



Heritage Statement

FLAT 1, 132 FELLOWS ROAD

LONDON

NW3 3JH

August 2016

Heritage Statement

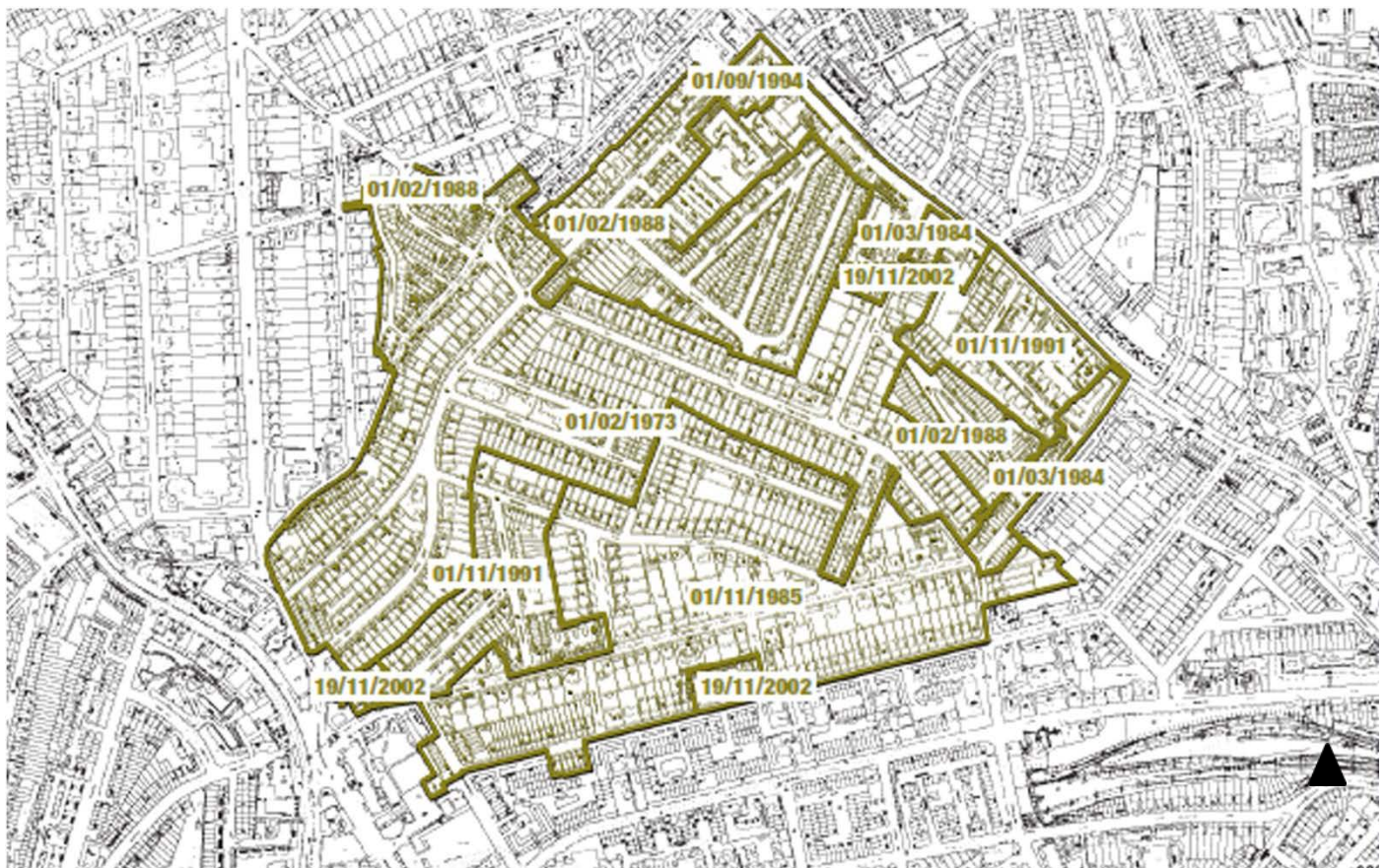
The works comprise of a single storey side extension, to the ground floor. This will be to accommodate a new bedroom and increasing the living room space. The new extension will have a flat roof with skylights and a glass infilled sliding door, opening towards the rear garden. A courtyard space will be created with a single door from the new bedroom opening into this space.

This heritage statement is submitted to accompany a full planning application in a conservation area for a proposed side extension to the ground floor flat. The existing terrace house is located at Flat 1, 132 Fellows Road, London, NW3 3JH. This statement is to be read in conjunction with the submitted drawings and Design Access Statement.

Introduction

The property at Flat 1, 132 Fellows Road forms part of the Belsize Conservation Area. The Belsize Conservation Area is located in the north-west of London, in the Borough of Camden. The conservation area sits on the rising land between Chalk Farm at the bottom of Haverstock Hill and Hampstead at the top, and extends westwards to Swiss Cottage. This gives the conservation area an almost triangle shape bordered by Haverstock Hill, Adelaide Road and Fitzjohn's Avenue.

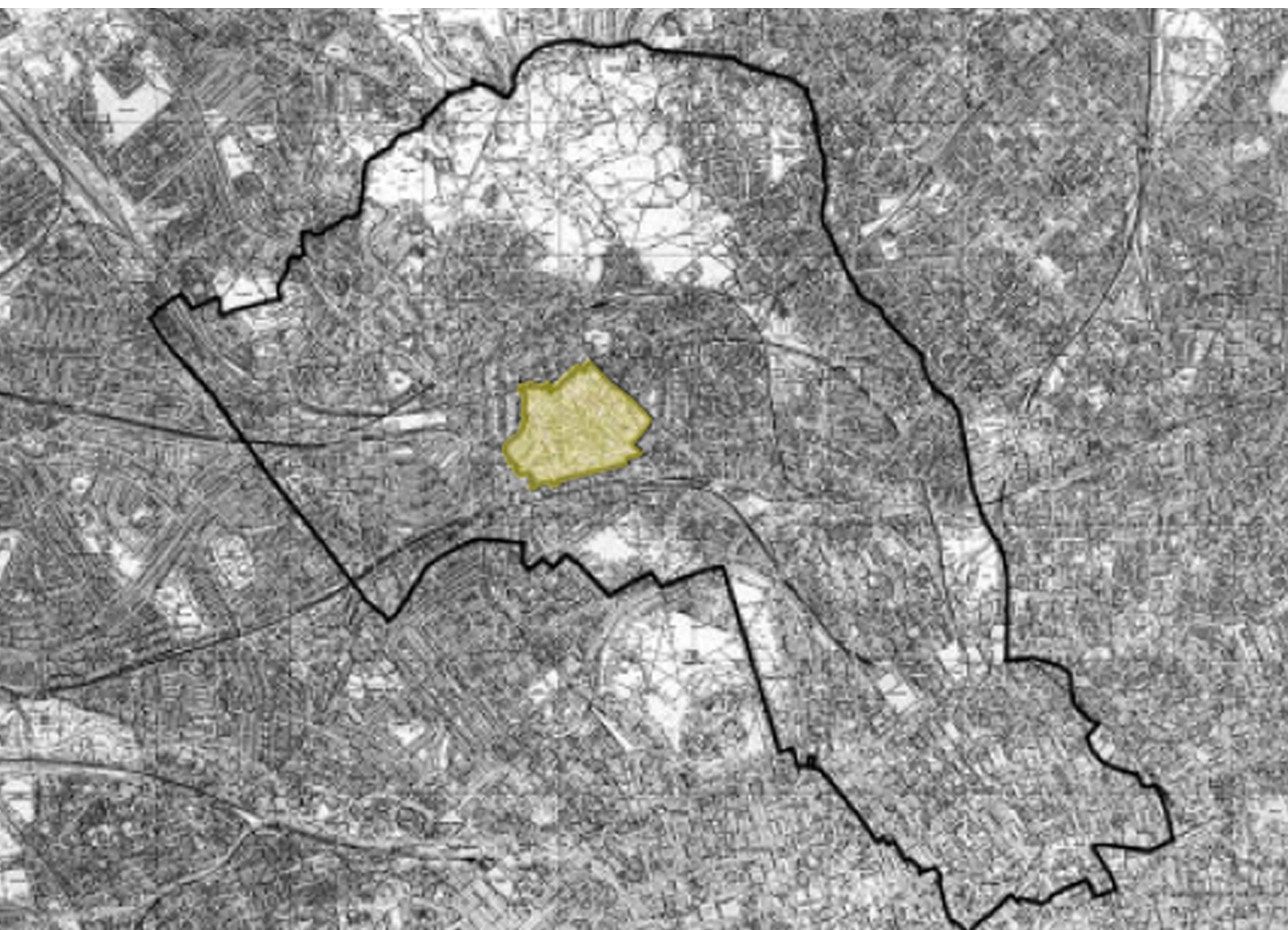
The Belsize Area which consists of the Belsize Park, Belsize Gardens, Belsize Village and the areas around it was designated as a conservation area in March 1973 by the borough's planning and communications committee. Which stated in their report that the "...Belsize Park is an area of large scale, imposing 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..." (Environment department, 2003) The report showed the importance of the architectural history of the Belsize area and why this area needs to be protected and preserved. The original conservation area has been extended between 1985 and 2002 to include surrounding areas that have also been considered to have significant and special architectural history.



Map showing expansion of the conservation area and the designation dates



Map showing the present shape of the Belsize Conservation Area



Map showing the borough of Camden and the location of the Belsize Conservation Area

History

The name Belsize is believed to be a derivation of the French for beautifully situated, 'bel assis'. Before the industrial revolution, the land between the settlement of Hampstead and the northern edge of London was largely agricultural and scattered farm lands with houses. A part of this land now known as the Belsize Conservation Area was split between two owners. One being the Dean & Chapter of Westminster, who acquired the northern part of the Belsize area around the beginning of the 14th century. The southern tip of the conservation Area was given to Eton College by Henry VI in 1449.

Between the start and end of the industrial revolution (1760 – 1840), the Belsize area with its surrounding estates and farmland was leased to the Earl of Chesterfield, who further sub-let the land at Belsize. Around the 18th century a lessee turned Belsize grounds into a 'pleasure park', which became a fashionable and popular attraction for people to go too for a short period, until it fell out of fashion. The main house on the Belsize land was then turned into a private residence, which was rented for a number of years to Spencer Perceval, who later became Prime Minister.

In 1807, the Earl of Chesterfield disposed of his lease on the Belsize land. At that point the land was divided into eight portions and sold to four local men. This allowed for the creation of small estates, on which many developed 'semi-rural' villas with substantial grounds. The dividing of the land in this way led to very small fragments of land being released for building residential housing etc. This was to prove a key cause in the current pattern of development seen in the current Belsize Conservation Area today. Development of the Belsize area as a residential suburb mainly began during the middle of the 19th century. It was during this period that a majority of the Italianate villas were built. The architectural style of these villas from this period are the type of houses most commonly associated with the conservation area.

Towards the ending of the 19th century, there was a decline in the market for large houses, which led to the development of smaller terraced houses and mansion flats close to public transport links. Between 1920 to the present day, developments and additions to the Belsize area have mainly been replacement and infill developments, in the form of residential flats and terrace houses. There have also been private schools, fire stations and a synagogue etc. built over the years during that period.

Historical architectural styles

The character of the Belsize area is largely derived from the mid-19th century Italianate villas. Within the conservation area there are a number of distinct areas of varying architectural character and appearance. These differences are caused by a combination of the following: land use, the density of development, the scale and style of buildings, their construction materials, the period of development, local topography and the predominance of gardens and trees. The Belsize Conservation Area can be divided into six sub areas. In most cases the sub areas have a distinct, broadly uniform character, although there are pockets of development that depart from the general character. The six sub areas are:

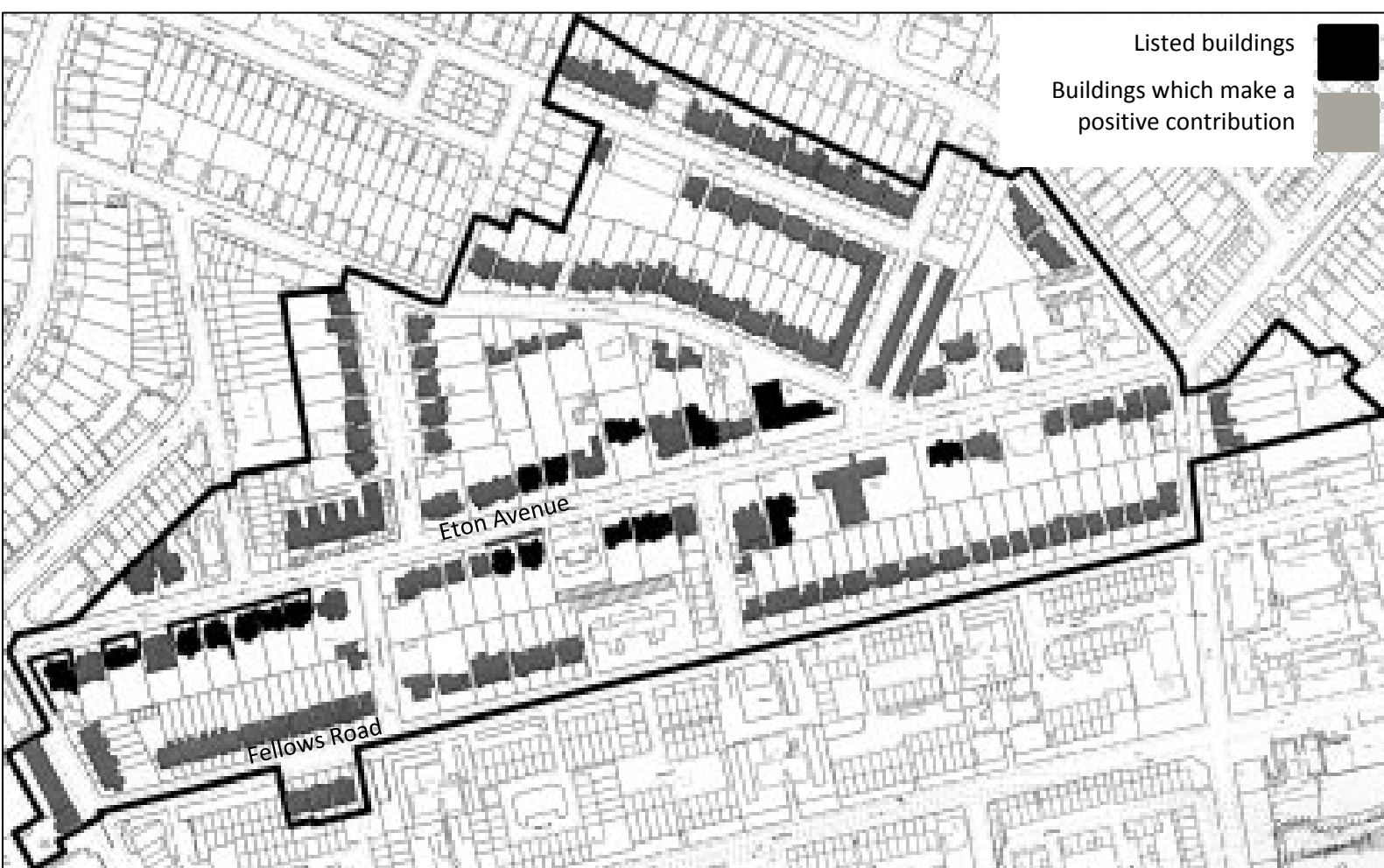
1. Belsize Park (including Belsize Avenue, Belsize Park, Belsize Square, Belsize Park Gardens, Belsize Grove, Buckland Crescent, Lancaster Drive and the northern end of Lancaster Grove).
2. Belsize Village (incorporating Belsize lane and the mews areas to the north, Belsize Crescent and Belsize Terrace).
3. Eton Avenue (including Strathray Gardens, the southern end of Lancaster Grove, Lambolle Road, Lambolle Place, Eton and Lancaster Garages and Fellows Road).
4. Glenloch (incorporating Glenloch, Glenmore, Glenilla and Howitt Roads).
5. Primrose Gardens/ Antrim Road (including Antrim Grove and the Haverstock Hill frontage).
6. Englands Lane (including Elizabeth Mews).



Map showing the sub areas of the Belsize Conservation Area

Sub area three: Eton Avenue Area

Sub area three, known as the Eton Avenue Area, consists predominantly of late Victorian housing with some Edwardian pockets, built on land primarily owned by Eton College. The houses within this area are smaller than the villa development to the north, being predominantly two storeys with an attic level. The properties in this area are notable for their varied styles and elevation treatment. There is however consistency of materials generally, red brick with red clay tiled roofs being a recurrent theme. The streets have a consistent building line and only small gaps between the buildings. The houses have front gardens with boundary walls defining the edge of the properties along the street. Buildings within this sub area share particular architectural characteristics and elements, which can be seen throughout the area, from Eton Avenue, Strathray Gardens, Fellows Road, Winchester Road, Lambolle Place, Lambolle Road, Lancaster and Eton Garage.



Map showing sub area three, called the Eton Avenue Area

Fellows Road and Winchester Road pre-date the Eton Avenue Area. Although there are a variety of building types the blocks are generally taller: three storeys with a basement or four storeys. In addition, there are generally consistent themes such as the use of London stock and yellow brick and the predominantly Italianate styling of the buildings, which pick up on themes within the Belsize Park Area that was developed over a similar period. Fellows Road marks the southern edge of the conservation area. Whilst the groups of Victorian houses along the north side have a character relating to the wider conservation area, the character of the street as a whole is altered by the 1960s housing estate to the south. On the north side, there are a number of different building types and styles, reflecting the different periods of development. In terms of materials, themes include yellow brick with red brick detailing, red brick with red clay tiled roofs and a pale London stock brick with stucco/painted stone detailing. Stylistically, themes include three storey paired villas, some with porticoes and three storey bays, some with more of a 'Queen Anne' influence in the Dutch gables at roof level. The trees within the street and the front gardens of the properties make a significant contribution to the character of the road as do the hedgerows to the frontages. These properties form a consistent frontage of paired and detached three storey villas with overhanging eaves, three storey bays, porticoes with Corinthian capitals and sash windows at the eastern end of the Road. At the western end of Fellows Road houses 129-139 are a group of paired villas built in yellow brick with red brick detailing with 'Queen Anne' influence showing in the Dutch gables.

The Belsize Conservation Area has 44 buildings and structures listed as grade II buildings of architectural or historic interest. Sub area three has 18 listed building which are Eton Avenue numbers 13, 26, 30, 31, 34, 36, 37, 39, 43, 45 57, 59, 61, 63, 65, 69, 73 and Lancaster grove Belsize fire station. A number of buildings are notable because of their value as local landmarks, or as particularly good examples of the local building tradition. Such buildings, whilst not statutorily listed, are nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the conservation area. The general presumption should therefore be in favour of retaining such buildings. The unlisted buildings which make a positive contribution to the special character and appearance of sub area three are as follows:

- **Belsize Park Gardens, numbers 83-89**
- **Eton Avenue, numbers 1-9, 11, 33, 35, 47-55, 67, 71, 10-14, 22, 24, 28, 32,38-42, 56, 58, Sarum Hall**
- **School, day centre, Eton Court**
- **Eton Garages, numbers 1-10, 11-19**
- **Fellows Road, numbers 26-72, 86-102, 112-148,129-139,**
- **Kings College Road Hollow Point, College Villa**
- **Lancaster Garages, numbers 1, 2-12, 18-24 (inclusive)**
- **Lambolle Place, numbers 1-8**
- **Lambolle Road, numbers 1,13-31, 6-16, 22-48**
- **Lancaster Grove, numbers 37-43, 45-71, 14a, 14-20, 26-30**
- **Merton Rise, numbers 20-24**
- **Primrose Hill Road, numbers 25, 44-48**
- **Strathray Gardens, numbers 1-9, 2-14**
- **Winchester Road, numbers 21a, 22- 32 23-35**

Fellow's Road in sub area three has traditional materials and features which can be seen in the streetscape. A list of a few of these materials and features, which help to enhance the Conservation Area, can be seen below.

- Tiled street nameplates.
- Mature street trees (mostly Raywood Ash).
- Front boundary walls appear to be Gault bricks (matching houses) with piers two
- Bricks square and stone caps.
- West of Merton Rise front walls are red brick with blue engineering-brick plinth, saddle
- Coping and decorative stringcourses.
- Nos. 36-46 Piers 2m high with decorative moulded caps, walls 1.2m high - ironwork
- Railings to walls has been lost.
- No. 92: decorative terracotta pier caps with orb finial.
- Nos. 26-72: front hedge.



Streetscape photography's of the Belsize Conservation Area

Flat 1, 132 Fellows Road Proposal

In the modern era the Belsize Conservation Area located in the Borough of Camden, north-west of London is protected by the conservation policies and has kept the street view uniquely original.

The property in question is located on the edge of the Belsize Conservation Area. Flat 1, 132 Fellows Road is a ground floor flat of a terraced house that is identical to the others on the street façade. The property is a large three story domestic house which retains many of its traditional architectural designs from when it was built; a majority of these features can be seen from the street view of the property. The front is very much unchanged however there are alterations and additions towards the rear of neighbouring properties, for example ground floor extensions, balconies etc.

The existing layout of the ground floor flat, interior has been limited in usable space, for a growing London family. The current flat has two bedrooms and an open plan kitchen and living space which are partly in an old existing extension. We proposed that Flat 1, 132 Fellows Road do a side infill extension with a courtyard space. The proposed side extension will not change the shape of the existing extension but help to enhance the existing glass extension by using materials like London stock bricks that match the existing property's materials. The proposed extension will only be 200mm above the existing 2.5m high double brick boundary wall to the side of the property and so therefore it will have minimal impact on what the neighbours can see because of the courtyard space, which helps to reduce the size of the extensions wall that will be seen. By extending towards the side of the ground floor we feel the impact would be minimal and kept in line with the urban context. The proposed extension for Flat 1, 132 Fellows Road cannot be seen from the front elevation of the property and from the street view, so visually the impact is minimal.

The proposed has been mindful of the site, history, material and neighbouring properties in the Belsize Conservation Area. The side extension on the ground floor has been carefully considered and we feel the impact is reduced to minimal. The material used has been considered to match the existing condition so not to overly impact the urban fabric of the conservation area. The vegetation in the property and surrounding properties is minimal. Trees are not close to the property or adjoining properties to affect the build. There are soft planting towards the rear of the garden which my client intends to keep the same as existing. Therefore a tree survey is not necessary for the application. We feel that the proposal in question is believed to be in keeping with the existing condition of the properties historical features. The impact onto the neighbours is also kept to a minimal so that the natural day light, they receive and privacy is not affected on both sides of the properties.

The project has been designed with referencing examples of another project in the Belsize Conservation Area that have been approved by planning, with a similar type of side extension to what we propose to do at Flat 1, 132 Fellows Road. Please see the Design Access Statement submitted with this projects planning application, for more details on the referenced project used as precedence.

Bibliography

Planning service (2003) *Conservation area statement*. [Online] London Conservation and Urban Design Team. Available from: <https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/belsize-conservation-area-statement/> [Accessed: 28/07/2016]

This Heritage Statement was prepared by:

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