

**89 BELSIZE LANE,
LONDON NW3 5AU**

**DESIGN, PLANNING, ACCESS
AND HERITAGE STATEMENT**

5 April 2017



89 Belsize Lane, NW3

BACKGROUND

This Design, Access and Heritage Statement is submitted in support of the full Planning and Listed Building Consent Applications for the proposed alterations to the rear elevation, Attic Floor and main rear-facing roof of the 5-storey family dwelling house constructed in mid-19C of traditional materials. The application is made on behalf of the existing private Owner. The Owner wishes to update the existing property to live in it for many years to come, having every interest in the alterations proposed to be fit for contemporary family living, be inoffensive, respectful of the Listed Building, of no impact on the Conservation Area. This document will demonstrate that the proposed alterations are of an appropriate scale and design, will positively adopt the current construction and environmental standards.

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 renown for fully modernising and remodelling period houses to create contemporary, energy efficient homes, whilst maintaining and sensitively enhancing the classic and period features and appearance of the property.

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 built environment.

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1. INTRODUCTION

1.1 The Proposal

This Submission is part of the Planning and Listed Building Consent Application for the above property at 89 Belsize Lane, London NW3.

The proposal consists of forming a new dormer window with associated narrow terrace to the rear of the main roof, new roof lights to the rear of the main roof, internal alterations to the Top Floor room, minor revisions to the drainage pipes, 2nd Floor bathroom extension with rooflight, removal of the recent wall separating two main rooms on the Upper Ground Floor reinstating the original arched connection between the rooms.

1.2 Use / Amount

The property is a freehold single residential dwelling house of 5 storeys. There is a garden at the rear, while at the front of the property there is a paved patio.

The property is located within the Belsize Village Conservation Area.

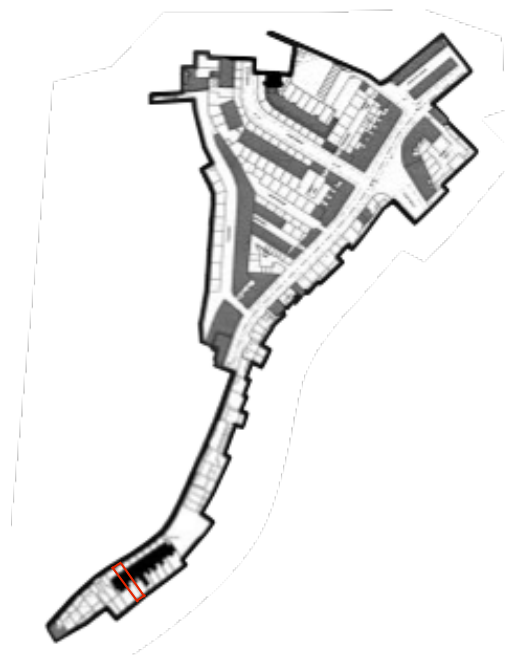
The area of the site is approx.:	179.8m ²
The existing gross 2nd Floor area:	48.0m ²
The proposed gross 2nd Floor area:	55.7m ²
The existing gross Top Floor area:	25.0m ²
The proposed gross Top Floor area (incl. terrace):	32.3m ²
Total Additional gross Floor Area:	15.0m ²

2. SITE ANALYSIS

2.1 Conservation Area & Grade II Listing

The site is in Camden Borough, Belsize Conservation Area, Sub-Area 2 Belsize Village.

Belsize Lane is running north-east from Fitzjohn's Avenue through to Belsize Village. It is the oldest road in the area. The name of the area is given by Belsize House dating back to the 14C, demolished in the 19C to give way to the Belsize Park. At that time Belsize Village was created, on an intersection half way down Belsize Lane, in place of a farm house, formal gardens and toll gate, part of the former Belsize House estate.



Most of the main roads of Belsize Park were built by 1866, they followed the layout of the smaller estates carved out from the Belsize House gardens when the unplanned development began in the 1850's. The new houses built in the area at the time were populated by the professional middle-class as London rapidly expanded.

Number 89 Belsize Lane is located on the south end of the Sub-Area 2, on the South-East side of the road. It forms a group of houses, described by the Conservation Area Statement as follows:

"Of particular note and prominent in views along Belsize Lane from the east, is the three storey, listed (Grade II), stucco terrace at Nos. 73- 93 with classical detailing and decorative first floor balconies".

The terrace was Grade II listed in 1974 (Ref.1244561). Number 89 Belsize Lane is located close to the South end of this fine mid-19C terrace of eight houses.

The Listing describes it as follows:

"Terrace of 8 houses. Mid C19. Stucco. Slated roofs with projecting eaves and brick slab chimney stacks to party walls. 3 storeys and basements. 2 windows each. Round arched recessed entrances with rosette patterned architraves; doorways with pilaster-jambs carrying cornice heads, overlights and part glazed panelled doors approached by steps with cast-iron railings. Architraved sashes, most upper floors with margin glazing. Ground floor sashes have rosette-patterned architraves, console-bracketed cornices and cast-iron window guards; 1st floor, architraved sashes with console bracketed segmental pediments, having foliated tympani, and linked by continuous cast-iron balconies; 2nd floor, architraved sashes with lugged sills and flanked by enriched eaves brackets. INTERIORS: not inspected".

The interior or the rear of the house was not an element that was assessed or a reason for the listing, this is not to say they are not important, but it explains that other reasons existed for the listing of the building. The building was listed in 1974 and no amendments have been made to the listing.

In contrast to the elaborate and decorative front elevations described in detail in the Listing document, the rear elevations are in plain yellow stock brickwork with no decorative features.

Widow openings with sash windows have brick arches over. A more recent (end-C20) rear conservatory extension at garden level has been added at No.89, with some minor internal modifications carried out at the same time.



The original 3-storey rear extension structures remain, with some more recently added double doors and roofs converted to terraces. The exterior drainage and rainwater pipes were modified over the years.

At the main slated pitched roof level there is an assortment of roof lights, conservation roof lights and dormer structures (Nos. 81, 83 and 85).

The terrace suffered a period of decline during the mid-C20, when several houses were in multiple accommodation, or were subdivided into flats of varying size. Since the 1970's the area has been again inhabited by upwardly-mobile professionals, some of whom have spent a lot of resources restoring these once-dilapidated delicate houses.

2.2 Planning History

The most relevant planning applications available to view on the Camden Council website relating to the property are as follows:

91 Belsize Lane, NW3 5AU:

2015/2277/P and 2015/2773/L - PP & LBC Granted - Installation of dormer window, 2 rooflights and new railings at the rear and internal alterations.

Permission was granted.

89 Belsize Lane, NW3 5AU (host building):

2012/1189/P and 2012/1335/L - PP and LBC Granted - Erection of extension with lantern light at rear second floor level, installation of two dormer windows in rear roof slope and alterations to front entrance steps all in connection with exiting single-family dwellinghouse (Class C3).

Permission was granted but not implemented.

2.3 Land / Apartment Use

The area is predominantly residential, though close-by, within walking distance, is a good selection of shops, retail and office facilities. The area has good public transport links to other parts of town.

The proposed house alterations do not change the existing residential C3 use of the building.

2.4 Existing Building

The building does not appear to be much altered externally from the time of construction, save for the more recent rear conservatory extension at garden floor level.

The internal alterations are minor, with the decorative features preserved in a reasonably good condition. These features are observed mainly at Ground and 1st Floors. The well preserved Attic Floor has no decorative features.

3. DESIGN PROPOSALS

3.1 General Proposal

The proposal consists of forming a new dormer window with associated narrow terrace to the rear of the main roof, new roof lights to the rear of the main roof, internal alterations to the Top Floor room, minor revisions to the drainage pipes, 2nd Floor bathroom extension with rooflight, removal of the recent wall separating two main rooms on the Upper Ground Floor reinstating the original arched connection between the rooms.

The proposal draws on the recently granted Planning and Listed Building Consents noted in the Item 2.2 above, where a large roof dormer window and roof light windows have been proposed and approved.

The current proposal for the host building would supersede the Planning and Listed Building Consents granted in 2012 for the addition of 2no. roof dormer windows. The original proposal for the two narrow dormer windows was considered less than practical, hence the proposal was not constructed. The current proposal for a larger single dormer, as approved at No.91, makes the amenities of the Attic Floor much better suited to the use as a bedroom.

The narrow concealed terrace in front of the dormer affords access to the outdoors without affecting amenities of the neighbours.

3.2 Detail Proposal

New Top Floor Dormer Window and Terrace:

The new dormer to be of traditional timber construction, with cheeks, flat roof and roof overhangs clad in high quality traditionally applied lead-work (Code 6), lead flashings to match. High quality thermal insulation to be formed within the timber construction.

New glazed folding doors to be timber-framed, double glazed in thin conservation-style units.

New recessed Terrace to receive metal railing black painted.

New 2nd Floor Bathroom Extension:

External envelope of matching fair-faced brickwork, rendered internally.

New Roof Windows and Sash Window:

New main roof skylights to be flush with the main roof, of conservation-type with single vertical glazing mullion.

Pitched skylight to the 2nd Floor bathroom extension to be traditional timber construction with lead flashing, double glazed in thin conservation-style units.

New sash window to the 2nd Floor bathroom extension to be traditional in timber, double glazed in thin conservation-style units, with thin glazing mullions to match existing windows below.

New Partitions:

New partitions to be in timber studwork, plasterboard and scim, to match the finish of the existing partitions. Mineral wool soundproofing to be fitted between studs. The existing timber skirtings to be reused where possible, new ones to be in timber of profile to match existing.

Doors Joinery:

New doors to the new 2nd Floor Bathroom and to the Attic Floor to be traditional bespoke timber doors with recessed panels to match existing original units on the floor.

New Furniture Joinery

All new internal joinery to be of good quality bespoke construction of traditional style.

3.3 Amenity

The proposed dormer window and roof windows will not affect negatively the amenity of the neighbours, nor of the existing property.

4. DESIGN, PLANNING AND HERITAGE

4.1 The National Planning Policy Framework Policy 128 states;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

4.2 It is important to identify that the level of detail should be proportionate to the proposal.

4.3 National Planning Policy Framework (NPPF) Para 132, states;

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alterations or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and garden, and World Heritage Sites, should be wholly exceptional.*

4.4 In making a decision the LPA should (para 137 of the NPPF), follow the following advice;

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal the significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

4.5 National Planning Policy Framework sections 7, 9 and 12 states;

Section 12 Conserving and enhancing the historic environment.

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account.

4.6 Policy CS5 from Camden Core Strategy Managing the Impact of Growth and Development Policy states:

The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents with particular consideration given to:

- a) providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role;*
- b) providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough;*
- c) providing sustainable buildings and spaces of the highest quality; and*
- d) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities. The Council will protect the amenity of Camden's residents and those working in and visiting the borough by:*
- e) making sure that the impact of developments on their occupiers and neighbours is fully considered;*
- f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and*
- g) requiring mitigation measures where necessary.*

4.7 Policy CS14 from Camden Core Strategy Promoting High Quality Places and Conserving Our Heritage States;

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

4.8 Policy DP24 Securing High Quality Design states;

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*

- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility.*

- 4.9 The site is located within the Belsize Conservation Area, therefore Policy DP25 Conserving Camden's heritage Conservation areas is relevant, however it is only relevant in respect of the external alterations.

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
- g) not permit development that it considers would cause harm to the setting of a listed building.*

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

4.10 The internal modifications to the Attic Floor, outlined in the Section 3 (Design Proposal) above, will not cause greater harm to the historic floor plan. The addition of the new dormer with terrace, roof windows and the 2nd Floor Bathroom extension will not harm historic fabric. The modifications will not create harm to the special interest of the listed building. Accordingly the proposal accords with DP24 and DP25 of the Camden Development Policies (LDF). The internal changes do not impact on the historic nature of the building.

4.11 The proposal has been specifically designed to preserve and enhance the building on the site and, consequently, the Conservation Area:

- * it updates the floor layout and functionality of the Attic Floor, making it fit for contemporary family living, hence securing continuing occupancy and maintenance of its historic fabric;

- it offers a much improved construction resulting in ecological improvement to the existing building;

- the proposal will offer better accommodation to the existing and future occupiers of the property;

- the proposal achieves the above objectives while preserving and respecting the existing Listed building and its historic fabric.

It is for these reasons that Planning Permission and Listed Building Consent should be granted.

5. ACCESS STATEMENT

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

5.1. Site Access

The site access is as existing.

5.2 Emergency Access

The existing emergency access is not changed by the proposal.

5.3 Refuse

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

5.4 Internal Layout

The internal layout of the property is changed in some detail, mainly by adding a bathroom and shower room, but this does not change the accessibility of the property.