

# Design and Access Statement

Proposed New Build Basement and  
Four Storey Townhouses at  
10-14 Belmont Street  
NW1 8HH



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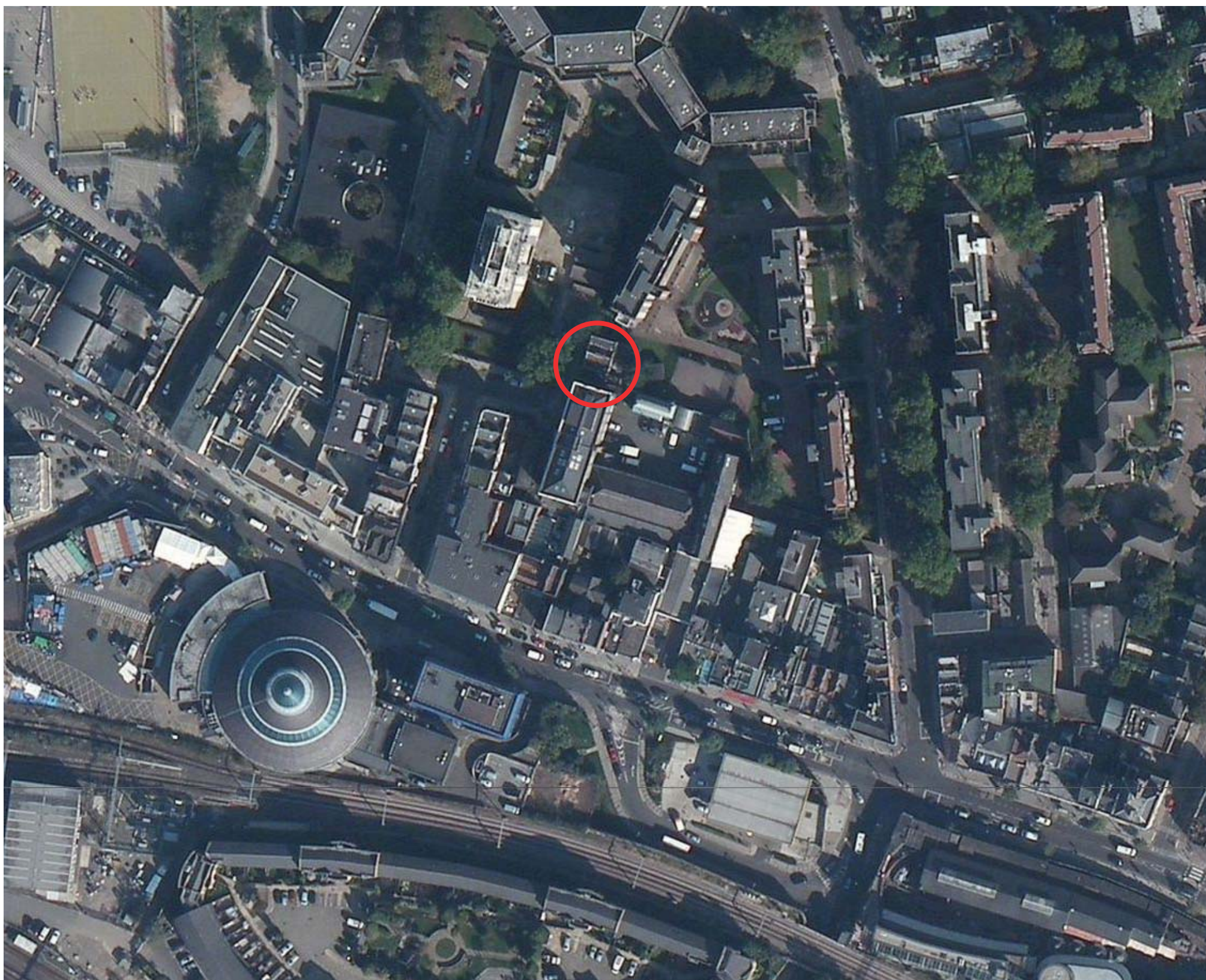
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Aerial Photograph Showing Location of Site - 10, 12, 14 Belmont Street

## Introduction

This Design and Access Statement has been prepared by Contemporary Design Solutions LLP for Warmhaze Ltd in support of a full planning application for demolition of existing terrace of three houses at 10, 12 and 14 Belmont Street and the building of three town houses incorporating basement and four storeys at number 10 and 12 and four storeys at number 14.

This document should be read in conjunction with the drawings prepared by Contemporary Design Solutions LLP that form part of this application along with a Planning Statement by KR Planning..



## 2.0 Site Context and Analysis



Site Aerial Photo



Site Plan



Location Plan

### Site Location

Building Type:

C3 Residential

The Application Site:

The extent of the building site of the proposed new dwelling is identified in red on the site location plan (left), with other land owned by the applicant outlined in blue. The proposed site is a three storey end terrace of three houses of late Victorian / Georgian era, next to the former piano factory at 10A Belmont Street, which is currently undergoing major redevelopment works to form commercial and residential premises.

The site is located in Haverstock, an area and electoral ward in the centre of the London Borough of Camden. More specifically, the site is situated with Haverstock Hill to the west and Chalk Farm Road to the south, and is close to the Grade II\* listed Roundhouse. It also lies within a short walk from the vibrant Camden Town Market, with the Regent's Canal to the south-east and Primrose Hill to the south-west.

The site falls outside the boundaries of both the Conservation Area and the Special Policy Area for Camden. The area is primarily a residential part of Camden with a mixture of 3-storey Victorian houses, post-war 8 to 22-storey housing blocks, garages and warehouses.





Current street view - 10-14 Belmont Street



Current rear elevation of 10-14 Belmont Street

### Surrounding Context / Site Photos

In terms of appearance, the three houses are in a poor condition in comparison to the adjacent 10A Belmont Street building which is undergoing significant modernisation and extension works.

The front, side and rear elevations require significant re-working to improve the appearance and with the continuing works next door, this is an opportunity for the Client to re-build from the ground up three new modern town houses to match the higher quality of developments being developed in the immediate area.

In addition, the rear garden walls are in a state of neglect and disrepair. Any proposed works would seek to improve the outlook of this area.



Street elevation - 10 to 14 Belmont Street



Rear elevation and garden walls with 10A Belmont Street in background





Hardington House



1930s Tenement Blocks - Mead Close



10 - 14 Belmont Street - Georgian Style Terrace

### Surrounding Context / Site Photos

Belmont Street is primarily residential in character and considerably different from what is normally associated with the vibrant eclectic nature of Camden Town and Chalk Farm Road.

Whilst there are 36 conservation areas in Camden, Belmont Street is not included and lies between West Kentish Town, Harmood Street and Regent's Canal Conservation Areas. Buildings are of different eras, style, design, as well as scale and massing.

Belmont Street was heavily bombed during the war and the original composition of Belmont Street has been largely lost. A small number of original terraces remain, the overall composition is a mismatch of periods and styles.

The terrace houses on Belmont Street are Georgian, Victorian and Regency. There are a number of modern housing blocks ranging in scale from 2-storey 1960s terraced housing to 8-storey 1930s blocks and 11-storey 1960s Hardington Tower. Denton Tower is located approximately 200m to the north of the site on Malden Crescent and is 22 storeys tall.



Denton Tower



Regency Style Terrace in Belmont Street

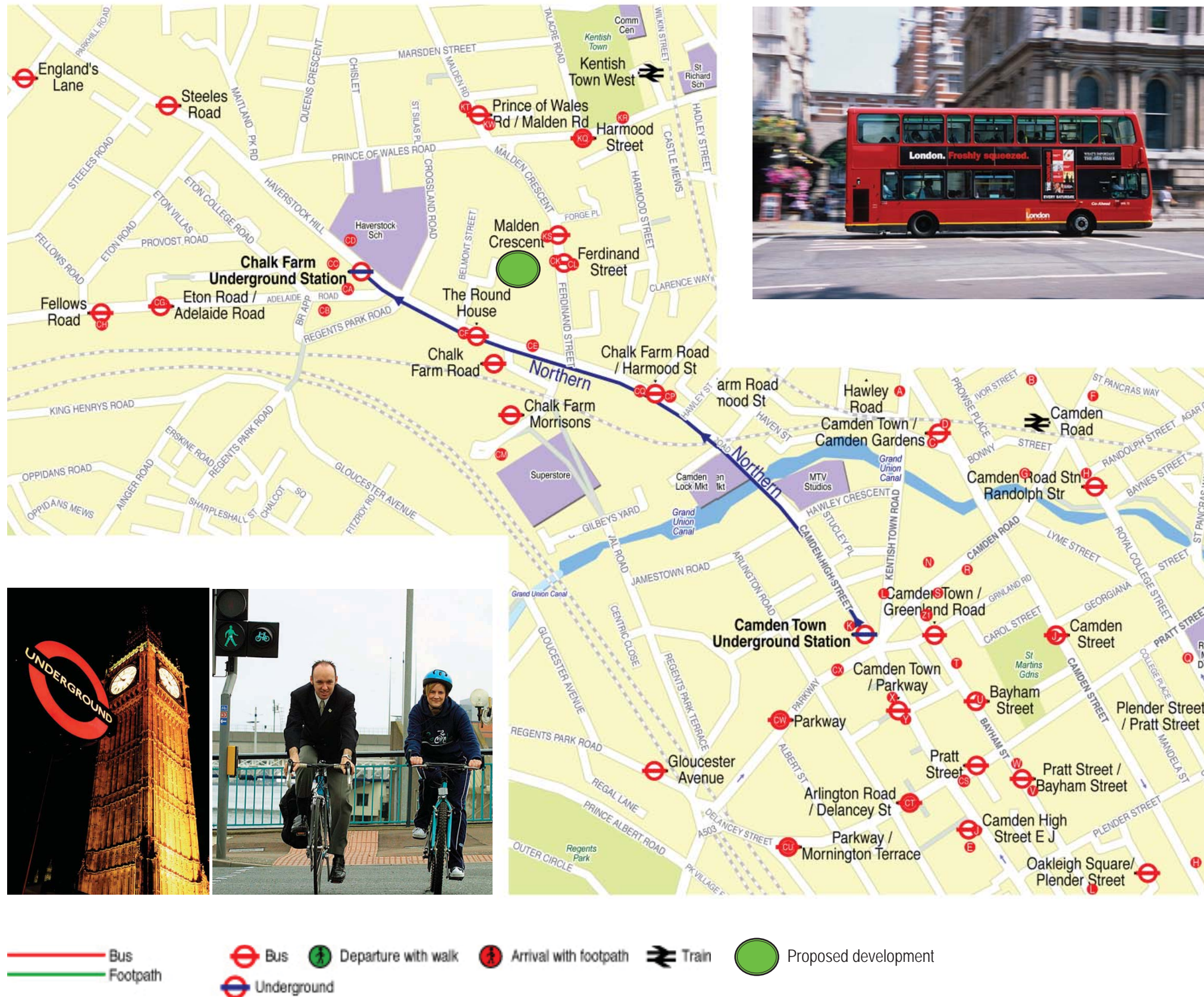


View at entry to Belmont Street

Directly north of the site is Mead Close, which is an agglomeration of 1930s tenement blocks that has pedestrian access from the side of 14 Belmont Street.



## 2.0 Site Context and Analysis



### Vehicular Transport Links

The site has very good access to public transport and is located in close proximity to:

- Chalk Farm Underground Station (300meters, 3 min walk)
- Kentish Town West Overground Station (600meters, 7 min walk)
- Chalk Farm Road northbound bus stop (100 metres)
- Chalk Farm Road southbound bus stop (200m)
- Ferdinand Street northbound and Southbound bus stop (400m)

Very good access is reflected in a Public Transport Accessibility Level (PTAL) of 5, based on a scale 1-6, with 6 being the highest.

The scheme design is intended to maintain the existing car parking arrangement of on-street parking. The site's proximity to Chalk Farm Road and Camden High Street means that an array of facilities and amenities are just a short walk away. There are a limited number of on-street parking spaces in Belmont Street. Issuing of parking permits will be dealt with by Camden Council.

There are a number of established Car Clubs available for use in the area.

Refuse provision is compatible with LB Camden and Environmental Agency's guidelines. Refuse collection take place as per existing arrangement.

Fig. 22 Map showing transport links (adapted from www.tfl.gov.uk)



## Project Details & Proposed Layouts

The proposal involves demolition of the existing buildings and rebuild a terrace of three modern townhouses with individual access from the public footpath.

### Basement Floor:

The proposal incorporates a large basement level to number 10 and 12, based on existing permissions 2013/2105/P and 2013/2070/P. The space will be used as a multi-use family play area and potential gym / exercise space. A WC is provide underneath the stairs up to ground floor level.

### Ground Floor:

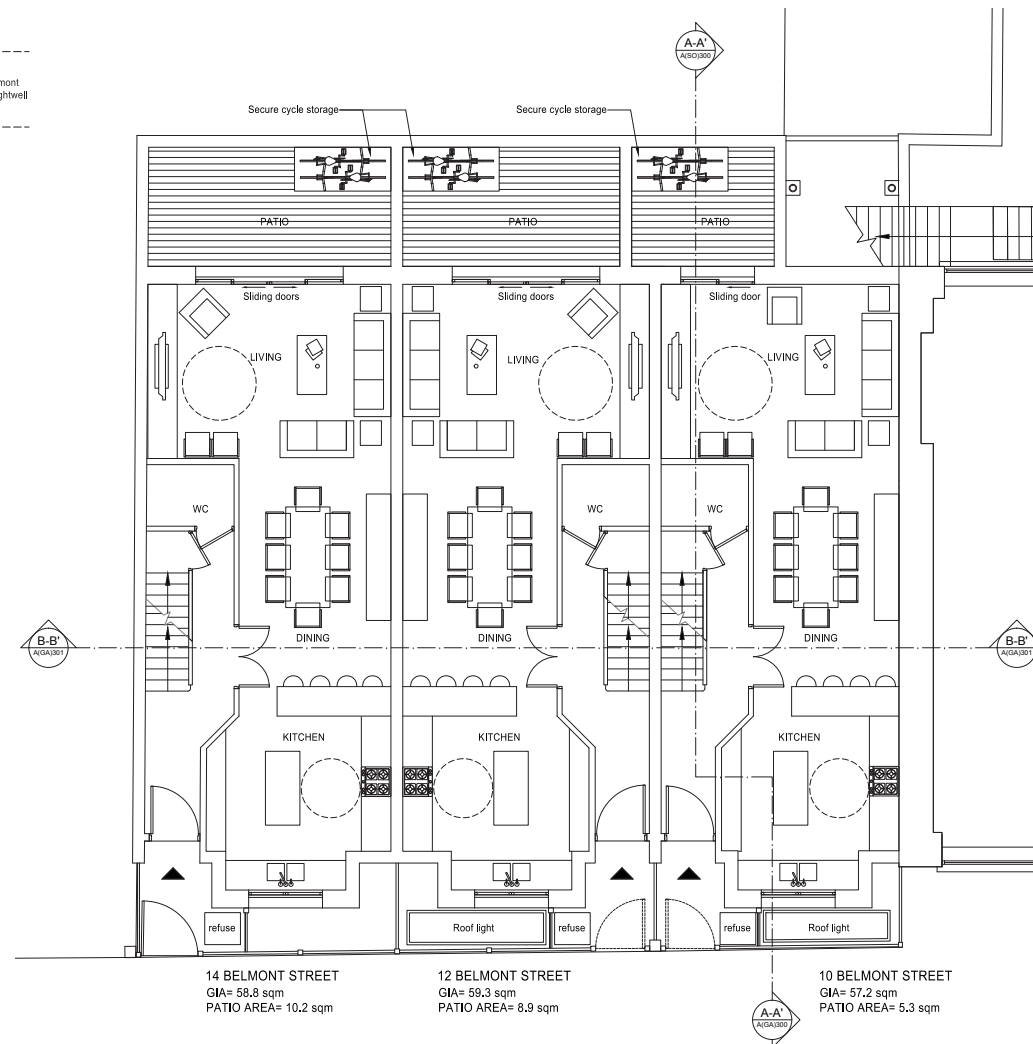
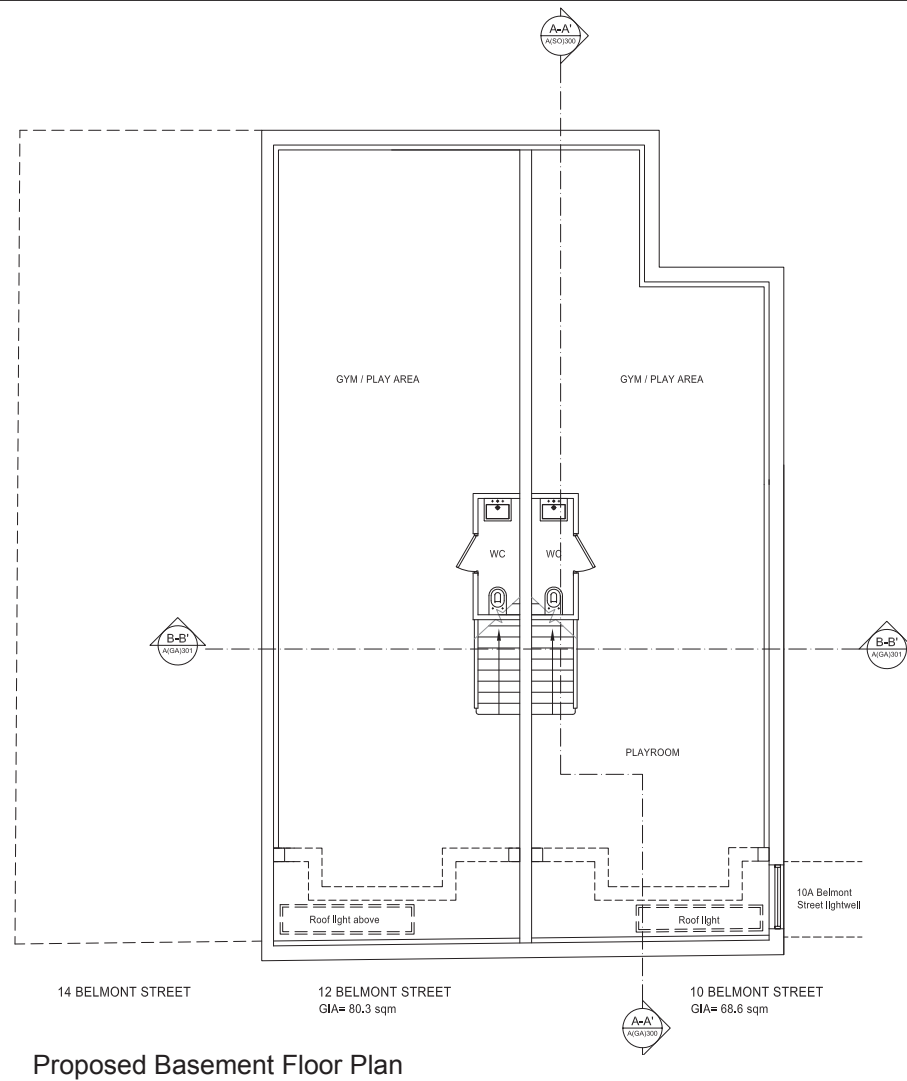
Each dwelling has a main entrance on the ground floor as per the existing situation. The ground floor contains open plan living, dining and kitchen areas, with the living area giving access to a rear external patio space. There is space at the front of each house for external rubbish storage.

### Circulation:

The dwellings each have one main stair core that connects from basement level to the third floor level.

### Rear Patio:

Each house will have access to an external space. A combination of hard and soft landscaping will feature in these areas. Cycle storage is in a secure external cycle store located in the rear yard space.





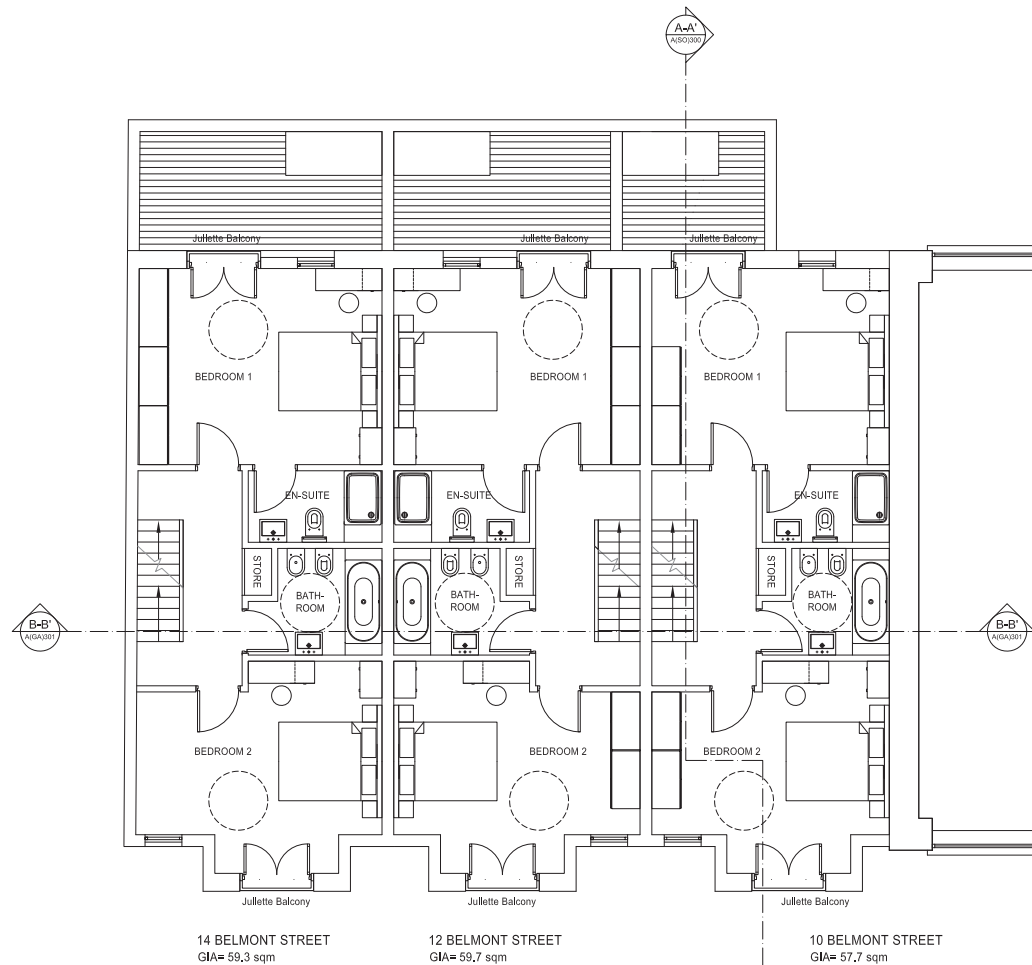
## Project Details & Layouts - First and Second Floor

### First Floor:

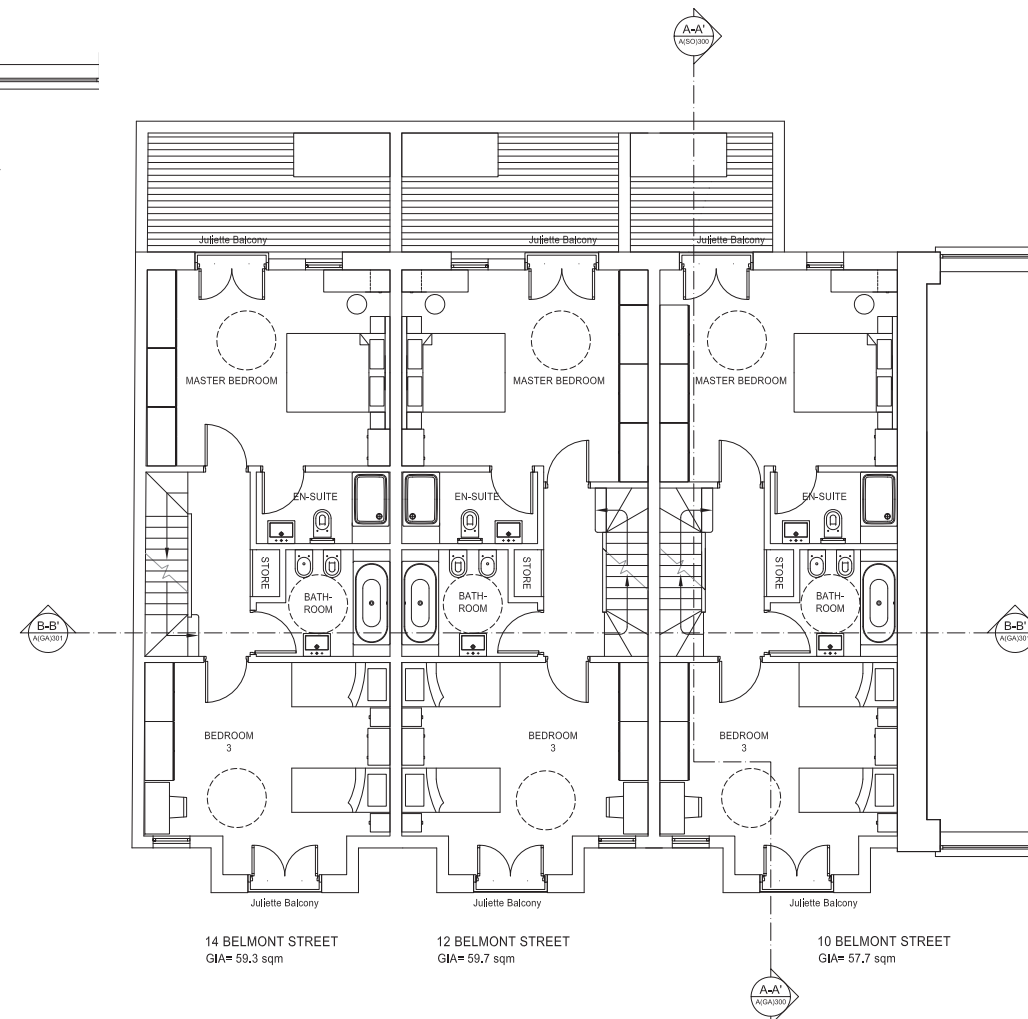
The first floor of each dwelling contains a family bathroom and two double bedrooms with one ensuite. To maximise daylight, both bedrooms have large windows facing east and south respectively. The north facing bedrooms have french doors incorporating Juliette balconies.

### Second Floor:

The second floor of each dwelling contains a master bedroom with ensuite and a twin bedroom next to a bathroom. To maximise daylight, both bedrooms have large windows facing east and south respectively. The north facing bedrooms have french doors incorporating Juliette balconies.



Proposed First Floor Plan



Proposed Second Floor Plan



## Project Details & Layouts - Third Floor and Roof Plan

### Third Floor:

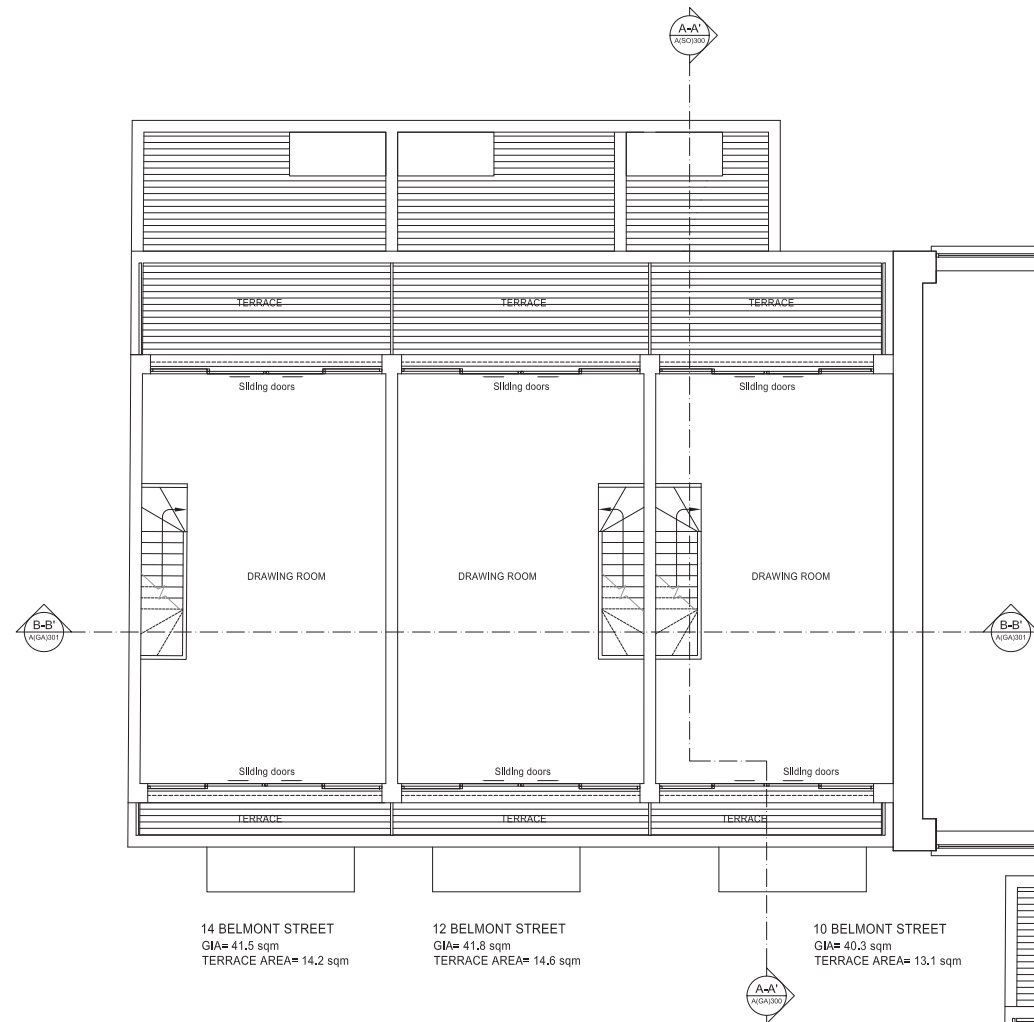
Set back from the lower floors, the third floor contains a dual fronted large open plan study / drawing room with french doors providing access to external terrace areas. Georgian wired cast glass is used to form privacy screening between the terraces.

### Amenity:

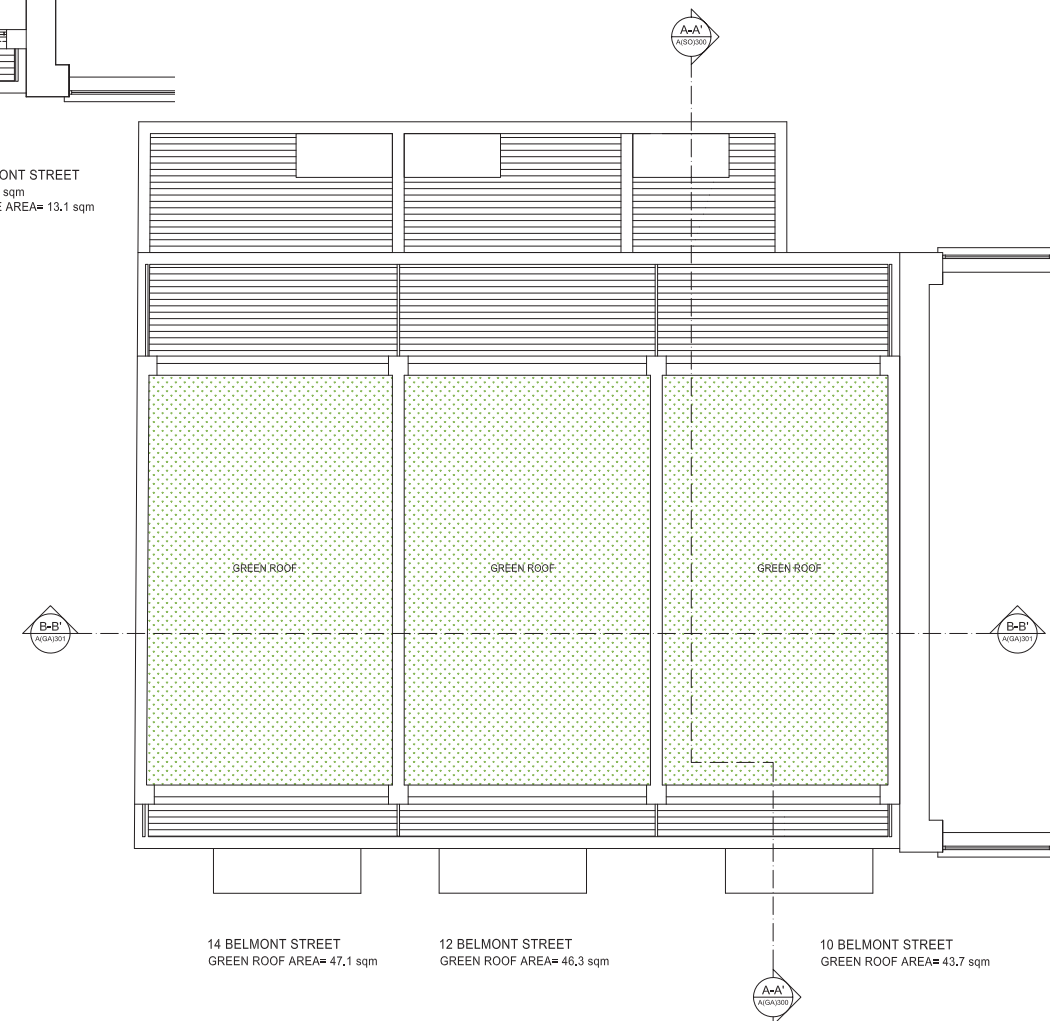
All three dwellings have private amenity space at ground floor level and also private terraces at third floor level.

At each floor, all habitable rooms have large areas of glazing that allows for plenty of natural light and views out and Juliette balconies.

A green roof is proposed for the new third floor, providing visual amenity from neighbouring taller buildings and enhancing the sustainability attribute of the existing buildings



Proposed Third Floor Plan



Roof Plan