10 - 14 BELMONT STREET PROPOSED FLOOR AREAS - GROSS INTERNAL AREA IN SQM			
	10 BELMONT STREET	12 BELMONT STREET	14 BELMONT STREET
BASEMENT	68.6	80.3	0
GROUND FLOOR	57.2	59.3	58.8
FIRST FLOOR	57.7	59.7	59.3
SECOND FLOOR	57.7	59.7	59.3
THIRD FLOOR	40.3	41.8	41.5
TOTAL IN SQM	281.5	300.8	218.9
TOTAL EXTERNAL AMENITY	18.4	23.5	24.4

10 - 14 BELMONT STREET EXISTING FLOOR AREAS - GROSS INTERNAL AREA IN SQM			
	10 BELMONT STREET	12 BELMONT STREET	14 BELMONT STREET
BASEMENT	N/A	N/A	N/A
GROUND FLOOR	52.4	52.3	62.7
FIRST FLOOR	36.1	36.2	46.1
SECOND FLOOR	36.1	36.4	36.5
ATTIC LEVEL	4.6	4	4.4
TOTAL IN SQM	129.2	128.9	149.7
TOTAL EXTERNAL AMENITY	15.8	18.5	5.8

Project Details - Area schedule:

Generally, with the addition of the third floor and basement, the overall internal area of each house has increased to accommodated better proportioned habitable rooms compared to the existing houses.

External amenity areas have also increased in size.

Current approved street elevation of 10A Belmont Street with existing 10 - 14 Belmont Street terrace

Proposed 10 - 14 Belmont Street elevation with current approved elevation of 10A Belmont Street

Scale and Massing

In terms of scale and massing, the three houses form a single end terrace sandwiched between the much larger 10A Belmont Street former piano factory building and the Mead House tenement block.

The proposed design adopts a similar scale to the existing building mass, maintaining the original height of the brick facade on the primary front elevation. The additional third floor is set back from the brick elevation, so the impact of this extra floor is greatly reduced when viewed at street level. Overall, there is a nominal change in the perceived height of the buildings, relative to the much taller buildings surrounding the site.

Proposed 10 - 14 Belmont Street west elevation with current approved elevation of 10A Belmont Street

Appearance

On the main Belmont Street elevation, the treatment of the new townhouse facades is predominantly london stock brick with feature brick bays and recessed areas containing inward opening French doors with juliette balconies.

The windows are broken down into smaller panes to create a more traditional Victorian style similar to the adjoining former piano factory.

The protruding three storey bays provide some relief from an otherwise flat brick elevation, acting as architectural features and are a modern interpretation of the Victorian / Edwardian bay windows currently on the existing building. A darker tone of brick will be used between the French doors to emphasise the recess.

The snaking brick course detail below the parapet mirrors the existing detail on the terrace. To give further articulation to the elevations, corresponding to each floor level are distinctive rows of brick headers that protrude from the main brick face, providing additional texture and shadow to the elevation.

The set back third floor is of a lighter composition with larger areas of traditional fenestration with French doors that open out onto the terrace. Aluminium clad piers provide physical and visual separation between the three townhouses. The visual appearance is a modern take on a more traditional mansard roof construction.

In terms of the street scene, the new proposal seeks to create an improved visual parity between the dominant former piano factory and the smaller terrace of houses, bringing both buildings to a higher level of contemporary design based on traditional residential housing language.

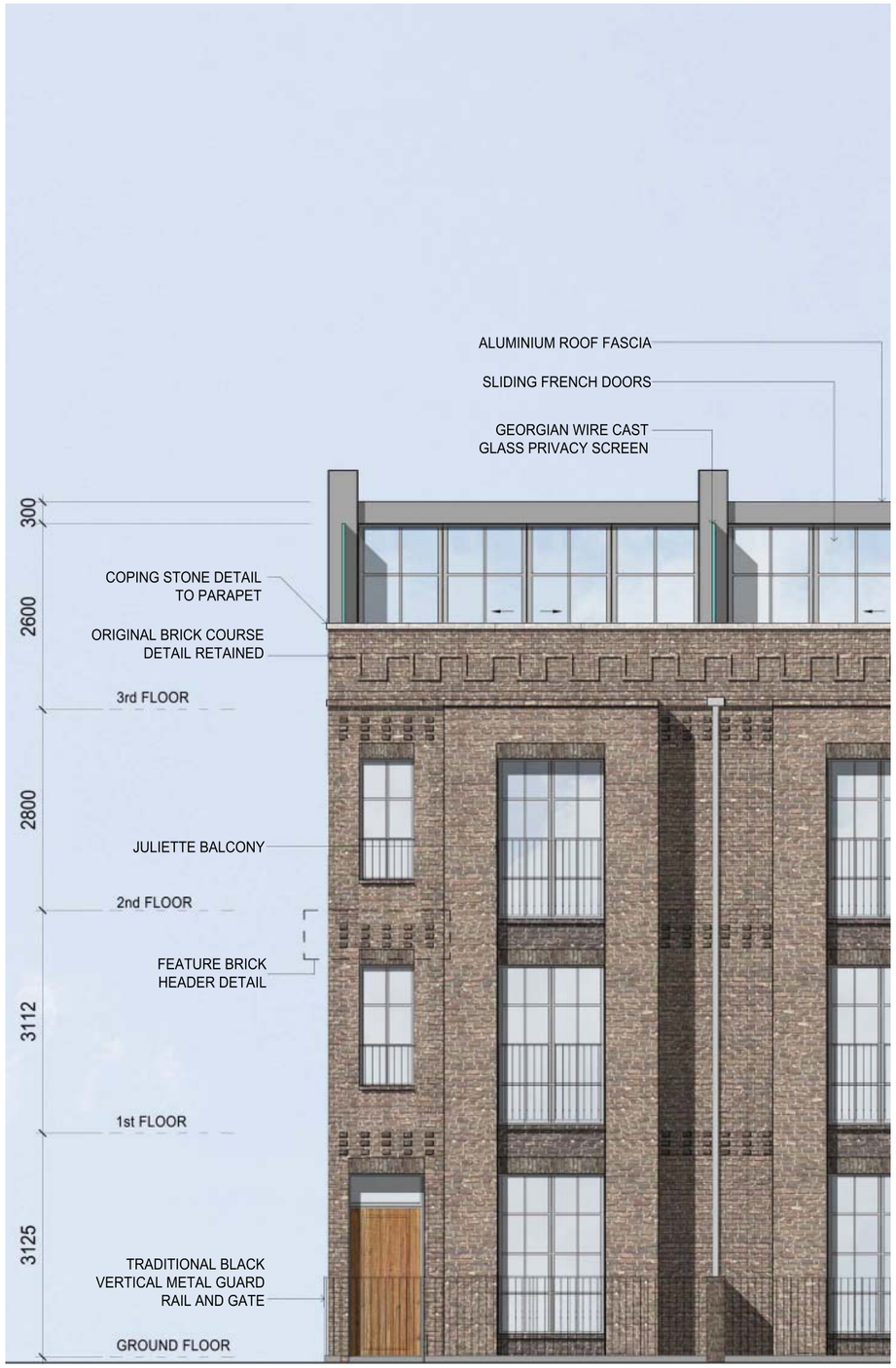
Proposed 10 - 14 Belmont Street east elevation with part rear elevation of 10A Belmont Street

Visual Impact

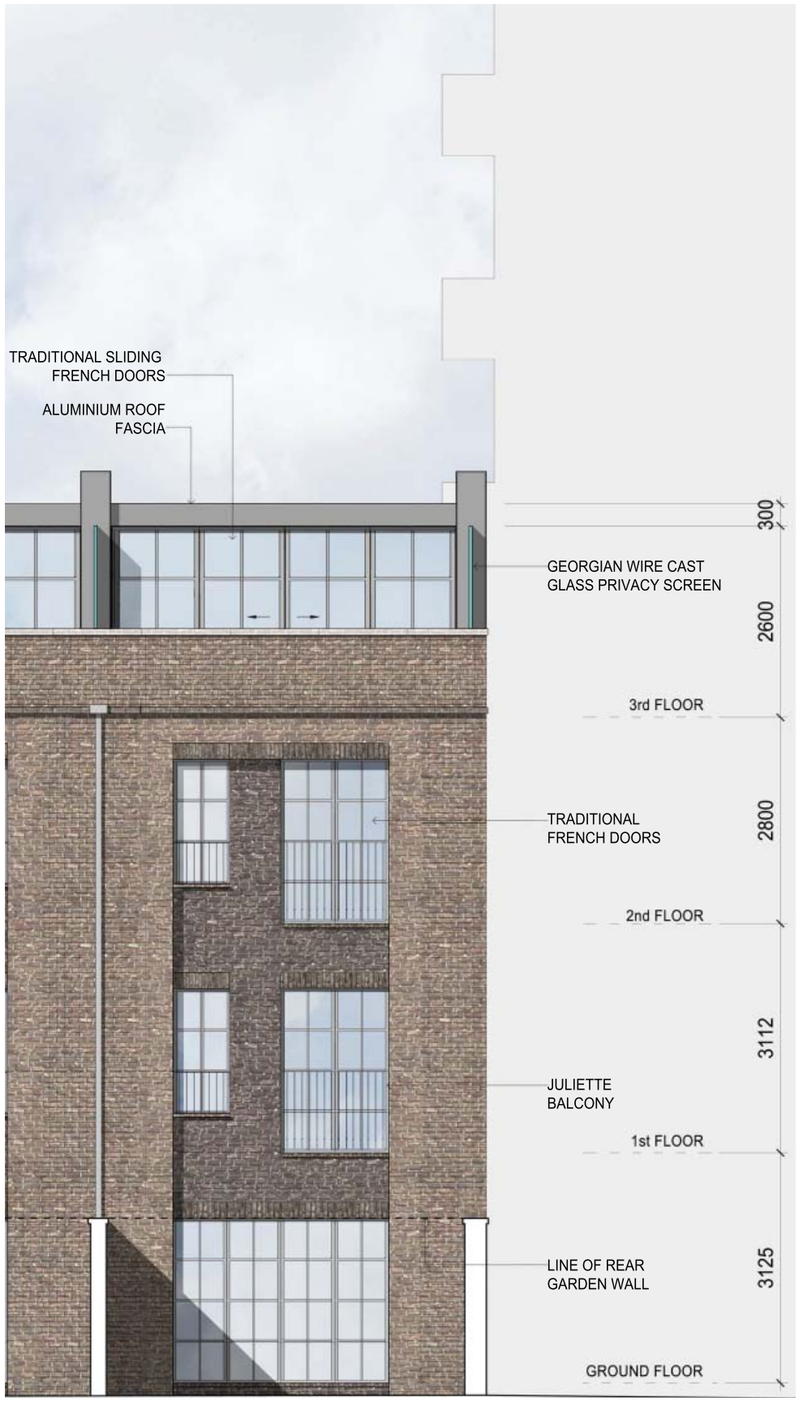
There is minimal visual impact of the proposal since all surrounding buildings are larger in scale and mass. By the use of similar materials to the larger 10A building, the proposal has no visual impact on adjoining properties where brick is the main facade material. The proposed design has a similar footprint to the existing houses. The rear elevation is built out to a similar depth as the adjoining 10A Belmont Street, so there will be less instances of overlooking to currently adjacent windows.

All three houses have private external area at ground floor level. These are enclosed by high garden walls as per the existing situation.

Any other issues of overlooking on the third floor terrace to other properties can be dealt with by using privacy screening.



Front - West elevation close up detail



Rear - East elevation close up detail

Materials

There is a limited palette of materials in the proposed development. Two tones of London stock brick and dark grey aluminium (similar in tone to traditional lead) is used. The adjacent 10A Belmont Street is the main contextual source.

Traditional French doors will maximise the amount of daylight into the new internal rooms at ground, first and second floor level.

Black metal vertical railings will form the juliette balconies and also the guard rails on ground floor west elevation.

On the west elevation, the three storey feature bay windows are composed of two tones of brick. The recessed areas on the elevations will incorporate a darker tone brick.

Dark grey aluminium rainwater down pipes and hoppers are proposed.

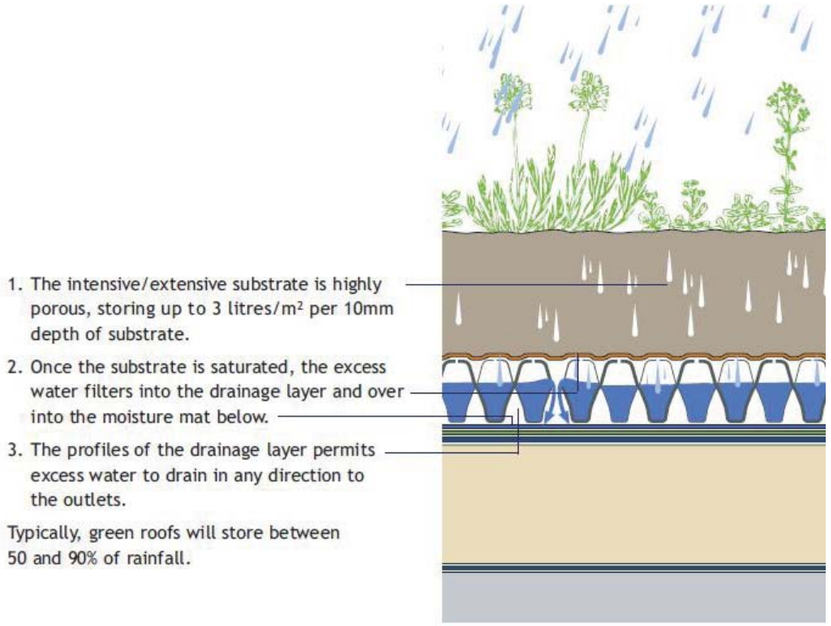
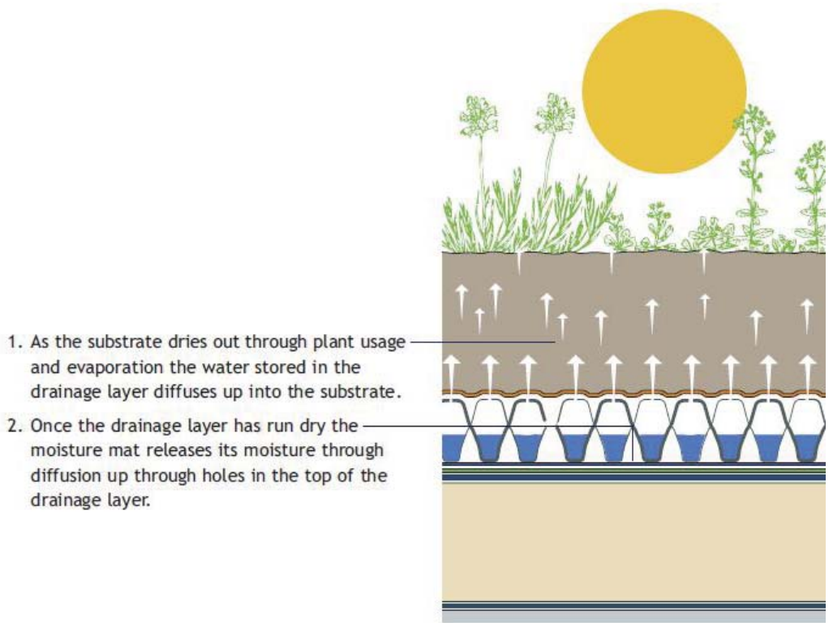


Fig 9: How a green roof releases moistu



How a green roof stores water

Typical extensive bio diverse green roof in residential environment

Sustainability

Throughout the whole design process, the applicant and design team members have given careful consideration to the sustainability issues relating to the site, and how these can be enhanced in a feasible manner.

The re-development of the three houses into high quality residential accommodation (C3) creates a real and tangible opportunity for the site for local employment and residents.

The residential units will aim to achieve a BREEAM Domestic Refurbishment rating of 'Excellent'.

Extensive green roof will be incorporated into the roof design.

The proposal involves re-using as much of the existing building envelope and structure as possible, avoiding unnecessary demolition which is a core sustainable strategy.

Construction impacts on the local area will be eased through compliance with the Considerate Constructors Scheme. A detailed SWMP will also be followed to reduce waste to landfill during the construction stages.

Wheelchair access will be provided to ensure accessibility to all.

Secure by Design to be achieved to maintain a safe and secure environment

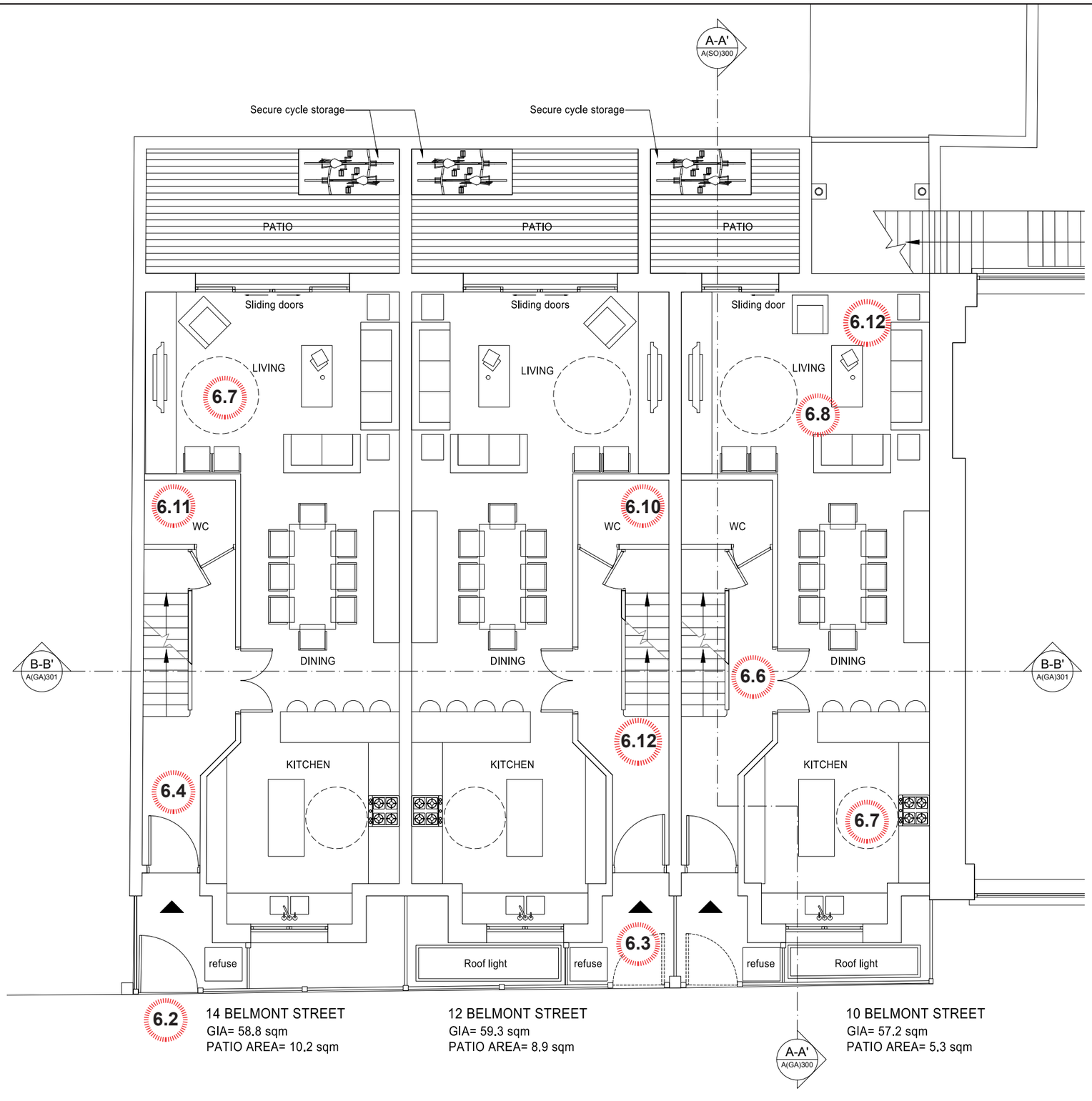
Sustainable transport means are to be promoted with close proximity to public transport links.

Accessibility

The proposal aims to improve the accessibility of the existing three houses and updated to current standards.

The scheme will be designed to ensure the building is fully accessible with reference to the requirements of the Camden UDP, Supplementary Planning Guidance, Part M of the Building Regulations and British Standards.

The current main access is from the existing public footpath and the proposals aim to maintain this.



6.1 Car Parking Width

The development has existing on street parking provision.

6.2 Approach to Dwelling From Parking

The development will maintain the existing condition and access to the three townhouses.

6.3 Approach to Development

The approach to the main entrance is generally level with no gradient exceeding 1:12 for a distance of up to 2 metres.

6.4 Entrance

The main entrance will be lit with fully diffused luminaires. There is initially a gated access to external footpath to access the main entrance door into the dwelling.

The door will have an accessible threshold and also the doors to access the terrace balcony at second floor level.

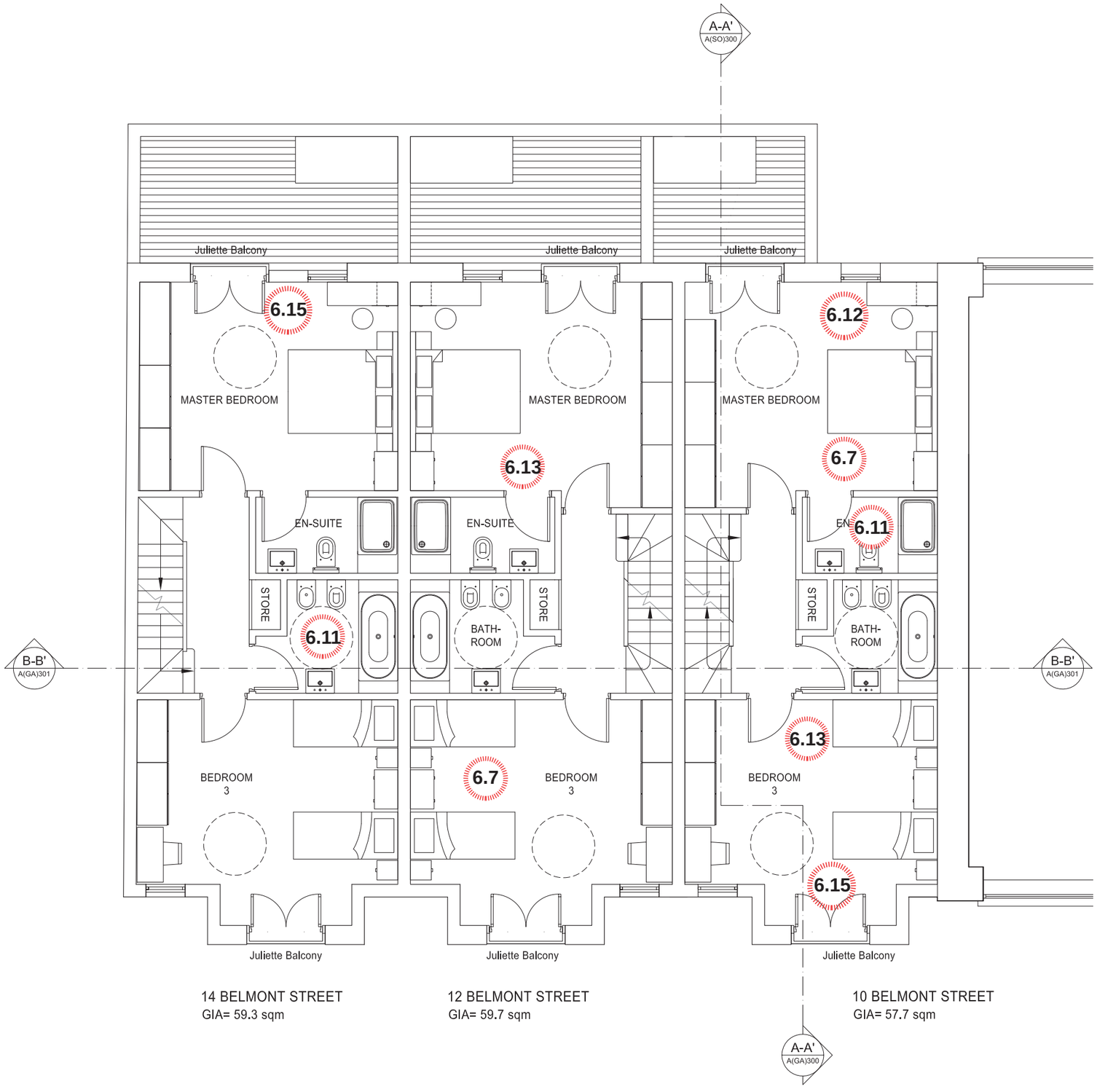
The main entrance at ground floor has a minimum effective clear opening width of 800mm.

6.5 Communal Lifts

This is a single residential dwelling. A communal lift is not applicable.

6.6 Internal doorways and hallways

All hallways are a minimum 1200mm width. All internal door clear opening widths are a minimum 775mm which complies with this criteria.



6.7 Circulation Space

Living and dining areas have a clear turning circle of 1500mm diameter. Between items of furniture, there is sufficient room for essential circulation.

In the kitchen area there is a clear width of 1200mm between kitchen units.

The main bedroom has a clear space of 750mm width to both sides and the foot of the double bed.

The other bedrooms are capable of having a clear space, 750mm wide, to one side of the bed as well as a clear space of 750mm at the foot of the bed.

6.8 Entrance Level Living Space

The current design has a large living area the ground floor.

6.9 Potential for entrance level bed-space

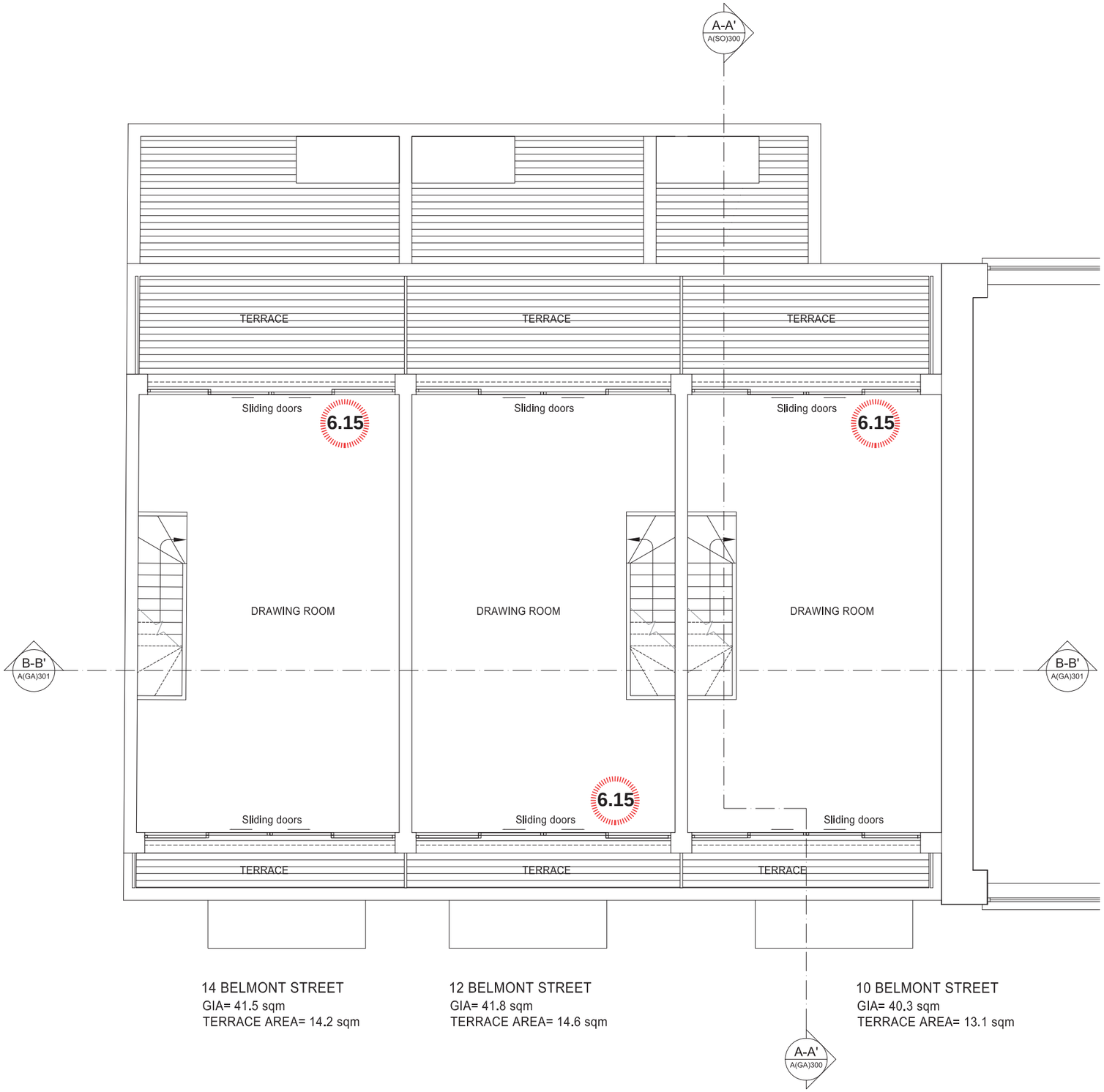
There are two bedrooms on the ground floor level. This criteria is satisfied.

6.10 Entrance Level WC and Shower Drainage

An large WC is provided on the ground floor entrance level and future adaptability for a shower facility and ease of access can be provided.

6.11 Toilet and Bathroom Walls

Walls in all bathrooms and WC compartments are capable of firm fixing and support for adaptations in the future.



6.12 Stair Lift / Through the Floor Lift

There is potential to adapt the stair to allow for a stair lift. A through the floor lift could also be installed between the living area and the first floor bedroom.

6.13 Potential for Hoists - Bedroom & Bathroom

The structure above the main bedroom and bathroom ceilings are capable of supporting ceiling hoists and the main bedroom has an ensuite as well as a main bathroom that could provide access with a knockout wall panel.

6.14 Bathrooms

An accessible bathroom is available at first and second floor level next to the main bedroom and near the twin bedrooms.

6.15 Glazing and window handle heights

The large sliding windows in the main living room will allow people to see out when seated. All other windows in the bedrooms are approachable and usable by a wide range of people.

6.16 Location of Service Controls

Location of service controls will be within a height band of 450mm to1200mm from the floor and a minimum of 300mm away from any internal room corner.