



167-169 KENSINGTON
HIGH STREET
LONDON W8 6SH

T + 44 (0) 207 229 1558
WWW.NASHBAKER.CO.UK
MAIL@NASHBAKER.CO.UK

75 Belsize Park Gardens

DESIGN AND ACCESS STATEMENT – REV-A

This document has been produced to support a Planning Application for the proposed refurbishment of 75 Belsize Park Gardens, including

“the extension of the building at lower ground, upper ground and roof level through reconfiguration of the existing dormers and associated external alterations including terraces at upper ground, first and roof level”.

This should be read in conjunction with all drawings, and the Planning Statement which are also submitted as part of this application.

CONTEXT

Number 75 Belsize Park Gardens is a semi-detached Victorian property located within Belsize Conservation Area. The property forms one half of a pair of villas, with generous rear garden.

This five storey villa (including lower ground floor) was part of development in mid-19th century, undertaken by Daniel Tidey. Although initially built as a single family residence, the building was consequently converted into flats, and new roof extensions were added to provide additional accommodation. The property is not listed, however, it contributes towards the special character and appearance of the Belsize Conservation Area. Unlike most of the properties on the street, No.75 is bereft of two common features: the portico to the front, and the two storey bay at the rear.



Rear Birdseye View



Front Birdseye View

USE

Currently the building consists of five flats (1No. one bed, 1No. two bed and 3No. three bedrooms), each occupying a floor. The proposal aims to retain the same amount of flats but improve their layout and create two additional bedrooms to form: 1No. two bedroom and 4No. three bedrooms flats. Additionally, upper ground, first floor and third floor flats will benefit from new outdoor amenity space.

AMOUNT

The proposal seeks to reconfigure the existing dormers, reinstate the portico at the front and bay window at the rear of the property, and construct a full width rear extension at the lower ground floor, creating total additional 47sqm.

LAYOUT

The proposal aims to extend the existing dormers to the front and rear of the property to create a symmetrical balance with the adjoining property at No.73. The existing side dormers will be consolidated and rationalised into one, and be stepped back further from the eaves.

The lower ground floor will gain an additional 3.5 metre deep single storey extension so that the upper ground floor terrace will match the property at No.73. The reinstatement of a portico to the front, and bay window to the rear will enhance the original appearance of the property and re-establish the street pattern.

These amendments will re-establish the overall proportions and provide external amenity space for the upper ground, first and third floor flats

SCALE

Roof

The proposed consolidated side dormer will be set back from the front and side eaves making it less noticeable from the street level than the current dormers. Additionally it will be further set back from the side dormer at the property No.77.

The changes to the scale and bulk of the front and rear dormers reflects the size and location of the dormers at No. 73, thus re-establishing a balanced composition for this pair of properties.

Rear Lower & Upper Ground Floor Extension

The rear lower ground floor extension sits in line with the adjoining property (no. 73) and is of a similar height, and therefore scale. The extension is not entirely 'full width' in order to create a visible break between the original rear elevation and the new extension; helping to make the extension subservient to the host building.

No. 75 and &73 share a very high boundary wall which results in the extension not being visible from No. 73, and thus will not impact on their daylight or sunlight. Furthermore the boundary wall is at such a height that there will be no issues of overlooking from the upper ground floor terrace.

The original upper ground floor bay will be reinstated at match No. 73; re-establishing the rhythm of the garden elevations of Belsize Park Gardens.

Front Portico

The reinstatement of the portico will improve will complete the visual balance between this pair of villas.

APPEARANCE

The reinstated portico and bay window will be stucco rendered to match existing style of other properties. The single storey extension will be built in matching brickwork, installed with 3 glazed sliding doors facing the garden. Dormer roof, cheeks and portico roof will be finished in traditional lead cladding, as already featuring on the street's roof line. New terraces on the upper ground, first and third floor will be finished with paving and installed with simple black painted metal railings. All existing windows will be replaced with conservation slimlite double glazed painted timber box sash windows. All new windows and doors will match accordingly. To avoid overlooking issues, the new window directly facing the dormer at the property No.77, will be fitted with obscured glazing.

The design has been carefully considered to make a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment. We believe that this

sensitive design, paired with the careful use of traditional detailing and materials should provide a welcome positive contribution to the conservation area.

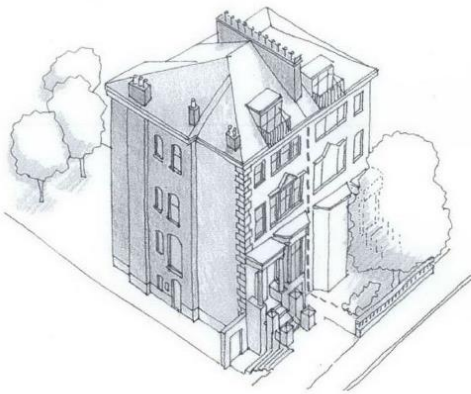
LANDSCAPE

As a consequence to the proposed rear single storey extension, the garden will be reduced in size by 3.5m. However, the lower ground flat will still benefit from a large 10m x 18m long outdoor area and create generous terrace on the above floor. No trees will be affected by the proposal.

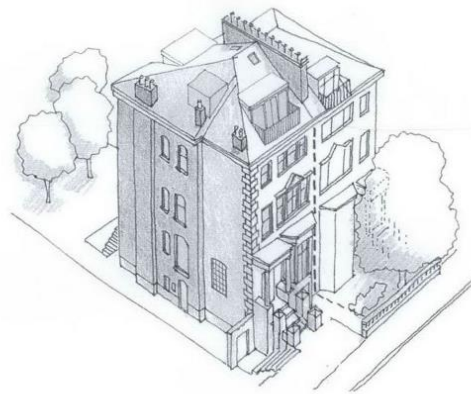
PLANNING PRECEDENTS

- **26A Belsize Park Gardens** (W9605078R1)
Approval Date: 09-05-1997
Partial demolition of rear elevation to facilitate the erection of a bay window extension and a conservatory.
- **28 Belsize Park Gardens** (2014/6980/P)
Approval Date: 02-04-2015
Erection of a single storey rear extension with lantern roof light and single storey rear bay extension.
- **First Floor Flat, 17 Belsize Park Gardens** (2014/6340/P)
Approval Date: 21-11-2014
Installation of a metal balustrade to rear first floor bay window to create roof terrace
- **70 Belsize Park Gardens** (2014/4553/P)
Approval Date: 31-12-2014
Change of use of first floor from 1x 4 bedroom flats to 2 x 2 bedroom flats (Class C3) and external works including erection of new entrance portico, a new window on the flank elevation at first floor level, and new railings and door onto the roof of the existing bay window at rear first floor level to create a terrace.
- **31 Belsize Park Gardens** (2012/1866/P)
Approval Date: 27-04-2012
Amendments to planning permission granted on 21/10/11 (ref: 2011/3704/P) for the excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3),

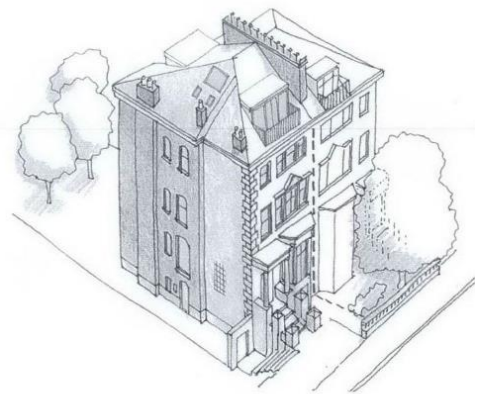
namely moving the rooflight in the side roof slope closer to the ridge and relocation of the 2 rooflights on the front and rear roofslope to the side roofslope.



Existing

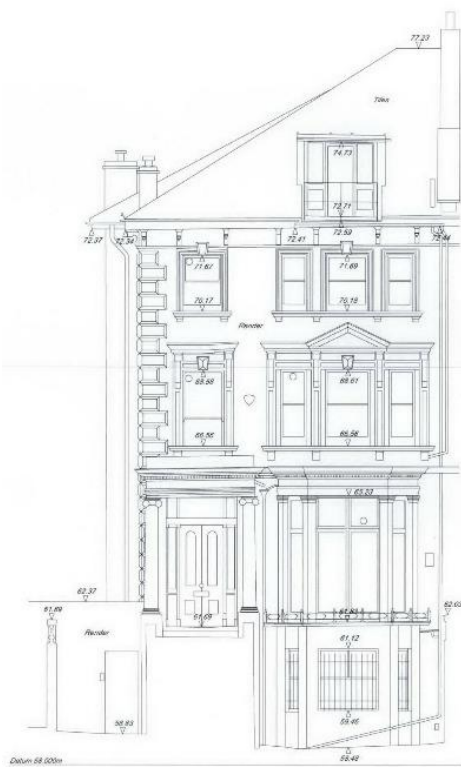


Granted permission on 21.10.11 (Application Ref 2011/3705/P)



Proposed

Axonometric showing existing, approved 21.10.11, and approved 27.04.2012



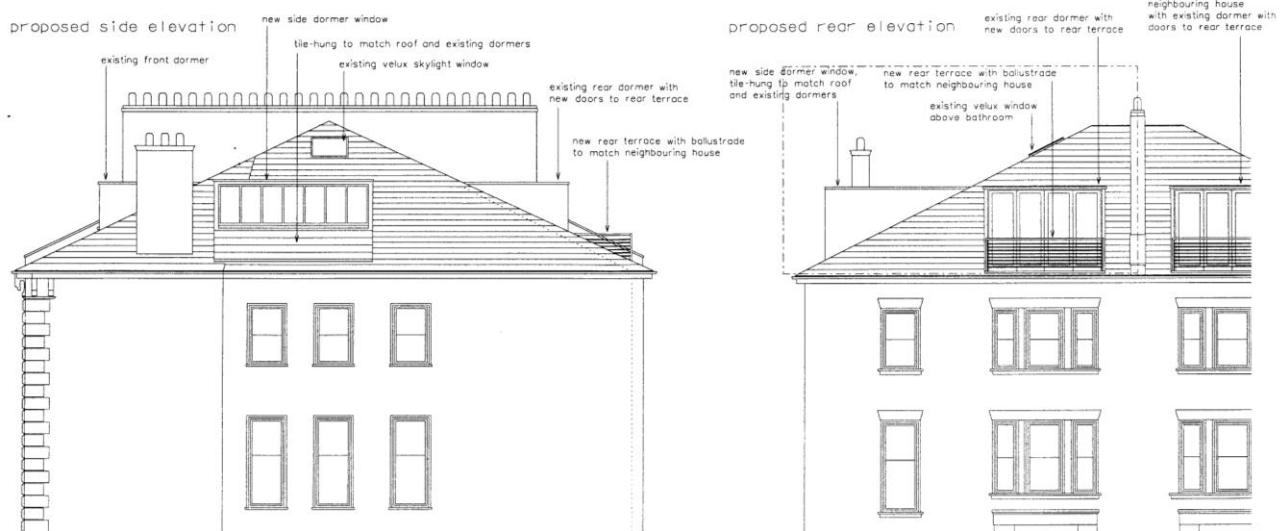
Datum 58.000m



Front Elevation – Existing and Approved



Existing Elevations



Approved Elevations

Rear Extensions

- 26 Belsize Park Gardens (CW9605078R1)**
 Approval Date: 09-05-1997
Partial demolition of rear elevation to facilitate the erection of a bay window extension and a conservatory. As shown on Drawing Numbers: 151/03A and /04A.
- Flat A, 27 Belsize Park Gardens (2011/3475/P)**
 Approval Date: 12-09-2011
Erection of single storey rear extension at garden level to flat (Class C3)



- Garden Flat A, 44 Belsize Park Gardens (2012/1411/P)**
 Approval Date: 24-04-2012

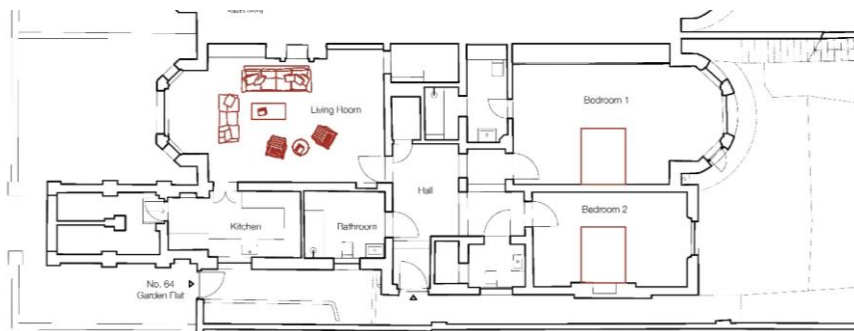
Erection of single storey rear extension at ground floor level of flat (Class C3)



- **64 Belsize Park Gardens** (2015/0057/P)

Approval Date: 28-04-2015

Erection of single storey glazed rear extension to lower ground floor level flat.



Existing Plan



Approved Plan