



Design and Access Statement
No. 28 Belsize Grove



Plan of Belsize Conservation Area
With the application site coloured

1.0 Introduction

No.28 Belsize Grove forms part of a Grade II listed terrace that is composed of seven houses (nos.26-38) built in the 1820's. The terrace is symmetrical with the central house benefiting from an additional second storey which sits under a pediment, the three houses on either side have two principal stories as well as each having a basement and a mansard attic with original dormers.



No.28

Street view of nos.38-26 (as seen) Belsize Grove

3.0 The Proposals

No.28 is currently separated into two dwellings, a flat in the basement and maisonette above with the original connecting staircase having been removed. These proposals concerns the restoration of No.28 to a single house and its subsequent refurbishment (Listed Building application submitted seperately), which will reinstate the internal staircase to unite the current basement flat and the maisonette above. The basement is proposed to become a kitchen and dining room with a side hall. It is proposed that the cast iron canopy to the rear should be reinstated to the original design and that the later timber addition should be removed. This will allow the non-original kitchen at ground floor level to be removed and for an opening to be made in its place to form a more generous double reception room.



1. Existing main door to basement flat



2. Interior of basement living room looking towards street front



3. Kitchen window with modern metal frame

5.0 Rear Facade Treatment

Existing Façade Treatment

No.26 has a Regency canopy with elegant cast iron supports and balustrade which is believed to be original to the house. It is thought that each of the seven houses in the terrace would have originally had a matching tented canopy and the loss of many of these might be attributed to their deterioration, or due to the building of later extensions. These canopies are a significant feature of the composition of the rear elevations, and the loss of the canopy at No.28 is detrimental to its appearance.

At No.28 the canopy has been substituted with a modern timber balcony and staircase that gives access from the ground floor to the garden which is at basement level (1). The window and door at basement level are later additions and with modern proportions. Numerous external waste pipes are unsightly.

Proposed Façade Treatment

It is proposed to reinstate a canopy and balcony to match the canopy at the rear of No. 26, with a cast iron stair to the side giving access to the garden. This will allow the façade to regain its elegance and will reinforce the hierarchy of the central window. It is proposed that the space below the balcony will be discreetly enclosed with a fine framed glass that is to be set behind the cast iron structure, providing a bay window to the proposed basement dining area. The reinstatement of this elegant feature is thought to be more sensitive solution than other recent extensions to properties on the same terrace. The brickwork on either side of the proposed bay window will be stuccoed and painted white.

The rear garden door and window to the original service spaces in the basement make for dark rooms that have a poor connection to the garden. The modern family kitchen is used throughout the day as one of the most important rooms in the house and warrants a well-lit space with a stronger connection to the garden. It is therefore proposed that the section of wall between the existing door and window should be demolished to provide an opening to the garden which is centred under the French doors and the balcony of the raised ground floor. A fine framed glazed bay window is proposed that will sit under the footprint of the balcony.



1.



2.



3.



4.