

**Flat 2, 16 BELSIZE AVENUE
LONDON NW3 4AU
DESIGN, HERITAGE AND ACCESS
STATEMENT**

9 February 2017



Flat 2, 16 Belsize Avenue, London NW3, few from rear garden.

BACKGROUND

This Design Statement is submitted in support of the full Planning Consent Applications for the proposed alterations to the Garden Floor self-contained apartment. The application is made on behalf of the existing Owner Mrs. Maighread Kilgrew. The Owner wishes to update the existing property to live in it for many years to come - she has every interest in having an apartment that is fit for contemporary family living, respects the existing period building and has no adverse impact on the Conservation Area. The existing apartment is to be extended, restored and repaired, and the property is to be brought up to the modern technical construction standards. This document will demonstrate that the proposed alterations are of an appropriate scale and design, will positively adopt the current construction and environmental standards, and will comply with the current planning policies for the area.

This document should be read in conjunction with the other documents submitted in support of the Applications.

DESIGN TEAM

ARCHITECTS - TAG Architects
STRUCTURAL ENGINEER - to be appointed.

TAG ARCHITECTS

TAG Architects are a local specialised practice established in 1990. They work mainly with residential properties, often Listed or in Conservation Areas in London. They are renowned for fully modernising and remodelling period houses to create contemporary, energy efficient homes, whilst maintaining and sensitively enhancing classic and period features and appearance of period properties.

They have over 20 years' experience, working on a great variety of projects from minor extensions to complete remodelling, refurbishment and re-build projects. Working often in the North London areas falling under the control of Camden Council, they understand well the local sensitivities in the Conservation Areas and work positively with L.B. of Camden Planning Department to satisfactorily resolve the many pressures stemming from introducing alterations to the existing established built environment.

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1. INTRODUCTION

1.1 The Proposal

This Submission is part of the Planning Application for the above property, Flat 2, 16 Belsize Avenue, London NW3.

The proposal consists of extending, internal remodelling and upgrading the existing Garden Floor Apartment, replacing the existing balcony serving the Ground Floor Apartment with a new roof terrace.

1.2 Use / Amount

The property is a self-contained flat (Planning Class C3(a)). The proposed use is to remain a self-contained flat.

16 BELSIZE AVENUE, NW3,		TAG ARCHITECTS	
FLOOR AREAS CALCULATIONS		EXISTING	PROPOSED
07.02.2017		m2	m2
1.	THE SITE		
1.1	Site area (gross area within boundary lines):	442	442
1.2	Built-over site area:	150	201
1.3	Front Garden area:	26	26
1.4	Side Passage area (RHS):	9	5
1.5	Side Passage area (LHS):	43	22
1.6	Rear Garden and Patio area:	214	188
2.	LANDSCAPING		
2.1	Front Garden green landscaped area:	0	0
2.2	Front Garden paved area:	19	19
2.3	Side Passage (RHS) green landscaped area:	0	0
2.4	Side Passage (RHS) paved area:	9	5
2.5	Side Passage (LHS) green landscaped area:	19	9
2.6	Side Passage (LHS) paved area:	24	11
2.7	Rear Garden green landscaped area:	153	146
2.8	Rear Garden & Patio paved area:	61	42
3.	THE MAIN BUILDING (gross internal areas)		
3.1	Flat No.2 total internal area:	71	121

2. SITE ANALYSIS

2.1 Conservation Area

The Site is in Belsize Conservation Area, on the sloping land between Chalk Farm at the bottom and Hampstead at the top, bordered westward by Swiss Cottage and eastward by Haverstock Hill.

To quote Belsize CA Statement:

The character of Belsize is largely derived from mid-19th century Italianate villas. Within the Conservation Area there are, however, a number of distinct areas of varying 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.



Belsize CA is divided into six Sub-Areas. Belsize Avenue is in Sub Area One: Belsize Park. Belsize Avenue runs NE from junction with Belsize Park Gardens towards Haverstock Hill.

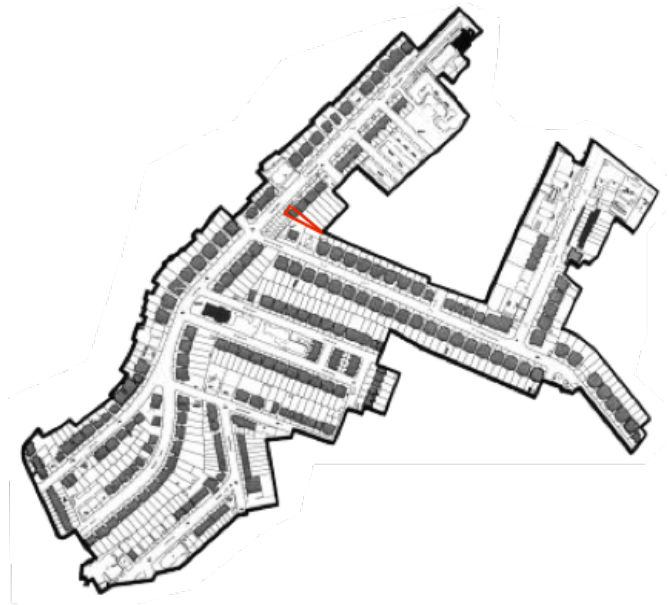
The character of Belsize Avenue derives mainly from the large scale houses, set well back from the road with the avenue trees along its length.

Camden CA Statement:

There are a variety of house types and materials along the street as a consequence of the different periods of development. However, there is consistency within the groups.

There are two predominant building types along Belsize Avenue: the paired villa (three main storeys with a lower ground level and attic) and the two - three storey terrace.

*The south side of the road is predominantly red brick with a variety of stucco detailing that provides contrast. Nos. 18-28 are a group of very impressive red brick paired villas by Willett built in 1873 that have decorative stucco detailing to a coved eaves and square projecting bays. **No. 16** is detached but is seen together with the above group. It is also built in red brick with coved eaves and has the upper parts of the sash windows sub-divided into small panes by glazing bars.*



2.2 Planning History

Relevant planning applications available to view on the Camden Council website are as follows:

Host Property:

2016/3649/T - REAR GARDEN: 1 x Pyracantha - Crown reduce all over by removing approx 1.5m.

This permission was implemented.

TCX0306331 - REAR GARDEN 1 x Acer(dead), 1 x Laburnum(dead), 1 x Holly, 1 x conifer - fell..

This permission was implemented.

Flat 1, 24 Belsize Avenue, NW3 4AU

2013/0848/P - Conversion of maisonette (on lower ground, ground and first floor levels) into two self-contained units (Class C3) with associated alterations, including the erection of a single storey rear extension with roof terrace, new windows and door on side elevation, new steps to front lightwell and erection of bicycle storage in front garden.

Planning Permission was Granted Subject to a Section 106 Legal Agreement.

2.3 Land / Apartment Use

The host building at No.16 is divided into a number of self-contained flats, one or more on each floor.

The proposed garden floor apartment alterations do not change the use of the apartment or of the building, which remains residential (Planning Class C3(a)).

Close-by, within walking distance, is a shops parade with retail and office facilities. The area has good public transport links to other parts of town.

2.4 Existing Building and Apartment

The Building does not appear to be much altered externally from the time of construction, save for the rear Ground Floor balcony, which seems to have been altered in the past and currently is in poor state of repair. An external waste bins area in the front garden seems to be a newer addition. Fenestration to the side elevation seems to have been changed to some extent by the conversion to flats, the new/altered windows and doors are of traditional, sympathetic style.

The Apartment appears to be the result of a conversion of the building into flats some time during the middle of the last century. The conversion has been done very poorly, as a result of which the property suffers from construction problems, rising damp, poor daylight access, poor acoustics, etc. There is no evidence of any internal original features and fittings in the apartment; they have never existed or been removed over the years.

3. DESIGN PROPOSALS

3.1 Scale, Setting and Articulation

Detail alterations design proposals for the Apartment consist of the following:

- revisions to the internal layout of the Apartment;
- extending the Apartment to the rear and to the side in new masonry construction;
- re-forming part of the existing masonry boundary wall to serve as party wall, in matching brick masonry;
- replacing the existing metal balcony on the Rear Elevation serving the Ground Floor apartment with flat roof of the proposed extension, re-fitting the existing metal railing in same position;
- forming a quantity of new glazed doors and windows in matching timber construction;
- forming a new small pitched roof light in the new flat roof to serve new kitchen area;
- forming a new narrow lean-to glazed roof on the West facade;
- re-locating the front door to the Apartment;

The proposal to extend the Apartment to the side and rear stems from the following:

- The Owner of the property needs more space to accommodate her family in the Apartment;
- The property has a large very attractive private garden, of the size disproportionately large to the size of the Apartment. Such a garden is able to serve a much larger property (originally it served the whole house);
- The property has use of the wide l.h.side passage (part-paved, part-landscaped), the area of which from the entrance door to the rear garden gate is for its sole use. This passage is of negligible practical use as an open space, but can substantially enhance the amenities of the property if included within the internal areas of the Apartment.

The proposal of adding a rear extension to one of this distinctive group of properties is not new. Such extensions have already been added to similar houses, at No. 22 and 24 Belsize Avenue.

The scale of the proposed extension is dictated by the existing floor heights and the location of the existing Ground Floor rear balcony. As a result, due to its relatively low height, simplified detailing and choice of traditional materials, the new extension will form a natural, yet subservient part of the host building. Viewed from the rear, it will form a neutral 'plinth' to the upper, well articulated parts of the building.

The proposed extension will not be visible to the general public walking along the street footpath at the front as it will be screened from view by the existing foliage and structures to the front of the building, while from the side it will be screened by the boundary wall.

The proposed extension will take parts of the areas of the side passage and the rear garden which are mainly paved, hence very little of the rear garden soft landscaping (large as it is already) will be built over. This will preserve the green foliage area on the site.

3.2 Appearance and Materials

The design intention behind the exterior treatment of the new side and rear extension is to achieve simple and stylistically sympathetic structures, subservient to the host building, so that the new structures have minimal impact on the existing building and its neighbours, yet are not confused with the main building.

The dominant materials of the rear extension facade is glass and white render, which will offer lightness and transparency to the new structures, retaining the dominant role of the existing period features and heavy facing brickwork of the existing building.

The proposed rear bay references the existing bay window features on the rear facade, offering a visual continuity between the existing and new building forms.

All glazing to be thin 'conservation' double glazing in timber framing with thin mullions, resembling the existing glazing on the upper floors.

The proposed flat roof to the new extension to be laid with evergreen sedum, to be fitted and maintained by specialist subcontractors to ensure longevity. The Ground Floor rear roof terrace area to be finished with terrace tiling, is demarcated by the reinstated metal guarding.

The existing Lower Ground Floor rear facade is in brickwork painted in off-white oil paint, while the side passage facade is in the natural dark red brickwork, badly tarnished. It is therefore unlikely that satisfactorily matching 2nd hand brickwork for new structures could be found. This is another reason for proposing that the the new masonry of the new rear extension to be with stucco-rendered - to avoid incompatibility between the existing and new masonry. White stucco render is extensively used finish on the properties in the vicinity, including areas on he host building.

The existing foliage along the side access passage and along the rear garden boundary fences consist mainly of shrubs of varying height and ground cover. No semi-mature or mature trees are present. The proposed extension will not affect the trees on site or the character of the remaining part of the side passage.

The Rear Garden soft landscaped areas to remain largely as existing.

3.3 Amenity

The proposed extension will not affect the amenity of the neighbours in the houses to the left and right (Nos.18 and 14 Belsize Avenue), nor of the neighbours in the host building at No.16.

The building at No.18 Belsize Avenue, to the left of the host building, has two narrow windows on the Lower Ground Floor facing the narrow side passage between Nos.18 and 16 roughly where it is planned to raise the fence wall between the buildings. But both these windows are serving a hallway, one of them is obscured by internal stairs, hence they are considered irrelevant in terms of the amenity.

It is important to note that the replacement of the existing Ground Floor rear balcony in the host building with a new roof terrace does not propose to enlarge the existing balcony area or its location, making it irrelevant in terms of the proposal's impact impact on the amenities of the neighbours.

4. DESIGN, PLANNING AND HERITAGE

The relevant Planning Policies have been identified as:

NPPF (2012)

London Plan (2011)

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS11 – Promoting sustainable and efficient travel

CS14 – Promoting high quality places and conserving our heritage CS18 – Dealing with our waste and encouraging recycling

CS19 - Delivering and monitoring the Core Strategy

DP2 – Making full use of Camden’s capacity for housing DP5- Homes of different sizes

DP6 – Lifetimes homes and wheelchair homes

DP16 – The transport implications of development DP17 – Walking, cycling and public transport

DP18 – Parking standards and limiting the availability of car parking

DP24 – Securing high quality design

DP25 – Conserving Camden’s heritage

DP26 – Managing the impact of development on occupiers and neighbours DP29 – Improving Access

Camden Planning Guidance 2011

CPG 1 – Design CPG 2 – Housing CPG 6 – Amenity

Belsize Park Conservation Area Statement (2003)

The proposal has been designed to comply with the above Policies, to preserve, restore and enhance the building on the site and, consequently, to preserve and enhance the character of the Conservation Area:

- it replaces the unsightly and technically inadequate rear elevation Ground Floor balcony;
- * it achieves a non-intrusive enhancement and enlargement to the house’s garden-facing areas areas, with minimal loss to the green foliage areas of the rear garden;
- it offers ecological improvement to the existing building by replacing the existing lower ground floor rear facade with a contemporary energy efficient construction;
- it offers better accommodation to the existing and future occupiers of the property;
- it realises the potential of the property for offering accommodation to more occupants without affecting the amenities of the occupants or the neighbours;

It is for these reasons that Planning Permission should be granted.

5. ACCESS STATEMENT

The general arrangement of the site, the building and the apartment remains as existing.

5.1. Site Access

The site access remains as existing.

5.2 Emergency Access

The existing emergency access is not to change by the proposal.

5.3 Refuse

The existing refuse and recycling facilities are not to change by the proposal.

5.4 Internal Layout

The internal layout of the property is to be changed to some extent, mainly by relocated kitchen and bathrooms, but this does not change the accessibility of the apartment.