbouring property of no. 95b.

The existing, mature Plane tree to the front of the property will be retained and protected and further details are provided as part of this application by a specialist arboricultural consultant.

5.2 SCALE/PROPORTION

The proposed works respect the modest scale of the existing building, extending the mass up to existing roof lines. Care has been taken to proportion proposed openings with regard to the existing and relationships between mass and void. Bringing the first floor extension forward to align with 95b helps form a smooth transition between neighbours.

5.3 ACCESS

Access to the property is unchanged from the existing arrangement and pedestrian and vehicular access will continue as existing.



Fig 21 : Proposed Front (street) Elevation, looking East



Fig 22 : Proposed Front (street) Elevation



Fig 23 : Proposed Rear Elevation, looking East

5.4 MATERIALS

Due to a number of existing examples along the street, a contemporary timber cladding system has been chosen (see section 4.1 'IMMEDIATE CONTEXT', p. 6).

The use of dark stained timber reinstates the pairing of light colour brickwork and dark colour timber. The character of this property's heavyweight masonry spine walls and lightweight mass is retained and enhanced in order to preserve the prominent character of late 1960's/early 1970's residential infill at either ends of Belsize Lane and Ornan Street.

The updated cladding system, surrounding well-considered and balanced openings offers an attractive elevation whilst avoiding detriment to the amenity or appearance of surrounding buildings.

The precedent images on this page show a number of highly contemporary buildings and extensions composed of dark timber cladding, often in composition with a yellow London stock brick. These demonstrate the aesthetic we are pursuing with our design approach.



Fig 24-27 : Dark timber precedents

5.5 HERITAGE STATEMENTS

5.5.1 LISTED BUILDINGS

Camden Council's guidance is that heritage statements should consider;

'Details of the expected impact that the proposed development will have on the special interest of the listed building or structure and its setting (and adjacent listed buildings)'

Within the Belsize Conservation Area there are some 44 buildings and structures included in the statutory list of buildings of architectural or historic interest, all at grade II.

Nos. 79-93 odd are the only listed properties along Belsize Lane.

The proposal will not change the current impact of 97 on these listed buildings due to the distance from these properties and the scale of the proposal.

5.5.2 BUILDINGS THAT MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Belsize Lane Nos. 27- 39, 44-104, 41,43, 55-59, 101 are considered buildings that make a positive contribution to the conservation area.

Of these the closest to the application site is no.101 which is three houses along. Again, it is not considered that the application proposal is capable of impacting this building due to the distance from it and the scale of the proposal.

As has already been explained in the previous sections of this document, the proposed addition is a modest scale first floor extension which fits seamlessly in the street context and greatly improves the composition and aesthetic of the existing building. The proposal will enable the building to align with both neighbouring buildings where they join, and in terms of height, scale and design approach the appearance is entirely in keeping with this part of the Conservation Area.

We conclude that the proposal will both preserve and enhance the character and appearance of the Conservation Area.



Fig 28 : View along Belsize Lane looking West showing proximity buildings Nos. 79-93 odd.



Fig 29 : View along Belsize Lane looking West showing No. 97 concealed from view by No. 95b



Fig 30 : View along Belsize Lane looking East showing No. 97 concealed from view behind No. 95b



Fig 31 : Proposed Front (street) Elevation, looking East showing proposal concealed from view behind No. 95b

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