

No.28 Belsize Grove



28 Belsize Grove



28 Belsize Grove

26 Belsize Grove



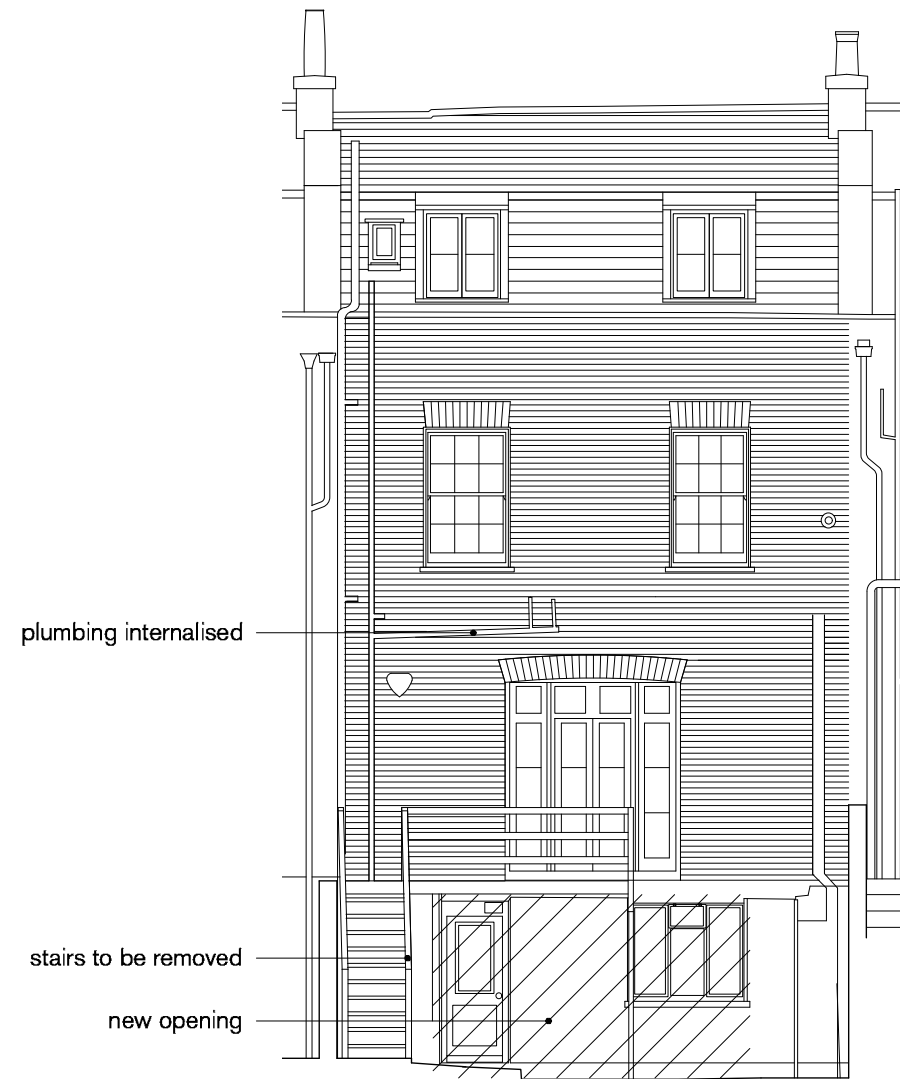
Belsize Grove view from street

No.28 Belsize Grove is a two storey house with attic that forms part of a terrace of seven houses built in the 1820's. The terrace as a whole is Grade II listed and falls within the Belsize conservation area. The front elevations are stucco faced and painted white with a slate mansard roof and original dormer windows. The composition of the terrace is symmetrical with a central house that benefits from an additional full second floor that sits under a large pediments. The rear elevation is less formal but still relatively uniform and is finished in exposed brickwork. The terrace is set well back from the street and affords each property a generous front garden as well as a long garden at the rear of each house, which back onto allotments. The rear garden can be accessed directly from the basement and also by means of an external staircase from ground floor level, which is raised at the rear of the property. The internal layout remains relatively original in layout apart from that the staircase from ground floor level to the basement has been removed in order to divide the property into a basement flat with a maisonette above.



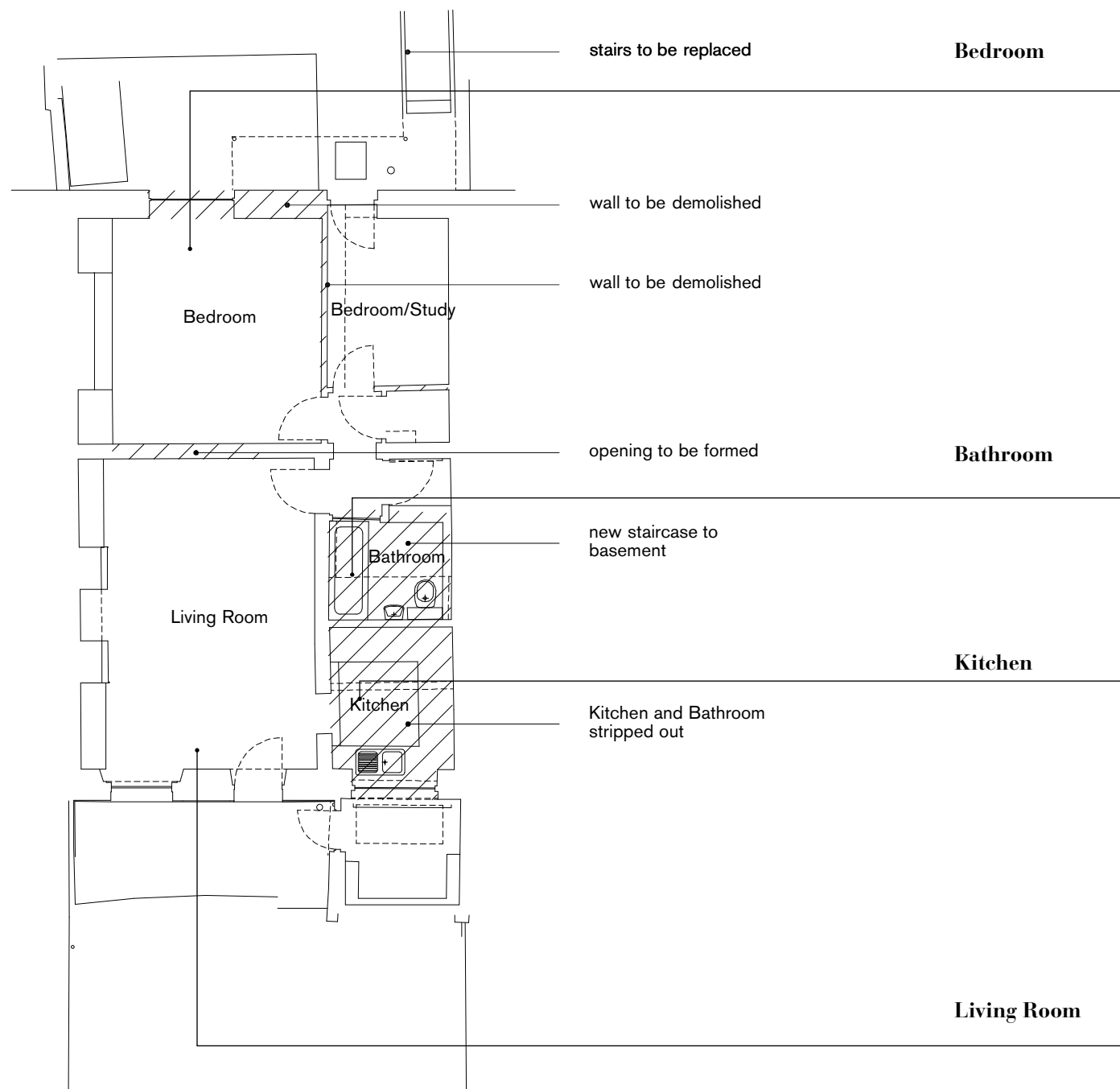
The front elevation is to remain unchanged.

Existing Front and Rear Elevation



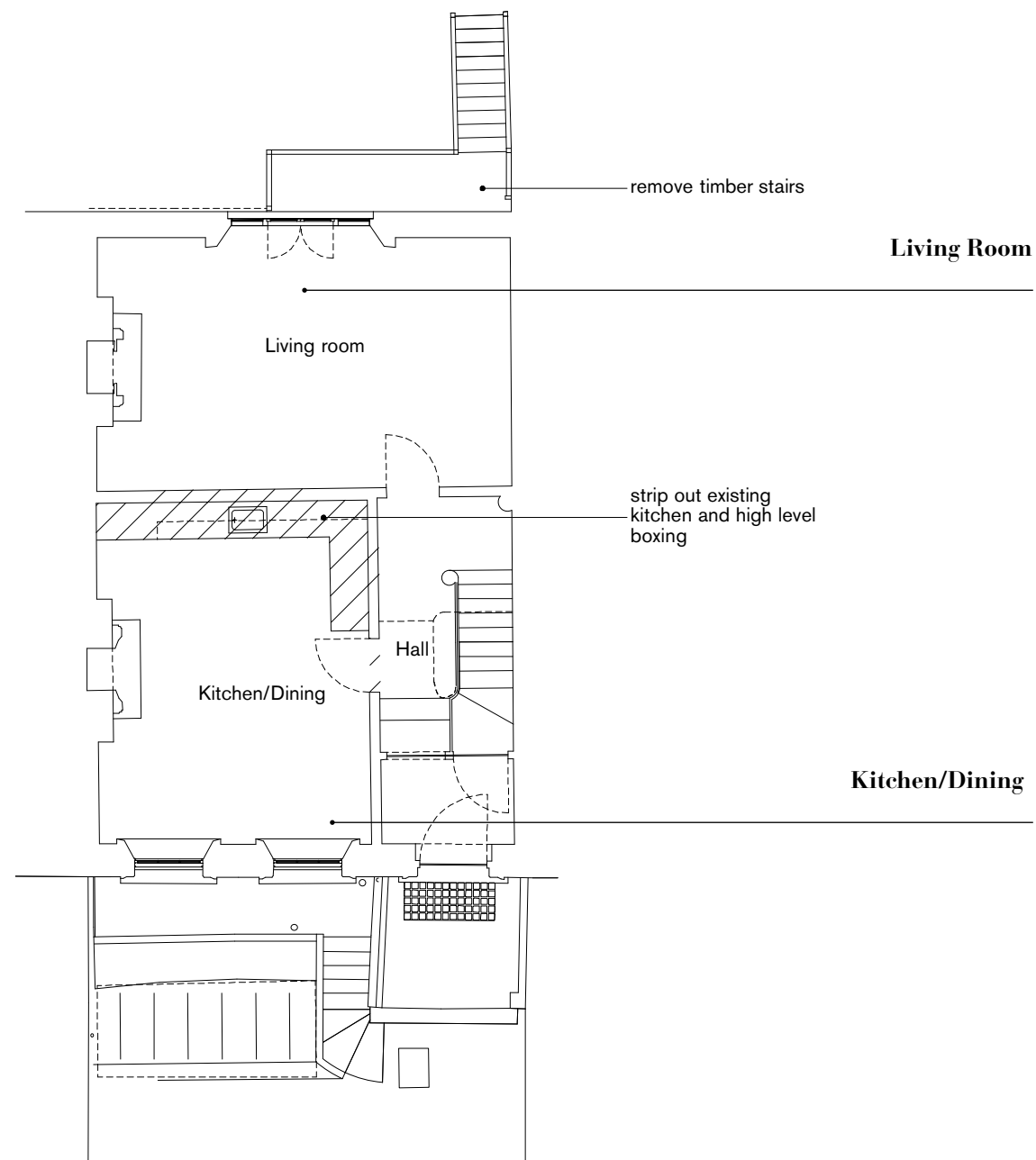
Proposed alterations to the rear elevation



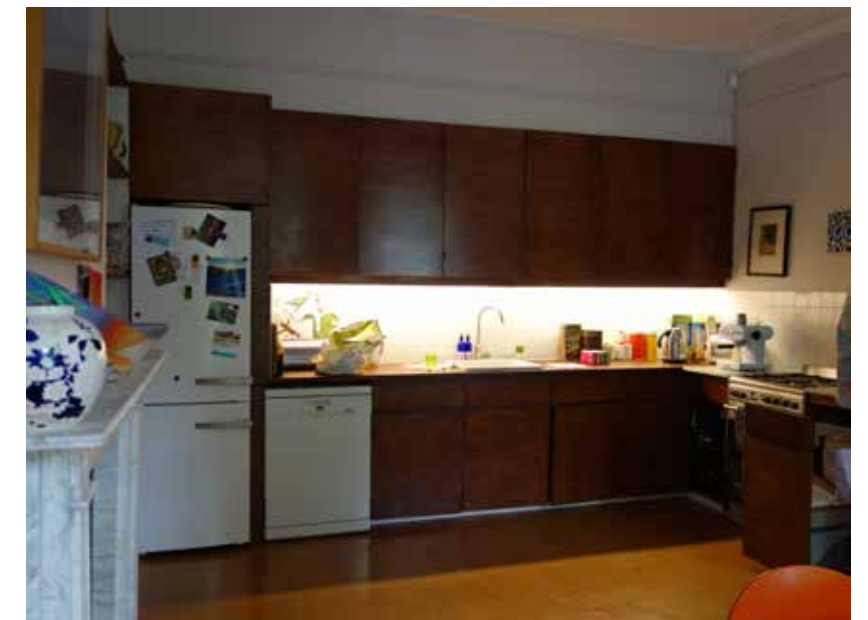


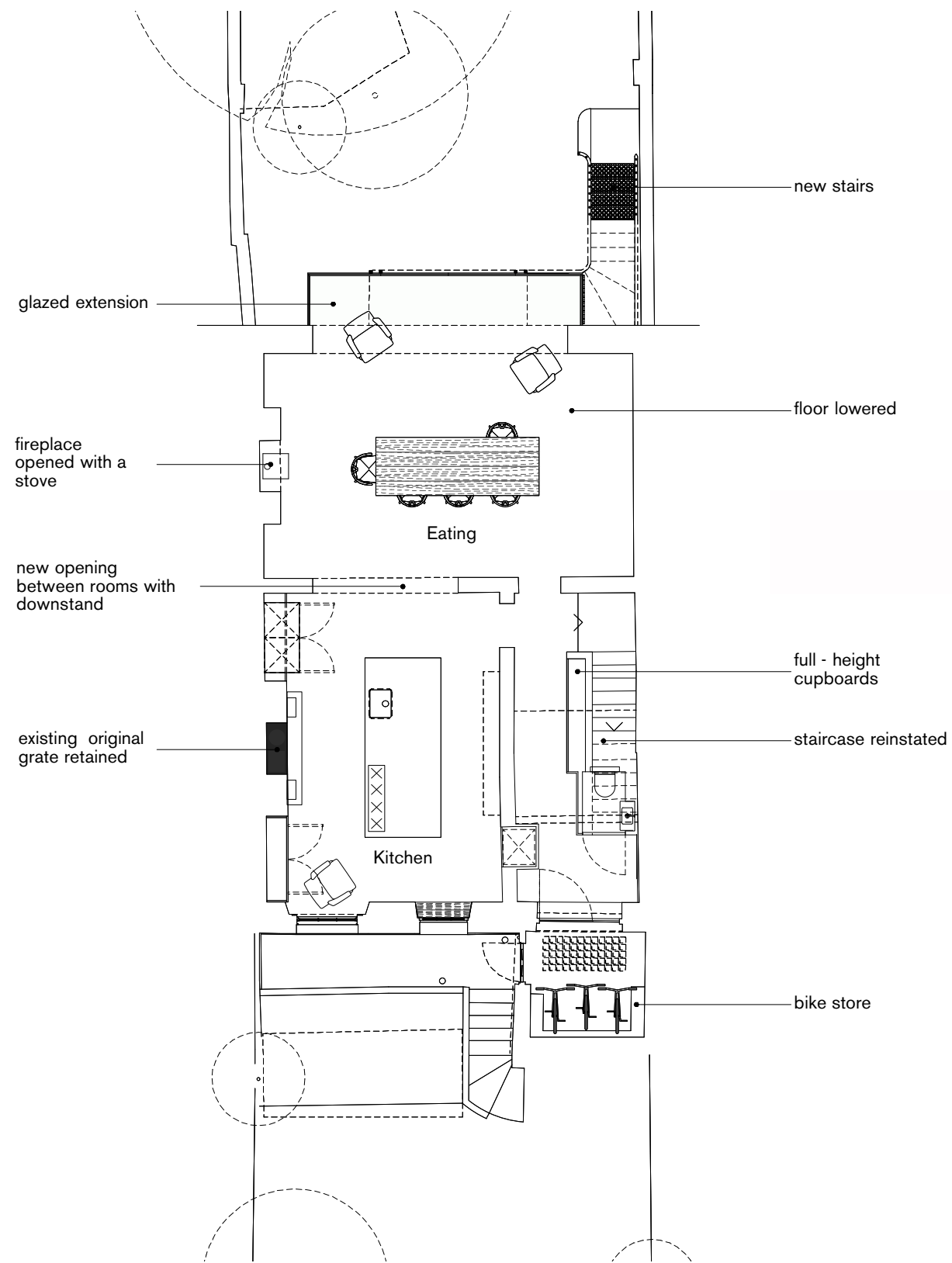
Existing Basement Plan



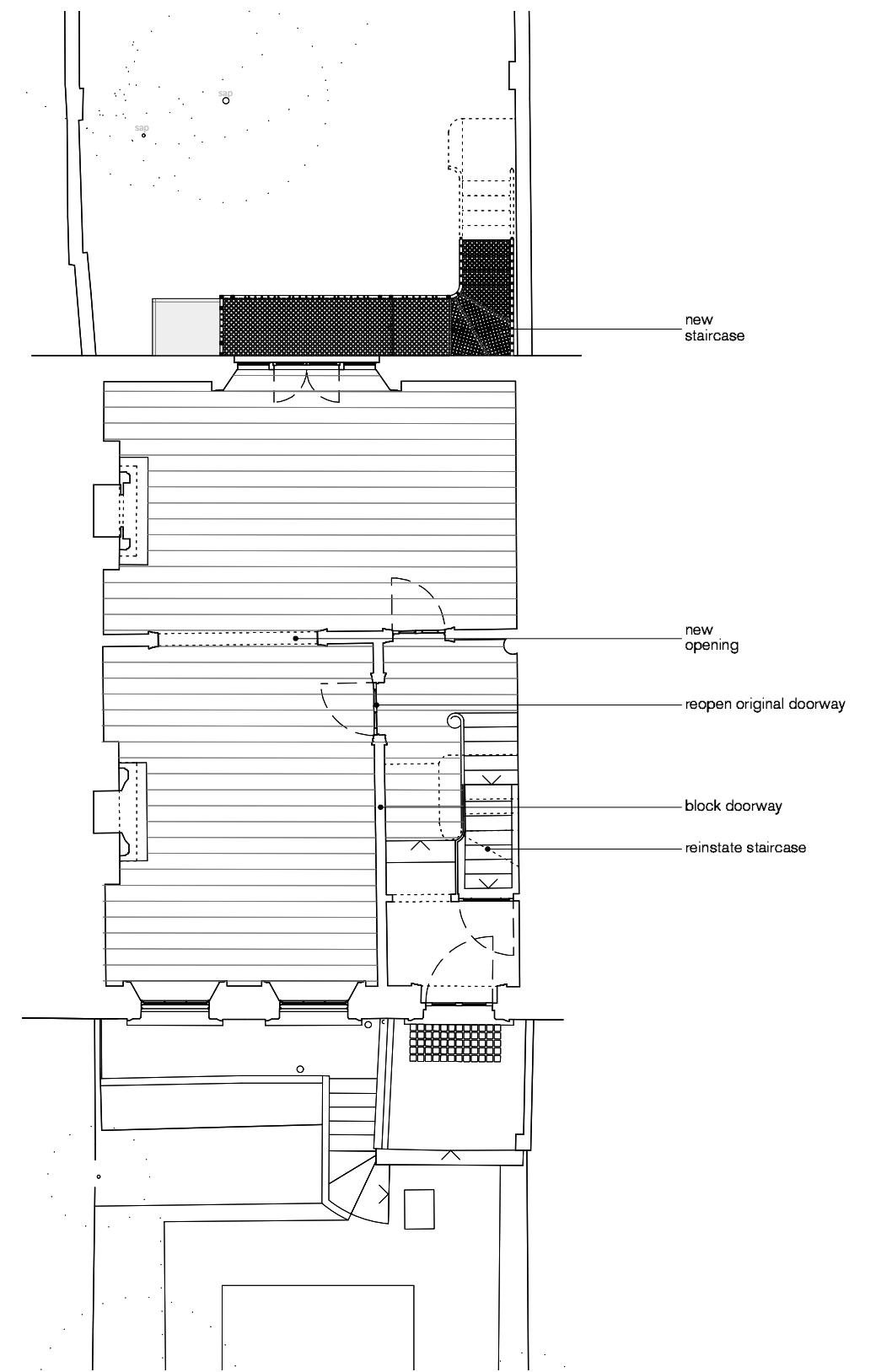


Existing Ground Floor Plan



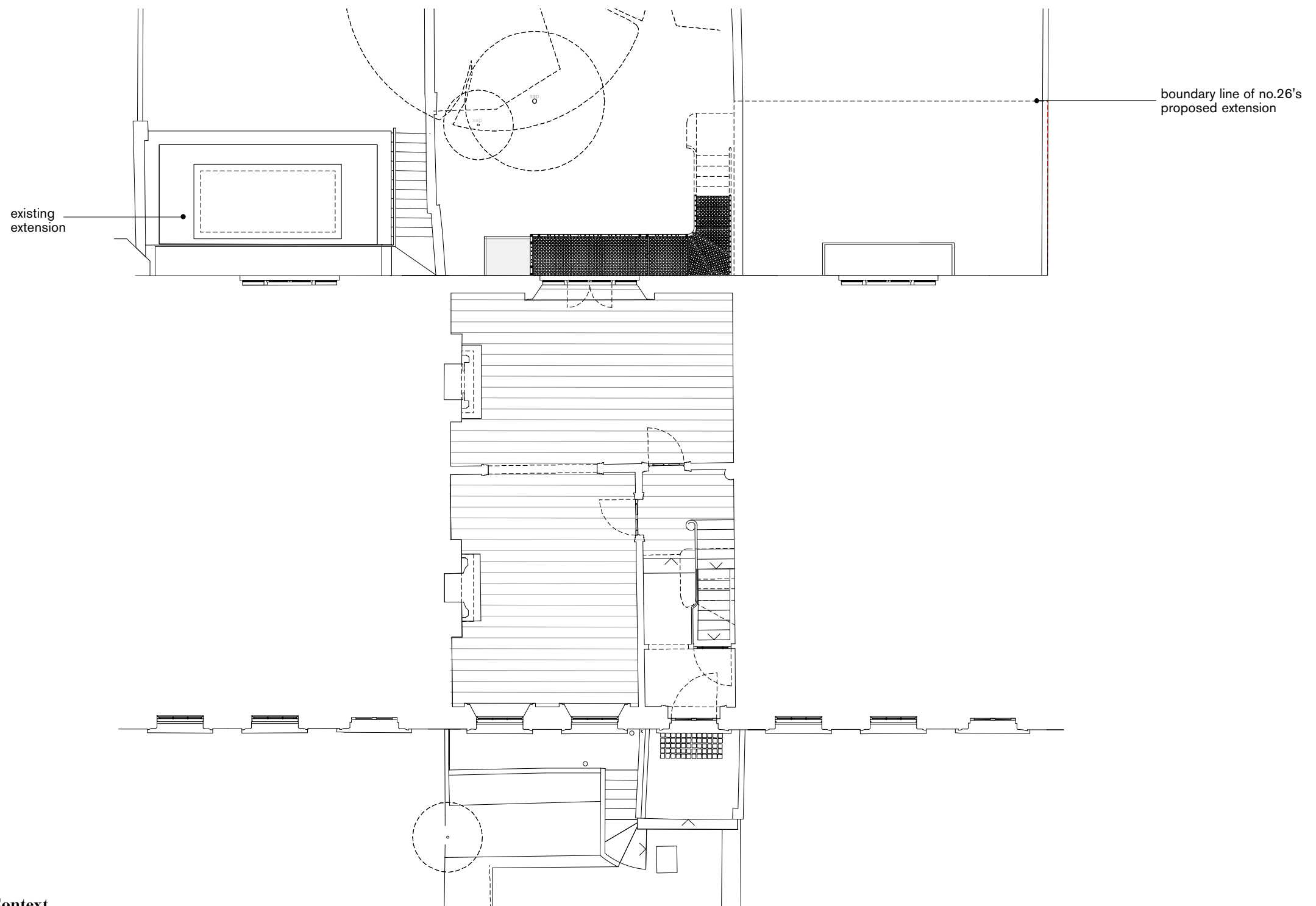


Proposed Basement Floor Plan



Proposed Ground Floor Plan

The ground floor kitchen will be removed and an opening created to better connect and open up these principal rooms.



Ground Level Plan in Context

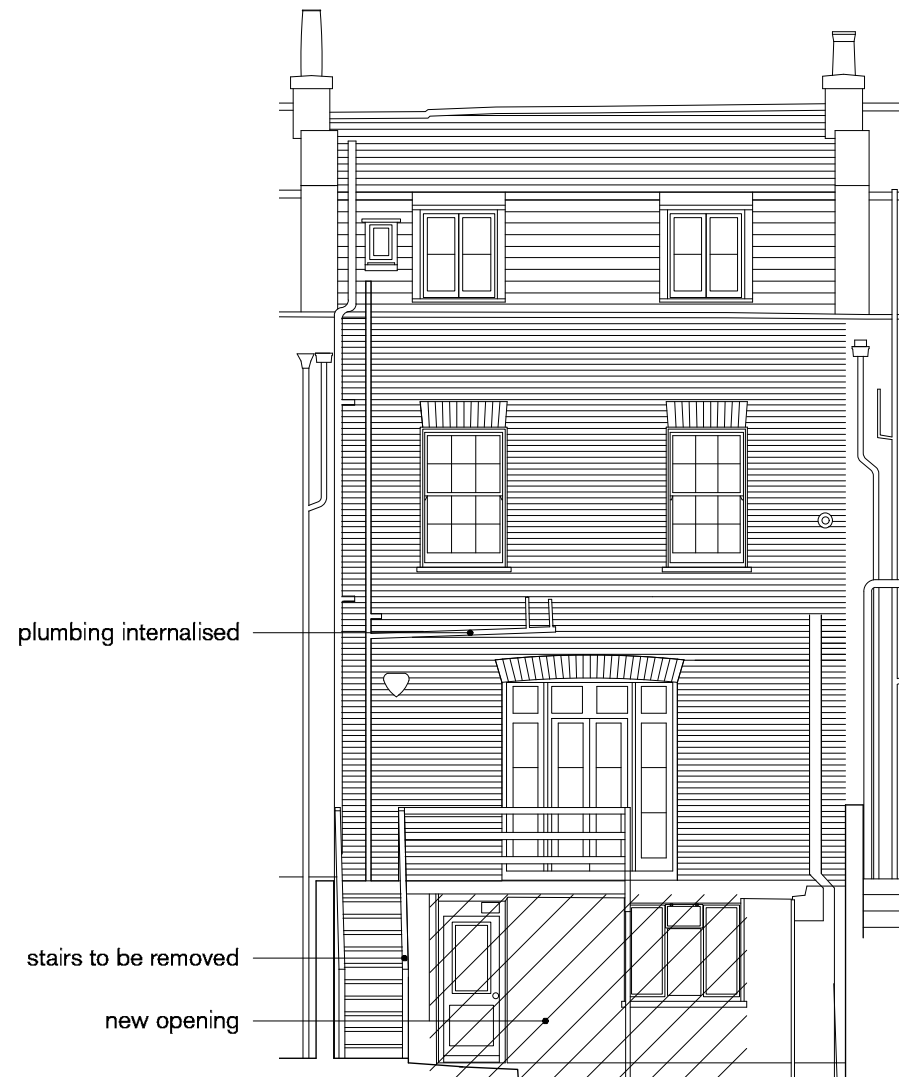
no. 30

no. 28

no. 26

0 1 2 4 6m

N ↙



The proposal includes re-instating the canopy and replacing the later wooden stairs with cast iron stairs to match the design of the new canopy. A shallow glass extension in the basement will sit neatly beneath the canopy.

Existing and Proposed Rear Elevation





Proposed Rear Elevation



26 Belsize Grove

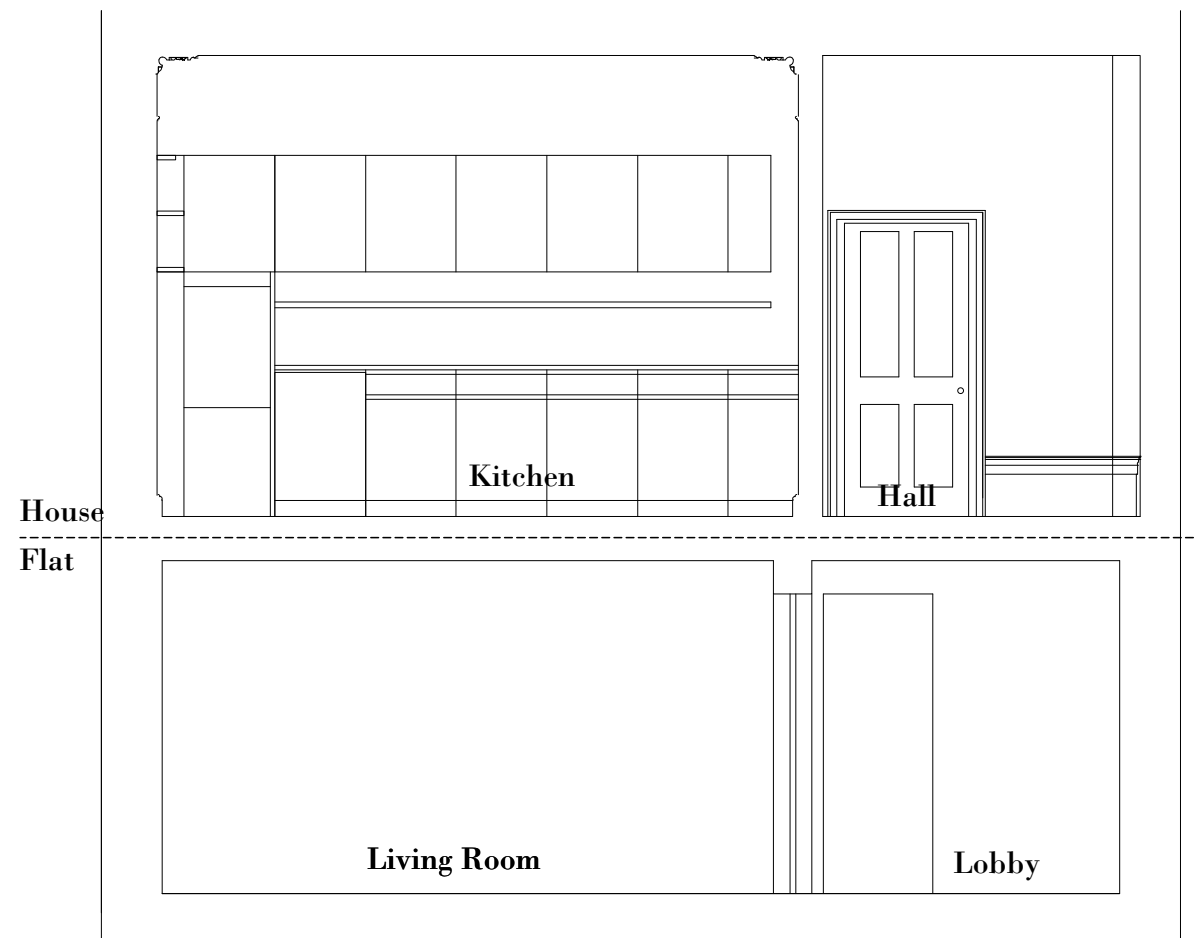


No. 26 Belsize Grove

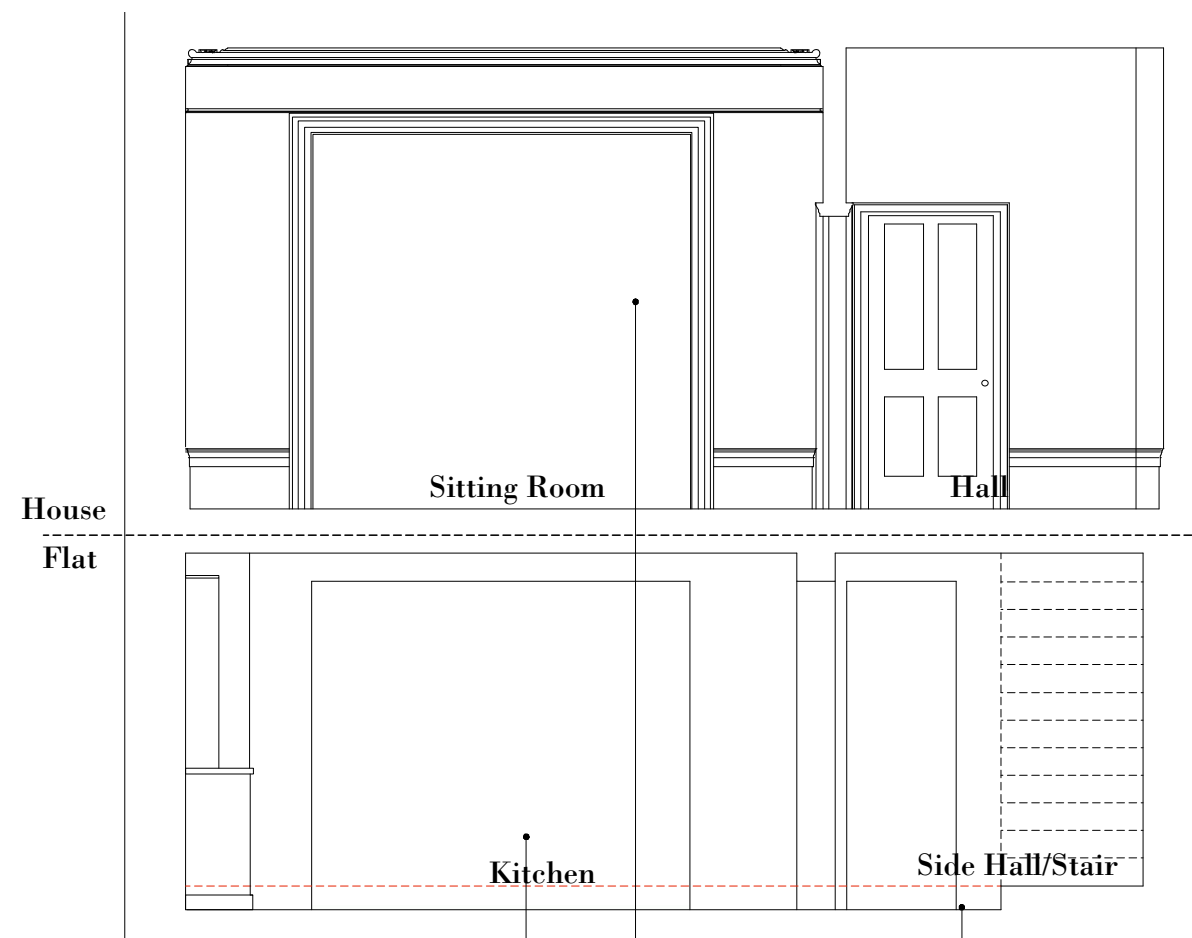


28 Belsize Grove

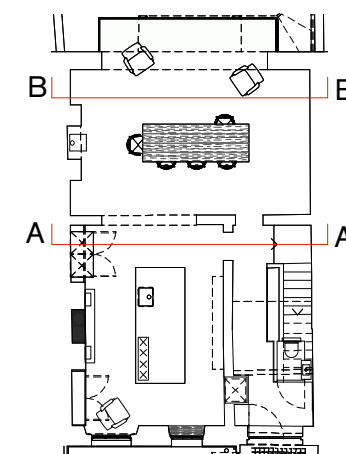
The rear of No.28 has lost its original canopy and instead presents an inappropriately mean and ungainly timber balcony which lacks connection to the garden. The missing canopy and substitute stair present an unfortunate loss of elegance to the central doorway of the facade. The current facade of the neighboring property (number 26) has retained its canopy, and with it the integrity of its facade.

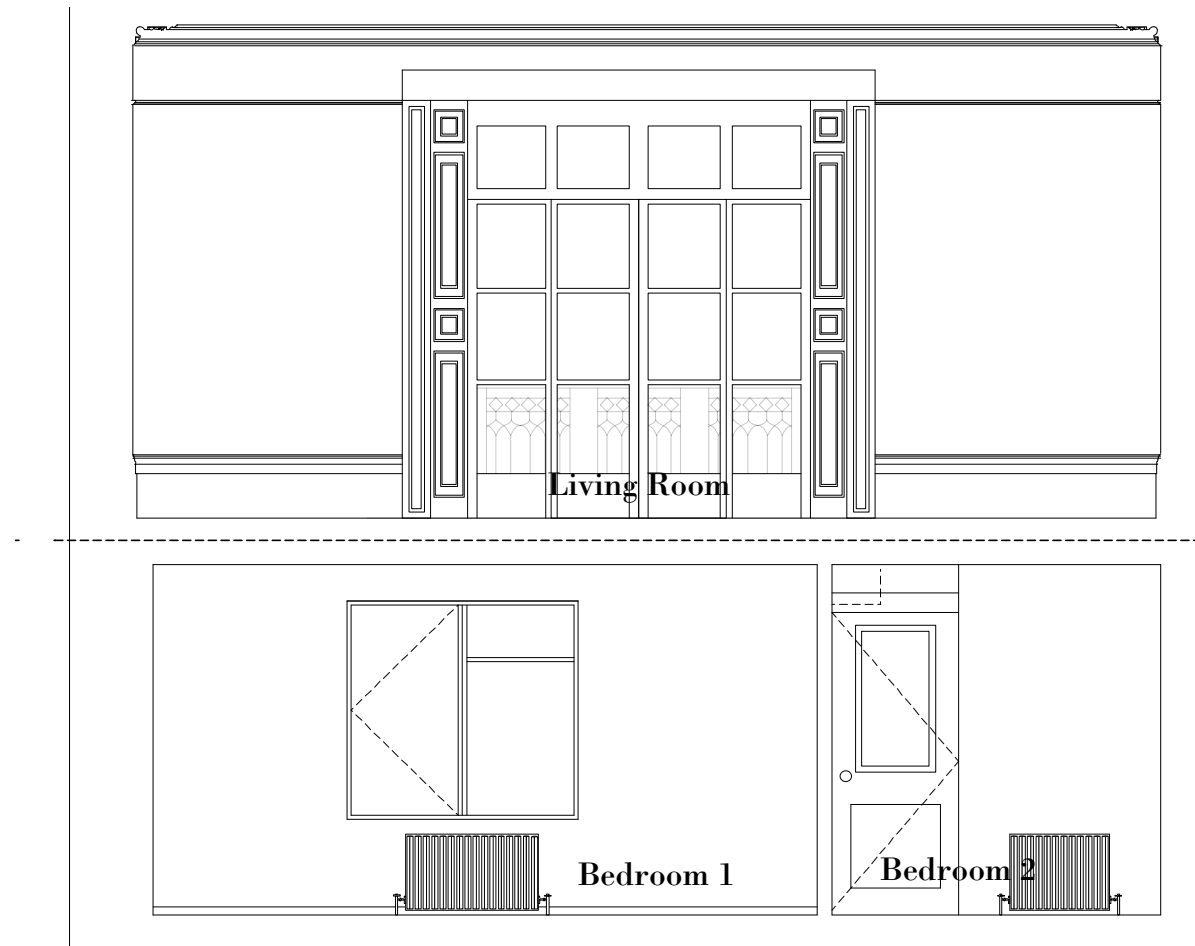


Existing Section A



Proposed Section A





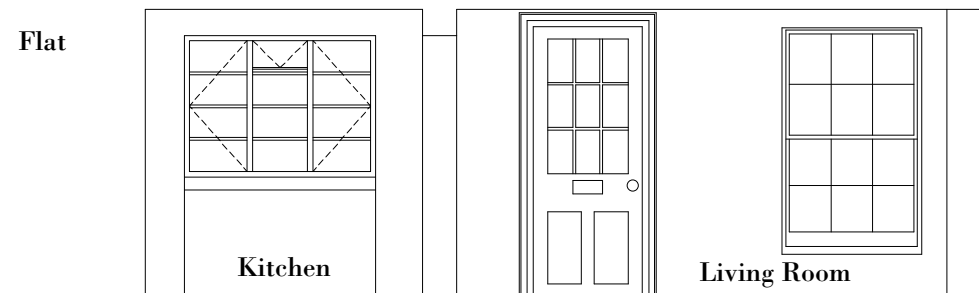
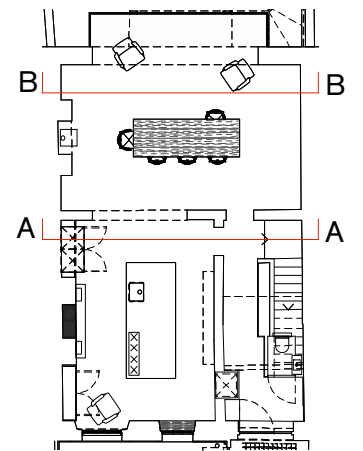
Existing Section B



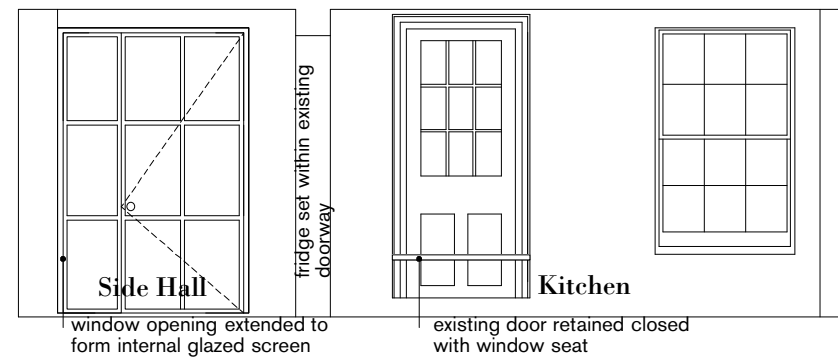
Proposed Section B

new opening with glazed extension beyond

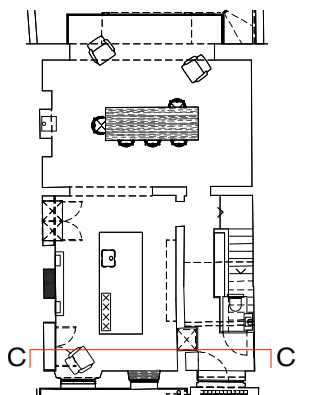
House
Flat

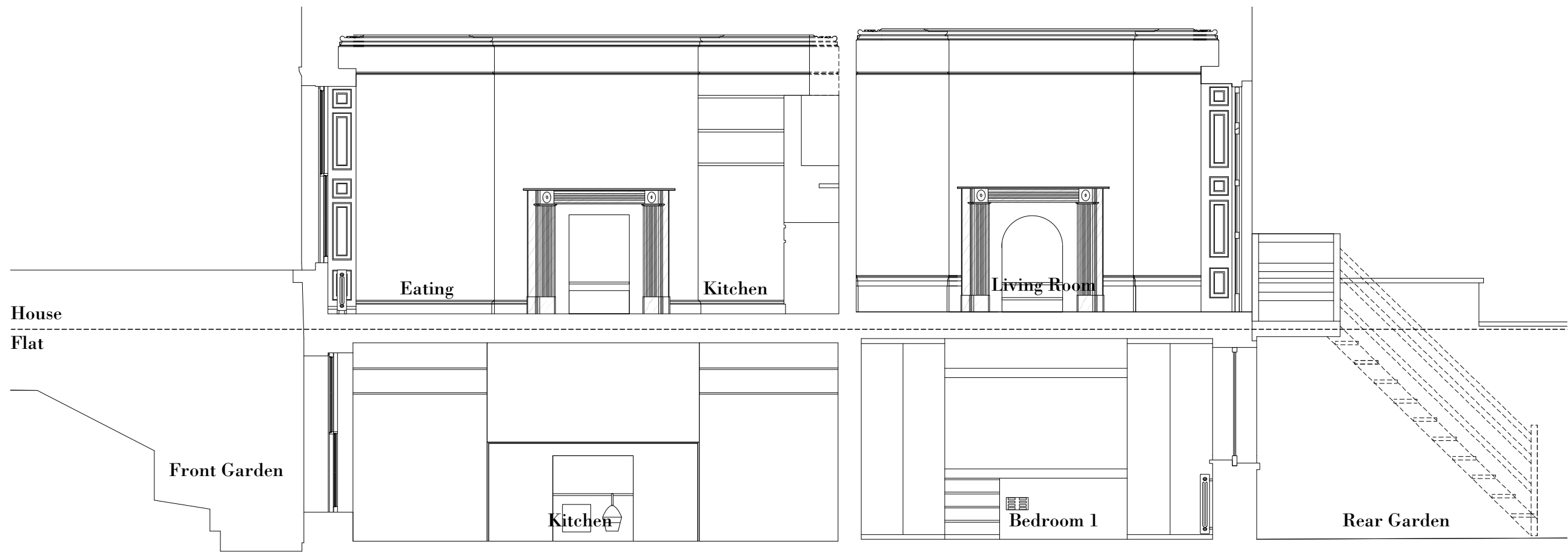


Existing Section C



Proposed Section C





Existing Section D

