

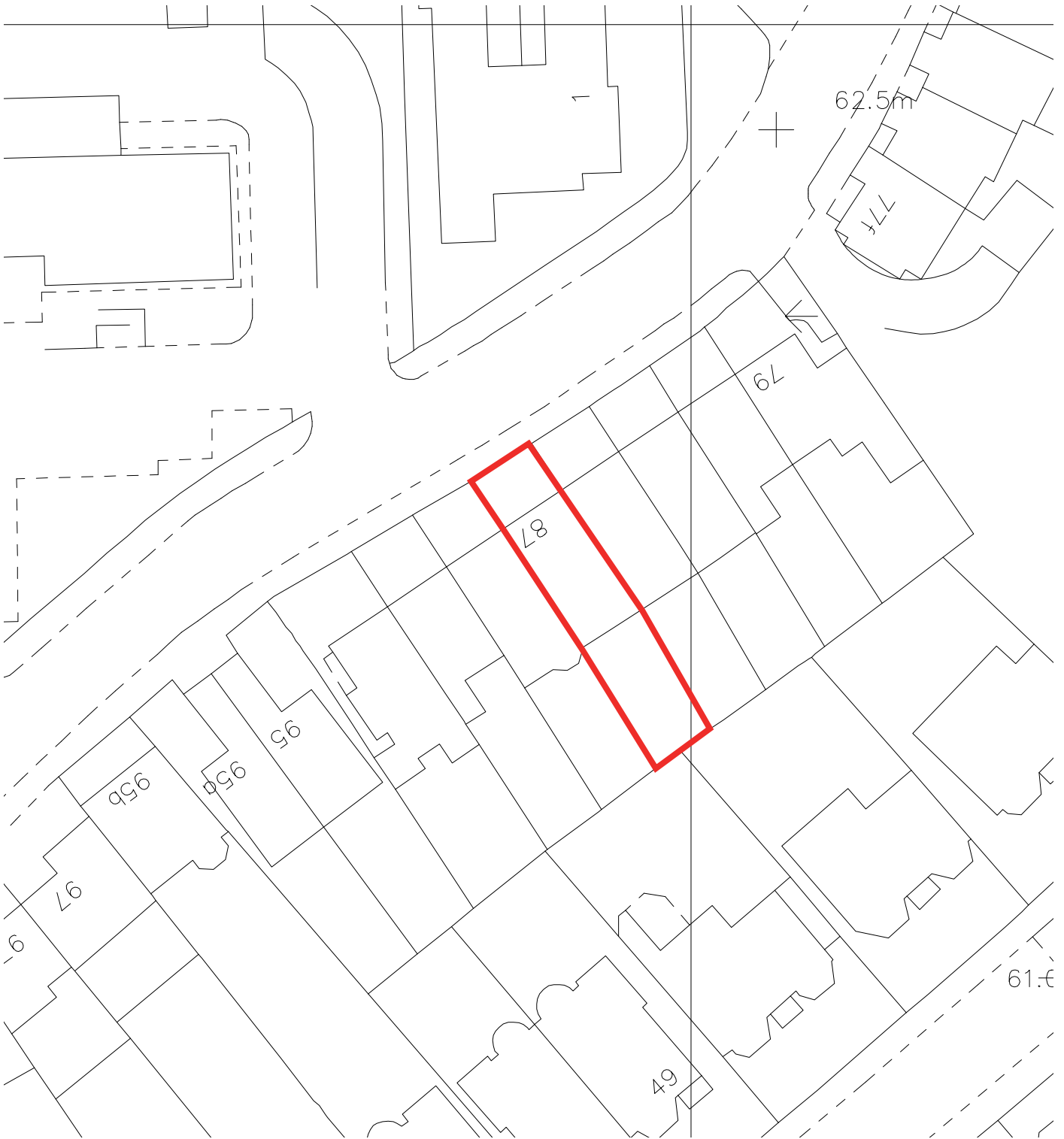
87 BELSIZE LANE, LONDON NW3 5AU

DESIGN AND ACCESS STATEMENT

March 2016

REAR INFILL EXTENSION, INTERNAL ALTERATIONS & NEW ROOF DORMER

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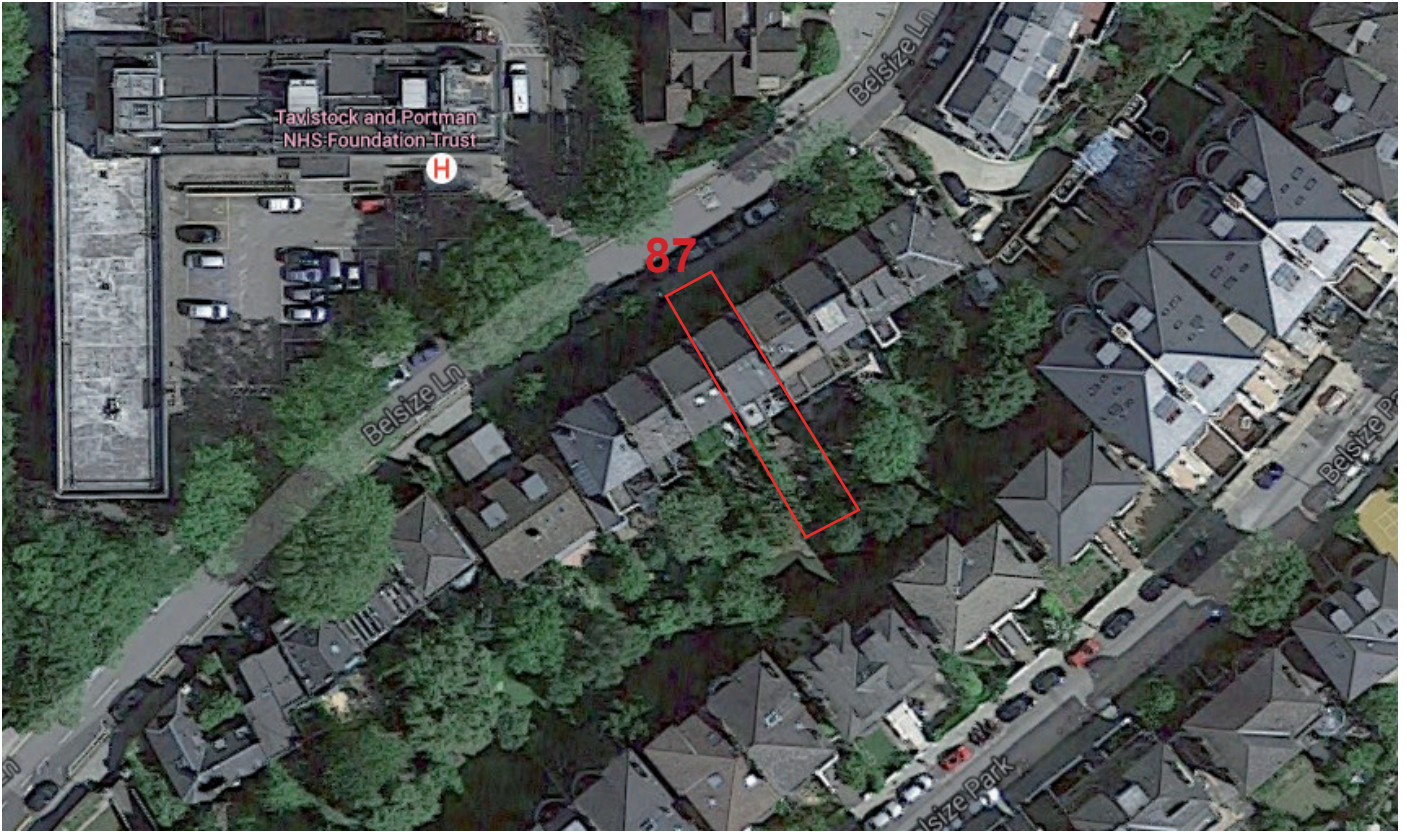
OS site plan 1:500



1. View of the site from Belsize Lane.

1.0 The Site

- 1.1 The application site is located on the south side of Belsize Lane close to the junction with Fitzjohn's Avenue. It comprises a 19th century three storey plus semi-basement Grade II listed mid terrace building. The house forms part of a Grade II listed terrace of 8 mid C19th houses (nos. 79 to 93) with stucco, slated roofs with projecting bracketed eaves and brick slab chimney-stacks to party walls.
- 1.2 The site is within Belsize Park Conservation Area.
- 1.3 Built in 1856 as part of the new 'Belsize Terrace',
- 1.4 The property was completely refurbished in 2007 which included internal alterations and the removal of earlier rear extensions.
- 1.5 The interior is devoid of historic details as these were all removed before 2007; some of the reinstated details, such as the doors and fire surrounds, are not 'authentic'.
- 1.6 There is an existing single storey modern (2007) rear infill conservatory which is not visible from the public street and which is proposed to be replaced with a single storey glazed infill extension.
- 1.7 Many of the other houses in the Listed terrace have similar rear extensions and loft conversions with rear facing dormers. In particular an almost identical application was approved in August 2015 for a large rear facing dormer to no. 91.
- 1.8 In support of this application, a detailed **Heritage Statement** and impact Assessment with regards to the proposals has been prepared by James Edgar, well known Historic Building Consultant.
- 1.9 By retaining the property as a single house, brought up-to-date and altered to suit the requirements of 21st century living, the proposed works will sustain the significance of the heritage asset.



2. Aerial view of site



3. Aerial view of terrace roofscape with existing and approved dormers.



2. View of existing rear elevation with modern conservatory to be removed.



3. View of rear garden from upper floor window with edge of conservatory to be removed.



4. View modern conservatory to be removed.

2.0 New Proposal

This application is for a Householder Application for Planning Permission and Listed Building Consent for the following works:

- (1) Demolish the existing modern conservatory at the rear.
- (2) Undertake minor alterations to the basement interior.
- (3) Reinstall the cast iron flower balcony to the ground floor, front window.
- (4) Construct a new single-height rear infill extension providing a new terrace at ground floor level.
- (5) Replace 3 existing rooflights and small dormer with a single new lead lined roof dormer to rear roof slope. Replace existing cement roof tiles with new traditional roof slate tiles to rear roof slope.
- (6) Replace boiler and main pipe work runs to allow relocation of new boiler to basement from loft space.

2.1 Planning History & Local Precedents

2005/4904/L: Amendments to previous listed building consent (2005/0674/L dated 28/04/05, for internal and external works, the demolition of the rear extension, addition of new basement conservatory to rear and external metal staircase to rear garden) in respect of internal alterations to approved basement floor layout. – **Granted on 16/01/2006.**

2005/0670/P: Conversion of 2 residential units into a single family dwelling including the demolition of the rear extension, addition of new basement conservatory to rear and external metal staircase to rear garden. – **Granted on 28/04/2005.**

Neighbouring sites and relevant Precedents:

Many of the adjoining houses forming part of the listed terrace in the terrace have modern rear extensions and roof dormers.

No. 91

2015/2277/P: Installation of dormer window, 2 rooflights, new railings at the rear and internal alterations – **Granted on 25/08/2015.**

No. 73

2012/0627/P: Erection of an infill roof extension with rear dormer and new window to side elevation of existing house (Class C3) – **Granted on 02/04/2012.**

No. 81

2008/1332/P: The installation of a second rear dormer and the insertion of replacement timber sash windows on the rear first and second floor elevation in connection with refurbishment of the upper maisonette – **Granted on 03/06/2008.**

No. 83

2007/4009/P: Erection of a dormer window to replace the existing dormer and balcony at roof level, installation of a metal balustrade to the second floor terrace, the replacement of timber balcony and steps with new metal steps and extended balcony, and the installation of sliding doors to the basement, all at rear of single family dwelling - **Granted on 16/11/2007.**

No. 85

2010/0209/P: Alterations to rear mansard roof reducing the size of the existing terrace and alterations to fenestration; insertion of green roof to existing flat roof at rear second floor level; replacement of existing doors and windows at rear ground floor level, installation of new spiral staircase from garden to existing rear ground floor level terrace; and insertion of 2 rooflights to front roof slope of dwelling house (Class C3) – **Granted on 14/04/2010.**

No. 93

9500126: The provision of a rear second floor terrace with a new doorway access together with a dormer window to the side and one to the rear – **Granted on 21/09/1995.**

No. 79

8803931: The enlargement of the rear dormer to form a terrace - **Granted on 17/01/1989.**

2.2 Use & Scale

The applicant and family have lived in this house for over 9 years and contribute to the local community.

The applicant wishes to maintain the property as a single family dwelling.

The domestic scale of the existing building is maintained with the proposed extensions, which are designed to be subservient to the existing house and have minimal impact of the character and appearance of the listed terrace and conservation area.

2.3 Amount

The site is approx. 175 sqm.

The existing house has approx. 259 sqm of Gross Internal Area with an additional 31 sqm of unconverted loft storage space.

The following additional GIA is proposed:

Habitable loft space within new dormer 7 sqm

2.4 Appearance

The appearance of the front elevation is to be enhanced with the reinstatement of the cast iron flower balcony to the ground floor, front window.

The external materials and detailing of the proposed works are all selected to match those of the existing house.

2.5 Landscape and Boundary Treatment

The existing front and rear gardens are to remain unchanged by the proposals.

No existing trees are to be removed.

2.6 Access

All access to the property is to remain unchanged.

3.0 Design Approach

- 3.1 The proposed works take careful consideration of the design and appearance and character of the existing house and terrace which contributes to the special architectural and historic interest of the Belsize Park Conservation Area which should be preserved and enhanced.
- 3.2 The proposals have been considered and designed in accordance with Camden Council's published guidelines and in accordance with the *Belsize Conservation Area Design Guide*.
- 3.3 The proposal:

Reinstate the cast iron flower balcony to the ground floor front window.

- The proposals to re-instate the cast-iron, flower balcony to the front window at ground floor level, and to remove unsightly fixtures, are considered of major public benefit.
- These elements will restore one of the most distinctive and decorative features of the front elevation of the listed building, enhance the setting of the other listed houses in the terrace and enhancing the character and appearance of the conservation area. In this respect the proposed design would better reveal the significance of the heritage asset and therefore enhance enjoyment of it and the sense of place.



5. Missing Cast iron flower balcony.

Replace modern infill conservatory with new rear single storey extension with terrace.

- The proposed glazed single storey rear infill extension, designed in a contemporary style will allow the historic rear elevation to be revealed.
- The rear elevation line of the proposed glazed extension is set back from the original building line, maintaining a respectful and subservient relationship with this.
- The thin framed metal glazed screen will ensure minimal visual impact and greater visibility through to the original rear wall of the house.
- The flat roof of the proposed new extension will provide a roof terrace at upper ground floor level, accessed by a new door opening formed on the side elevation of the rear wing block. This new terrace amenity will be set back within the recess formed between the two rear wing blocks and entirely set back from the existing terrace of the adjoining property, ensuring no increased overlooking of neighbouring properties.
- The new proposed side access door at ground floor level will have minimal impact on the character and appearance of the listed building.
- The glass balustrade proposed for the new terrace will ensure minimal visual impact, maintaining a clear visible distinction from



6. Existing forward upper ground terrace of neighbouring house.

the metal balustrades of the neighbouring terrace.

- In this respect it is suggested that the proposed design is appropriate for its context and will make a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.

Minor alterations to the basement interior.



7. Existing opening through to conservatory which is to be enlarged.

- The interior is devoid of historic details as these were all removed before 2007; some of the reinstated details, such as the doors and fire surrounds, are not 'authentic'. The rear 'conservatory' was erected in 2007-8; it is of a standard, mass-produced design.
- The increase in width of a number of existing modern openings at basement level is proposed, in particular reinstating essentially the previously approved opening between the front and rear basement rooms as initially approved with Listed Building permission 2005/0674/L dated 28/04/05.
- It is proposed to reinstate the full depth and height of the below storage space beneath the front entrance stair as is the case with a number of adjoining properties to allow for this to provide sufficient space as a bike store,

Replace 3 existing rooflights and small dormer with a new single larger lead lined roof dormer to rear roof slope. Replace existing cement roof tiles with new traditional roof slate tiles to rear roof slope.



8. Existing rooflights and single dormer to converted loft space.

- There are rear roof extensions, of varying styles, at Nos. 81, 83 & 85.
- In addition, the Belsize Conservation Area Statement concedes that rear roof extensions have become part of the prevailing character of the area and as such further sensitively design extensions are likely to be considered acceptable. In this case it is considered that there is a precedent for rear roof extensions on the row of terraces of which the building is a part.
- The rear roofscape is not visible from the public realm, with views from the gardens of Belsize Park to the rear being the most likely place that you could glimpse the rear roof slopes.
- The proposed dormer complies with Camden's guidance for roof extensions, with traditional casement windows proposed. As such we would suggest that the proposed dormer is not considered to have any harmful impact on the character and appearance of the conservation area.
- The width of the proposed new roof dormer is 2.85 m which is less than half the width of the overall roof (approx. 6m) and as such the dormer is considered to be subordinate in scale to the existing roof. This is virtually identical to the new dormer approved last year at the neighbouring property no. 91 Belsize Lane (2015/2277/P & 2015/2773/L).
- Due to the orientation of the site, the proposed rear dormer will have no significant impact on the amenity of adjoining properties by way of overshadowing, loss of outlook, sense of enclosure or the like. With regard to privacy, it is not uncommon for dormer

windows to look out across the rear garden of the subject building. The separation between the application site and the dwellings adjoining to the rear is considerable (in excess of 27m) and as such the new roof dormer will similarly have little or no impact on the privacy of adjoining properties.

- The existing cement roof tiles of the rear roof slope will be replaced with new traditional natural slate tiles with significant benefit to the character of this listed property and in particular the overall group listed terrace.

Replace boiler and main pipe work runs to allow relocation of new boiler to basement from loft space.

- The existing boiler is located in the roof space, is past its useful life and does not comply with current building regulations.
- It is proposed to relocate a new energy efficient boiler to the basement and replace the main pipe runs vertically through the building.
- Care will be taken to replace pipework by opening up modern plasterboard boxed out service risers and plasterboard lined walls, avoiding damage to the modern lath and plaster wall linings of the ground floor. It is understood that new lath and plaster wall linings to ground floor rooms was installed when the property was converted and refurbished in 2007.

4.0 Conclusion

The Heritage Statement and respective Impact Assessment is supportive of the proposed works detailed within this application and sets out the appropriate nature of these within their context.

It is proposed that by replacing the present, uninspiring, rear extension with a carefully thought-out and simply detailed new structure, and by undertaking significant works of enhancement to the front elevation, the proposed alterations will make a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.