

DESIGN AND ACCESS STATEMENT

Reinstating original features at the rear elevation

80C Belsize Park Gardens, London NW3 4NG



Front elevation of the above addressed property (marked in red)

March 2016

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INTRODUCTION

This Design and Access Statement has been prepared in support of the planning application for the reinstating original features in the form of staircase leading from the Raised Ground floor into the rear garden and partially taller boundary wall at 80 Belsize Park Gardens, London, NW3 4NG matching examples in the immediate vicinity.

SITE CONTEX AND LAYOUT

The building at 80 Belsize Park Gardens (please refer to the attached location plan) is comprised of four storeys, all in residential use class C3 as flats. The property for which the reinstating of original features is proposed is Flat C, which is located at the Raised Ground Floor.

Although the house is in the Belsize Park conservation area, it is not listed.

The site is located within the Belsize Conservation Area, an area which was first designated for conservation status in 1973 as being “an area of large scale, imposing semi-detached Victorian Villas of distinct yet uniform appearance. They show elaborate and consistent architectural detail and within the designated boundary there is little to detract from the unity of appearance. Belsize Village is also an area of considerable charm, the particular character of the village being one of the main justifications for designation.” (Source: Belsize Conservation Area Statement, London Borough of Camden). The predominant type of housing on Belsize Park Gardens is the paired, symmetrical, semi-detached, Victorian Villa and no. 80 falls well within this context.

The layout of the site therefore reflects the character of the local area and the proposal will not impact it negatively.

PROPOSAL

1. Reinstating original features in the form of staircase leading from the raised ground floor into the communal rear garden. There is a clear evidence of a staircase presence in the past indicated by the difference in balcony’s railing by the boundary wall (please see the pictures below). A new steel staircase will be fabricated using similar materials as the balcony, connected to the balcony and running down to garden level alongside the repaired wall. The proposed stairs will provide additional fire escape and provide easier and safer access to the garden by means of metal staircase.



Balcony’s railing has different pattern on the side where the staircase was present (marked in red)



Close-up of the difference in balcony's railing features (marked in red)

2. Reconstructing of a short section of boundary wall with №78 matching existing styles to be found in nearby properties in Belsize Park Gardens. The existing boundary wall is missing a sloping section, which is common for majority of neighbouring properties. This section will be constructed in masonry, rendered on top of both sides and painted to match existing colour. Please see picture below.



Boundary wall missing section (marked in red)

The design approach is to replicate the original detailing elements and character of the boundary wall and metal staircase. Most of these can be determined by careful examination of the existing features in the immediate vicinity.

LANDSCAPING

The street scene and existing landscape will not be adversely affected by the proposal in any way, as the proposed staircase and boundary wall are located on the rear elevation.

The uses and aspects of the existing building will be maintained.

ACCESS

The existing access routes will not be modified.

CONCLUSION

The proposed reinstating of the original features complies with the Council's Planning Policies; it will make use of the same type of materials. It is intended for the rear elevation only, thus enhancing the existing site, the proposal has been designed to meet the requirements of the Belsize Conservation area and is therefore submitted for your consideration for approval.

APPENDIX

