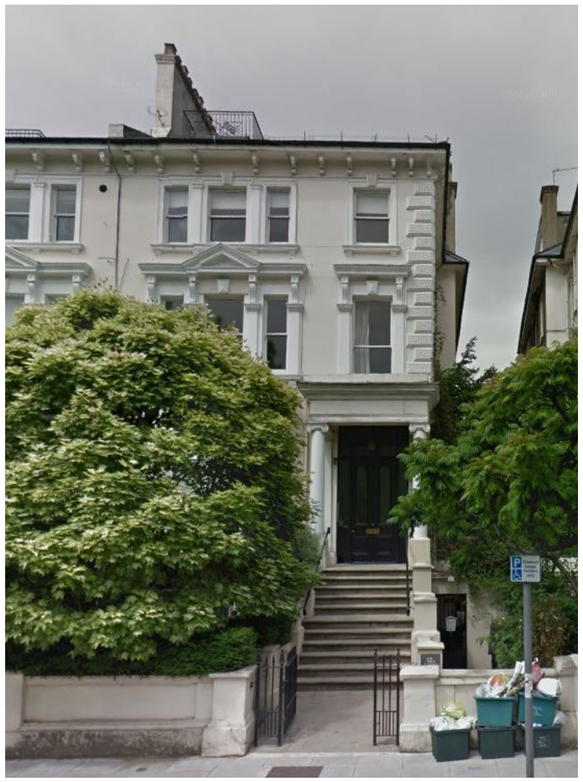
32B BELSIZE PARK



DESIGN AND ACCESS STATEMENT PREPARED BY:

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For a replacement rear extension at:

Flat B
32 Belsize Park
London
NW3 4DX

DESIGN AND ACCESS STATEMENT

CONTENTS

INTRODUCTION

1.1 Summary:

This design and access report has been prepared as part of the plannning application for 32 Belsize Park, NW3 4DX. The property is a five storey paired-villa split into individual flats and is within the Belsize Park Conservation Area. This report outlines how the following proposals will be implemented at the property:

- replace an existing raised ground floor rear extension with a new extension which will be more appropriate in style to the existing building and which will allow better functioning to the flat in question.
- preserve and enhance the original characteristics of the building and respect its scale; preserving and respecting those of the conservation area in turn
- conserve the amenity of neighbouring properties by not adversely impacting on their visual privacy, sense of enclosure, or sunlight and daylight levels

The above proposals will be achieved via a combination of methods:

- the proposal shall respect the materials and design characteristics of the existing building and encompassing villa-pairing.
- as per guidance note BE23 of the *Belsize Conservation Area Statement* the proposed replacement extension shall be in harmony with the existing building and subservient to its scale.
- the proposal shall balance its mass and positioning both in relation to the distinctive character of the existing building and to avoid any adverse impact on the amenity of neighbouring properties.

1.2 Drawing List:

NMA11 01 000 Location Plan

NMA11 01 100 Existing Plans

NMA11 01 200 Proposed Plans

NMA11 02 100 Existing Elevations

NMA11 02 200 Proposed Elevations

Fig 1.1: View of Existing Rear Extension

SITE INFORMATION

2.1 Location:

The property is a flat within a paired-villa located on Belsize Park in a mid-street position.

2.2 Context:

The site is located within the Belsize Park Conservation Area. The Belsize Park sub-area of the broader conservation area is characterised by the repeated forms of paired stucco villas. The villas are symmetrical about their slab chimney stacks, with hipped slate roofs and overhanging eaves. The front elevations have large rusticated quoins and recessed sash windows. The rear elevations are more varied in appearance and development, the principle consistent feature being the presence of curved rendered bay windows to raised ground floor level.

Fig 2.1: View of 32 Belsize Park from East

Fig 2.2: View of 32 Belsize Park from West

SITE INFORMATION

2.3 Existing Building:

32 Belsize Park occupies a position to the middle of Belsize Park. The building is a representative example of the development undertaken by Daniel Tidey in the mid 1850s on the site of Belsize House. The front elevation has large rusticated quoins, recessed sash windows of dimensions decreasing with height, canted three light bays at raised ground floor and steps up to a portico. The front elevation maintains a continuous building line repeating the forms of similar development along the street so important to the character of the area.

The rear elevation retains the characteristic rendered and curved glass bay window but, similar to other paired villas along Belsize Park, has been subject to further development. There are extensions to the property at lower and raised ground floors. The lower ground floor extension is formed in brick with timber framed windows, and includes a large conservatory, whilst the first floor extension is formed in timber framed glazing and partitions, and a metal framed roof structure. The existing extensions are more in keeping with the garden elevations of the paired villas which have been generally subject to more development.

2.4 Planning History:

2013/5305/P Flat A 32 Belsize Park London NW3 4DX
Replacement of windows at rear elevation on ground floor of residential unit (Class C3) FINAL DECISION 22-08-2013

2011/3454/P 32 Belsize Park London NW3 4DX
Insertion of french doors to replace existing sash window and single door to existing terrace of a first floor residential flat. FINAL DECISION 19-07-2011

2006/2940/P Flat B & C 32 Belsize Park London NW3 4DX
Change of use of upper ground floor level 1-bedroom self-contained flat and first floor level 2-bedroom self-contained flat to a 4-bedroom maisonette (Class C3). FINAL DECISION 29-09-2006

2003/1676/P 32A Belsize Park London NW3 4DX
Erection of single storey rear conservatory extension. FINAL DECISION 04-09-2003

17088 32, Belsize Park, NW3.
The erection of a side and rear extension to an existing, rear basement flat at 32, Belsize Park, NW3. FINAL DECISION 31-07-1973

10940 32 Belsize Park, N.W.3.
The formation of two self contained flats, one on the ground floor and one in the basement, at 32 Belsize Park, N.W.3. FINAL DECISION 19-04-1971

10888 32 Belsize Park, Camden.
The construction and retantion for a limited period of a conservatory on the ground floor rear Verandah at 32 Belsize Park, Camden. FINAL DECISION 06-04-1971

10536 32, Belsize Park N.W.3.
The formation of a self-contained flat is the rear portion the basement of 32 Belsize Park N.W.3. FINAL DECISION 10-02-1971

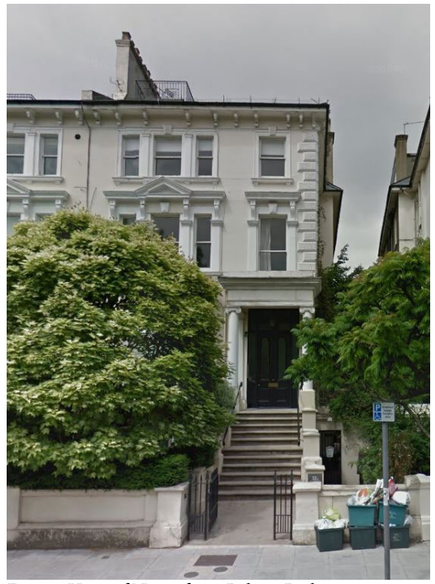
Fig 2.3: View of No.32 from Belsize Park


Figs 2.4-6: Views of No.32 from Rear

DESIGN

3.1 Aims:

The key aims of the proposed development are as follows:

- replace an existing raised ground floor rear extension with a new extension which will be more appropriate in style to the existing building and which will allow better functioning to the flat in question.
- preserve and enhance the original characteristics of the building and respect its scale; preserving and respecting those of the conservation area in turn
- conserve the amenity of neighbouring properties by not adversely impacting on their visual privacy, sense of enclosure, or sunlight and daylight levels

The design proposals have been informed by the following policies and guidance:

Belsize Conservation Area Statement

Camden Core Strategy; Policies CS14

Camden Development Policies 2010; DP24

London Plan 2011

National Planning Policy Framework

3.2 Use:

32B Belsize Park is currently used as a residential dwelling, there is no plan to change this.

GIA AREAS	Flat	Extension
Existing	85sqm	7sqm
Proposed	85sqm	7sqm

3.3 Layout, Mass and Appearance:

The existing conservatory / extension is in a neglected state of repair and compromises the use of the master bedroom due to its poor thermal insulation properties.

It is proposed to replace the existing with an extension formed from white painted rendered walls and timber framed glazing. This will allow it to function more effectively as a space within the family dwelling.

The proposed replacement extension has been conceived in its detailing and massing to echo the form and design of the adjacent curved bay window, whilst remaining subservient in its scale and massing. The proposed new timber framed window responds to the proportions of the adjacent windows, whilst the proposed coping aligns with the decorative moulding of the curved bay. This alignment ensures both a visual consistency as well as ensuring the proposed extension is shorter than, and secondary to, the existing bay window.

The walls to the proposed replacement extension are to be finished with white render to provide a visual consistency across the raised ground floor of the rear elevation - this is also the case at no.35 Belsize Park. The proposed window is to be conservation style timber-framed with slim-line glazing.

The proposed works are intended to optimise the use, space and visual consistency of the existing property. There will be a significant uplift in the sustainable credentials of the property with the improved extension and it will not be visible from the street or any pedestrian routes. Whereas the current extension has and impact on the visual privacy of a number of properties, the proposed extension will have a much reduced, negligible impact.

Cast iron rainwater goods will be installed to replace the existing uPVC fittings.

ACCESS

4.1 Access:

There will be no change to the existing access from the highway or other parking spaces. All existing access, including those to the neighbouring properties will be unaffected by the proposal.

4.2 Sustainability:

The environmental efficiency of the property will be significantly increased with upgrades to the replacement extension. The replacement windows will improve upon the existing single glazed windows and the new extension will see a significant uplift in thermal performance upon the existing.

SUMMARY

5.1 Summary:

It is considered that the proposed extension to 32 Belsize Park will:

- optimise the use of and space of the existing family dwelling and provide more suitable accomodation
- significanlty improve the environmental efficiency of the existing building via a susbtantial upgrade in its insulating properties
- have a signficantly reduced impact on the amenity of neighbouring properties
- replace a poorly conceived extension with a proposal in high quality materials appropriate to those of the host building
- improve the visual appearance of the rear elevation, and the conservation area in turn, with a design which corresponds to the detailing of the existing building, but that is secondary in its layout and massing
- will be in harmony with the original form and character of the house.