

MR CHRISTOPHER CZARNOCKI

17A BELSIZE LANE LONDON NW3 5AD

DESIGN, ACCESS AND HERITAGE STATEMENT

FEBRUARY 2017

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1.0 INTRODUCTION

1. This is the design access and heritage statement in respect of a proposal to create a first-floor side extension. The application is accompanied by the following plans:

- 111_F_Location Location plan;
- 111_F_X_P00 Existing ground floorplan;
- 111_F_01_X_P01 Existing first floorplan;
- 111_F_01_X_P02 Existing second floorplan;
- 111_F_01_X_P03 Existing roof plan;
- 111_F_01_XEL_Front Existing front elevation;
- 111_F_02_XEL_Rear Existing rear elevation;
- 111_F_02_XEL_Side Existing side elevation;
- 111_F_03_XSECA Existing section AA;
- 111_F_03_XSECB Existing section BB;
- 111_F01_P00 Proposed ground floorplan;
- 111_F01_P01 Proposed first floorplan;
- 111_F01_P02 Proposed second floorplan;
- 111_F01_P03 Proposed roof plan;
- 111_F01_EL_Front Proposed front elevation;
- 111_F02_EL_Rear Proposed rear elevation;
- 111_F02_EL_Side Proposed side elevation;
- 111_F03_SECA Proposed section AA; and
- 111_F03_SECB Proposed section BB.

2.0 PRE-APPLICATION ADVICE

2. The proposal has been the subject of pre-planning application advice. On 22 December written advice was obtained from Mr Obote Hope. Mr Hope helpfully accepted the following:

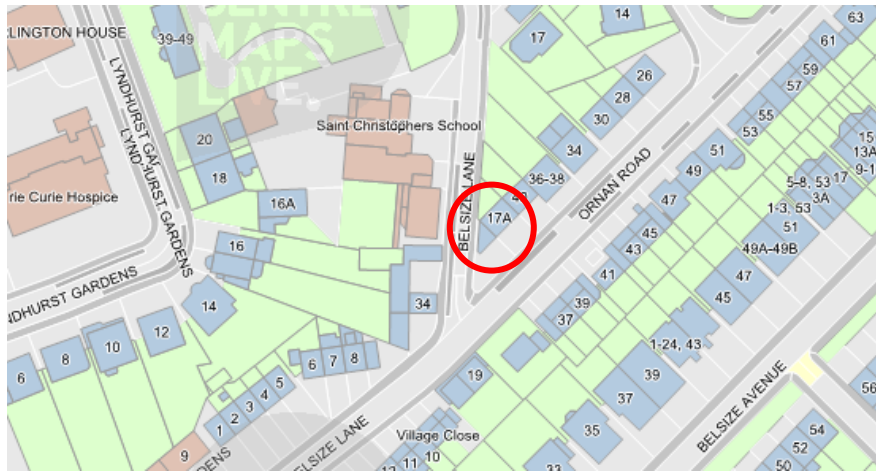
- *the principle of the side extension is acceptable;*
- *the side extension would not be overly dominant in term of size and scale and would be designed to have a limited visual impact from specific locations on Belsize Lane and Ornan Road;*
- *There are no distinctive architectural features that would be impacted upon;*
- *the proposed side extension would not unbalance the uniformity or the symmetry of the neighbouring properties;*
- *The proposed side extension should be viewed as a letter addition and not compete or overwhelm the fenestration design at first floor level; and*
- *It is unlikely that the proposed extension by virtue of the design, positioning, size and scale would result in any overlooking issues.*

3. Following the initial pre-planning application advice subsequent clarification was obtained from the Conservation Officer (Alfie Stroud). Mr Stroud advised on fenestration and the suitable palette of materials. The scheme was modified to take on board Mr Stroud's comments. The solidity to the rear of the property was adjusted at first floor level by replacing the full height doors with windows.

3.0 CONTEXT

The Site

4. This is a corner site at the oblique junction of Belsize Lane and Ornan Road. It is within the Fitzjohns/Netherall Conservation Area.



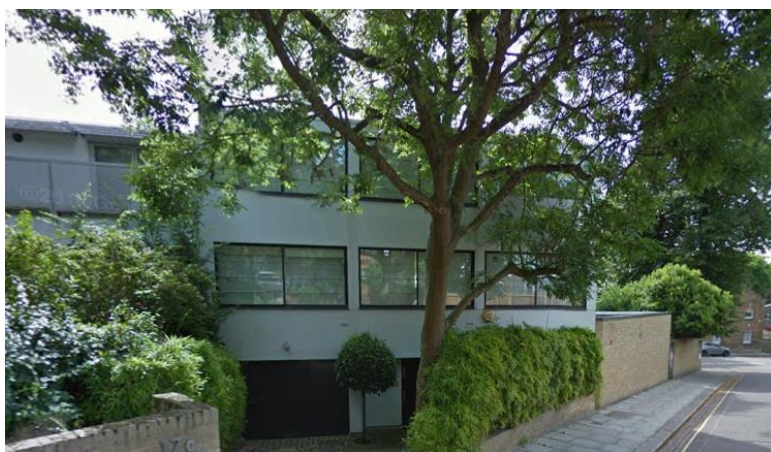
5. The red line shows the extent of No. 17a:



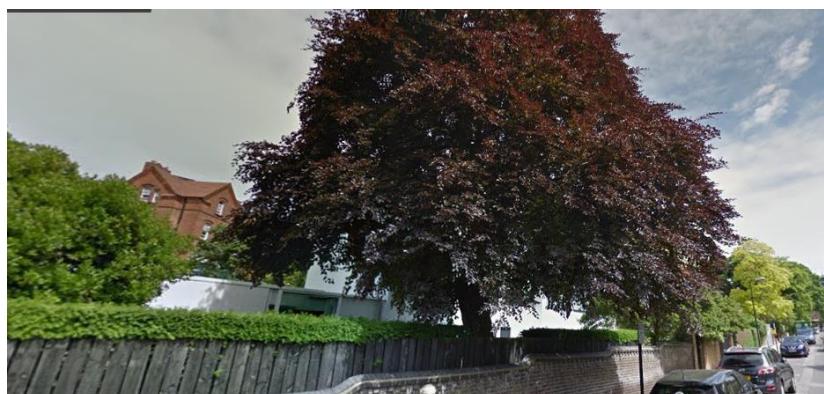
6. It is occupied by a flat-roofed 3-storey modern house faced in pale grey tiles with a single storey triangular side extension towards the apex of the junction. The proposal involves extending the side extension upwards by one floor.
7. From Belsize Lane to the south west the site looks like this:



8. From Belsize Lane to the north it looks like this – the proposal site is on the flat roof above the buff brick-faced side extension:



9. From Ornan Road to the south it looks like this – the proposal site is above the ground floor extension visible below left of the copper beech:



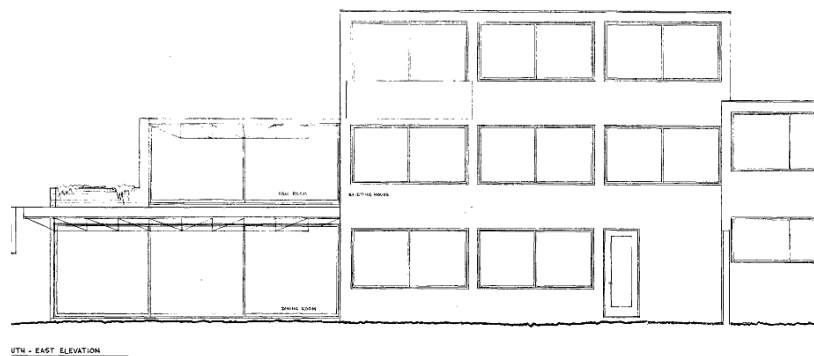
10. It is in the Fitzjohns/Netherhall Conservation Area. The existing house is locally listed (the description says: *Two houses in a terrace of three set in gardens behind old wall, both by architect John Winter, 1971. Well proportioned three bay houses with pale grey mosaic*

cladding; both based on 10 ft. module but differ in height and plan; quoted in Fitzjohn's NetherhallCA statement as "elegant in their simplicity" and "where the contrast of materials and design make a positive contribution" but not included in list of buildings making a positive contribution. In modernist tradition of integrating modern houses into historic settings sensitively. Contributes to the wealth of high quality post war architect designed houses in Camden.)

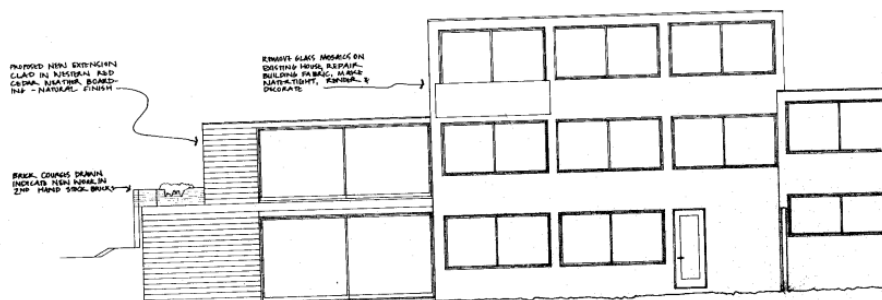
11. The trees on the site are protected by TPOs.

History

12. The Fitzjohns/Netherall Conservation Area was designated in **June 1985**.
13. In **October 1986**, the Council approved application **8601430** for a ground floor side extension that has been built and is the proposal site.
14. In **November 1992**, the Council approved application **921306** for a first floor extension on the proposal site. This has not been built. From Ornan Road it looked like this:



15. In **September 1999**, the Council approved application **PW9902425** for the erection of an additional storey above the ground floor side extension. They are very similar to the 1990 consent plans and looked like this:



16. This extension was not built and the consent has now lapsed.
17. In **November 2016** the Council confirmed LDC application **2016/5952/P** and certified a 3m single storey rear extension to the original house was permitted development.

4.0 THE PROPOSAL

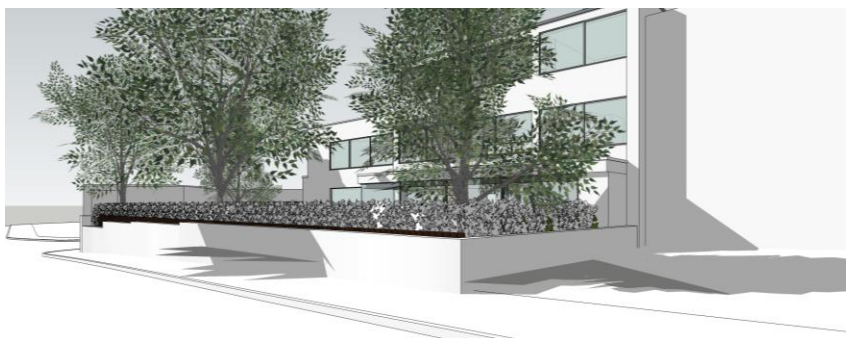
18. The proposal has a very similar form to the extensions consented in the 1990s, although it uses modern material – opaque milky white glass on the Belsize Lane and side frontages.
19. The illustrations below show the proposal from the three viewpoints with trees that are less dense than those that are in place to allow the proposed built form to be seen.
20. The image below shows the proposal from Belsize Lane with fixed obscured milky white glass cladding panels set back behind the existing brick garden wall.



21. The side elevation from the junction shows fixed obscure milky white glass cladding panels set back from the existing brick garden wall.



22. The rear elevation from Ornan Road is solid white painted render. The illustration below also shows the permitted development rear extension.



5.0 HERITAGE IMPACT

23. Historic England say that identifying the effect of a proposal on a heritage asset is a five - step process:
- identify which heritage assets and their settings are affected;
 - assess whether, how and to what degree these settings contribute to the significance of the heritage asset(s);
 - assess the effects of the proposed development, whether beneficial or harmful, on that significance;
 - explore the way to maximise enhancement and avoid or minimise harm;
 - make and document the decision and monitor outcomes.
24. The Fitzjohns/Netherhall Conservation Area is extensive. The site is within sub area 2 Rosslyn. The local heritage assets locally are:
- Designated Assets:**
- The Fitzjohns/Netherhall Conservation Area (Numbers 2-26 (even), 32,1,9-17 (odd) and 17a are identified as positive contributors);
 - Numbers 17a Belsize Lane and 40 Ornan Road (locally listed); and
 - No. 34 Belsize Lane (locally listed).
25. No 34 is a modest, self-effacing modern building behind a high wall. The proposal is too far away to affect its setting in any way.
26. The application house and its neighbour are locally listed. Camden’s local list describes its importance as: *Two houses in a terrace of three set in gardens behind old wall, both by architect John Winter, 1971. Well proportioned three bay houses with pale grey mosaic cladding; both based on 10 ft. module but differ in height and plan; quoted in Fitzjohn’s Netherhall CA statement as “elegant in their simplicity” and “where the contrast of materials and design make a positive contribution” but not included in list of buildings making a positive contribution. In modernist tradition of integrating modern houses into historic settings sensitively. Contribute to the wealth of high quality post war architect designed houses in Camden.*
27. As the previous planning consents show, the building’s form and position on the road lends itself to a setback first floor side extension. This will improve the appearance of the street and the amenity of neighbouring residents by turning the corner more attractively behind the dominant mature trees.
28. The extension has been sympathetically designed to complement the character and design of the property which is locally listed and its surroundings. The modern frontages and solid rear façade complement the existing building.
29. We agree with the Conservation Officer that the proposal preserves the character and appearance of the Conservation Area and the setting of the locally listed buildings and is therefore acceptable.

6.0 CONCLUSION

30. We respectfully request the Council to approve the planning application.