



Flat 3, 1 Belsize Park Gardens NW3

Heritage Statement

Architect your Home *Putney*

March 2016

Flat 3, 1 Belsize Park Gardens, NW3 4LB Heritage Statement

Introduction

No.1 Belsize Park Gardens is a 4 storey semi-detached mid-Victorian Villa in a street of similar pairs of houses within the Belsize conservation area, It was converted into flats in 1983. Flat 3 consists of the back of the raised ground floor.



1 Belsize Park Gardens front and side elevations.

The proposed works are to replace the existing non-original French door at the rear of the flat with a 4-part door to be more consistent with the doors and windows on the upper levels and adjacent buildings. Minor work is also proposed to tidy up previous penetrations on the side elevation.

Belsize Conservation Area

The site is located within the Belsize Conservation Area, sub-area 1: Belsize Park. This area 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.

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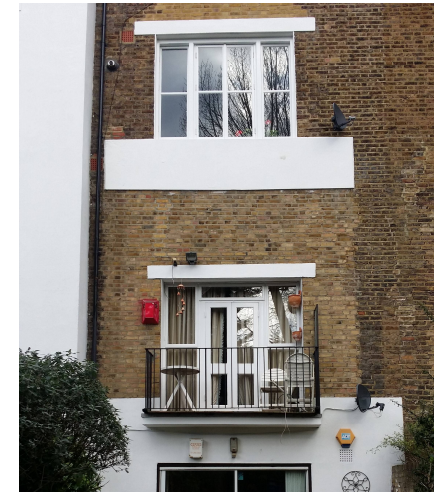
Belsize Village is also an area of considerable charm, the particular character of the village being one of the main justifications for designation.” (Source: Belsize Conservation Area Statement, London Borough of Camden).

1 Belsize Park Gardens

The layout of the house reflects the character of the local area and the proposal will not cause any negative impact on it.

The existing French doors are not part of the original fabric. The opening is too low compared to other ground floor windows and No.3. Non matching brickwork and comparison with neighbours suggests that this house originally had a semi-circular bay here, now removed and replaced by the existing doors and the patio door below. Comparable original bays exist on nos.7, 9, 11, 13 etc. and houses behind.

*French door to be replaced
(upper ground floor with the balcony)*



Trees

No trees will be affected by the works.

Conclusion

The proposed replacement of French door complies with the Council's Planning Policies, as it will use the appropriate type of materials, will not alter the door sizes and 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.

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