

BERTOLINI ARCHITECTS

Flat 2, 8 Belsize Park Gardens, London NW3 4LD

Design and Access Statement

APRIL 2017

1.0 DRAWING LIST

1.1 BUILDING LAYOUT DRAWINGS

Existing, demolition and proposed general layout plans, elevations and sections to refer to the following submitted drawings:

1.2 LOCATION PLAN

P.1.017.P01_LOCATION PLAN @ 1:1250

P.1.017.P02_BLOCK PLAN @ 1:500

1.3 EXISTING/DEMOLITION & PROPOSED

P.1.017.100_EXISTING/DEMOLITION & PROPOSED FLOOR PLAN

P.1.017.200_EXISTING/DEMOLITION & PROPOSED FRONT ELEVATION

P.1.017.300_EXISTING/DEMOLITION & PROPOSED REAR ELEVATION

2.0 INTRODUCTION

2.1 OVERVIEW OF THE PROPOSAL

The following document is prepared by Bertolini Architects Ltd in support of the Full Planning Application and Conservation Area Consent for the proposed first floor front and rear external elevation alteration to Flat 2, Belsize Park Gardens, London NW3 4LD.

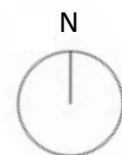
This document is to be read in conjunction with the following information and drawings:

- Existing drawings
- Demolition drawings
- Proposed drawings

The proposal involves the alteration of the existing sash windows to French doors and the installation of balustrades on the existing flat roofs at first floor level, for the provision of roof terraces at front and rear elevation.

The objective of the project is to improve the standards and appearance of the property – both internal and externally – to maintain the beautiful character of Belsize Park.

The proposed alterations integrate well within the context of the existing building, with regards to scale and layout, and would greatly enhance the use and appearance of the building.



The application site
First floor flat
Flat 2, 8 Belsize Park Gardens, London NW3 4LD

3.0 REFERENCES

3.1 RELEVANT DEVELOPMENTS IN THE VICINITY & GUIDELINE REFERENCE

GUIDELINE REFERENCES FRONT PORCH

Relevant Developments in the vicinity

No.6 Belsize Park Gardens, granted Planning permission in 2014 (Ref: 2014/ 3857/P)
Proposal: The installation of balustrade on the existing flat roof at first floor level for the provision of a first floor roof terrace, at the front elevation.

No 31 Belsize Park Gardens, received Planning permission in 2012 (Ref: 2012/2656/P)
for 'Installation of balustrading above entrance porch and replacement of window with door at front first floor level in connection with the existing dwelling (Class C3)'

No.72 Belsize Park Gardens, granted Planning permission in 2013 (Ref: 2013/ 4522/P)
'Replace first floor front terrace balustrade with new steel balustrade to existing flat (Class C3)'

GUIDELINE REFERENCES REAR BAY WINDOW

Relevant Developments in the vicinity

No.17 Belsize Park Gardens, granted Planning permission in 2014 (Ref: 2014/6340/P)
Installation of a metal balustrade to rear first floor bay window to create roof terrace

No.10 Belsize Park Gardens, granted Planning permission in 2005 (Ref: 2005/1819/P)
creation of new terrace with associated railings and access doors on rear 1st floor bay roof.

3.0 REFERENCES

FRONT TERRACE ABOVE PORCH



NO.6

NO.8

Proposed site: Proposal to install metal balustrade and French doors as no.33, 31, &26 Belsize Park Gardens



NO.10

NO.12



NO.14

NO.16



NO.26

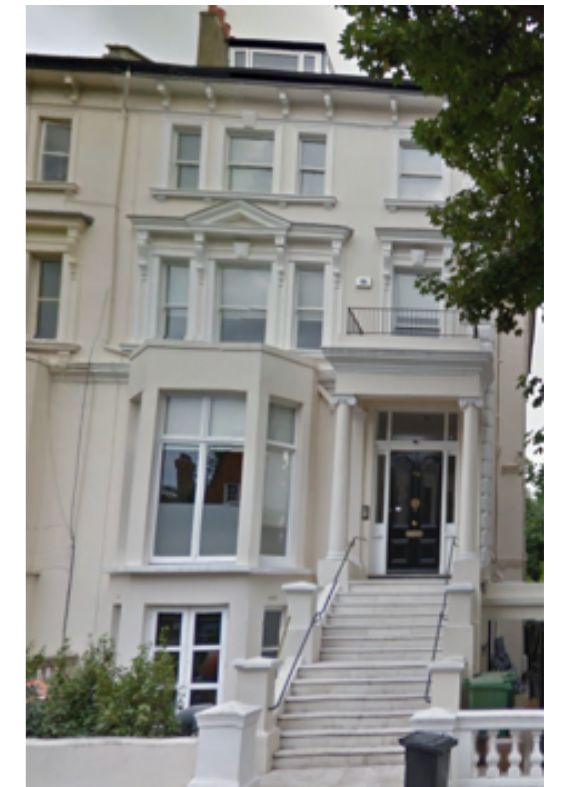
NO.28



NO. 33

NO. 31

NO. 29



NO.72

3.0 REFERENCES

REAR TERRACE ABOVE BAY WINDOW

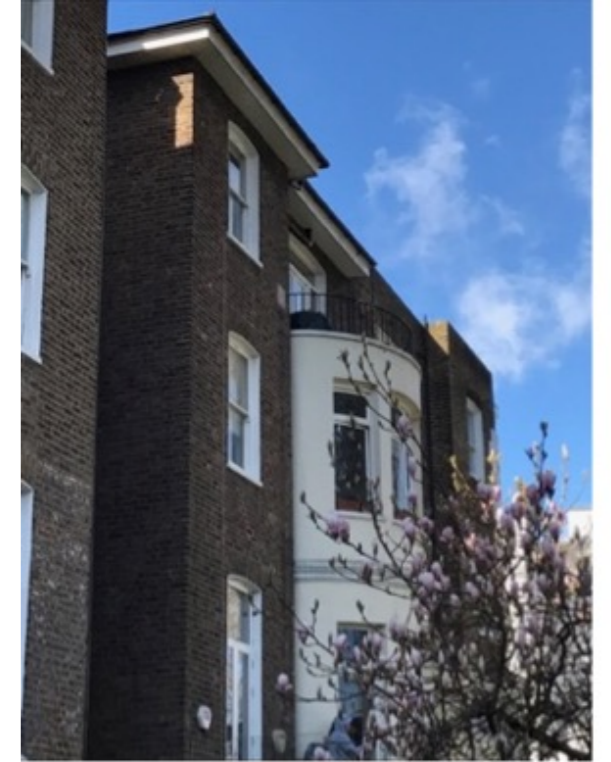


NO.10



NO.8

Proposed Site: Proposal for metal balustrade and double French door to the middle and two sash windows to the side as per no. 13 & 15 Belsize Park Gardens



NO.4



NO.13 & 15



NO.21

4.0 DESCRIPTION OF THE EXISTING

4.1 SITE LOCATION AND CONTEXT



According to the description from Belsize Park Conservation Area:

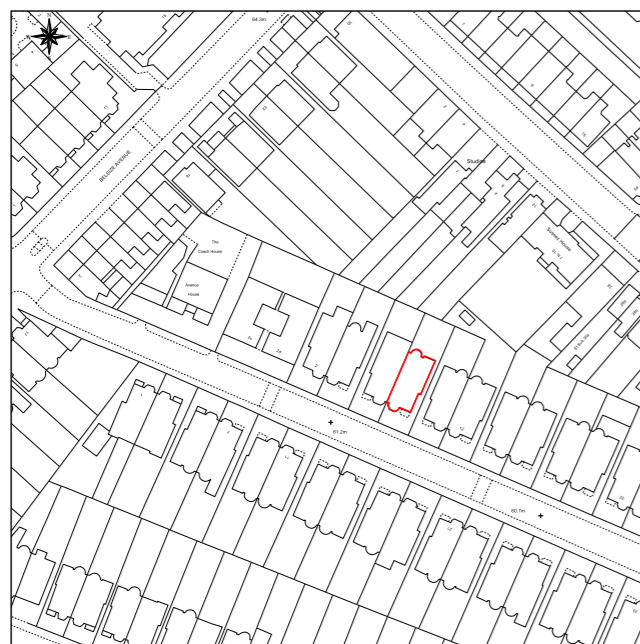
“The character of Belsize is largely derived from mid-19th century Italianate villas. Within the Conservation Area there are, however, a number of distinct areas of varying character and appearance. These differences are caused by a combination of the following: land use, the density of development, the scale and style of buildings, their construction materials, the period of development, local topography and the predominance of gardens and trees. This Statement divides the area into six sub areas. In most cases the sub areas have a distinct, broadly uniform character, although there are pockets of development that depart from the general character. “

The properties are uniformly fronted in painted stucco, with side and rear elevations in yellow London stock. This gives the street a consistent and grand character, although sadly many elements of architectural detail such as mouldings, railings and other architectural details have been lost from individual properties.

Forward facing dormers and balconies at first floor level over the main entrance porch are a particular feature of the street.

Many of the houses have been subdivided into apartments.

Location Plan of NW3 4LD



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Scale: 1:1250, paper size: A4

4.2 BUILDING OVERVIEW

No.8 Belsize Park Gardens is situated within the Belsize Conservation Area. It is a semi detached building located on the north side of Belsize Park Road.

The application site is approximately North/South orientated with the front of the building facing the South.

The project site, is a flat occupying the entire first floor of a 3 storey building.

4.3 PROJECT OVERVIEW

The proposal is focused on improving the use and access of the existing balconies over the front porch and rear bay window.

The application is for the provision of balustrades and new fenestration for a safer and easier access to the existing balconies above the front porch and the rear bay window.

Front Terrace _To the front the provision is for the removal of the existing timber sash window and replace it with a new full height glazed timber French door. The provision also to install new painted metal balustrade up to the high of 1.1m to match the existing balustrade at the neighbour as shown on drawing P.1.017.200. The alteration will allow safe access to the existing roof terrace.

The terrace is only 2sqm in size. The small external terrace area will mainly be used for planting and this will ensure that it will not be in full use and would avoid to create unacceptable noise disturbance the adjacent properties.

Rear Terrace _ To the rear the provision is for the removal of the existing central timber sash window, lowering the window sill to form new door opening while retaining the existing brick arch. We proposed to install a full height glazed timber French to access to the new terrace. The provision also to install new painted metal balustrade up to the high of 1.1m to match the existing balustrade at the neighbour as shown on drawing P.1.017.300

The proportion of the existing rear elevations will be maintained by ensuring that the parapet coping corresponds with the height of the existing roof.

The terrace is only 4sqm in size. The terrace will not result in any additional overlooking to adjacent property than from the existing original window. Whilst the small size of the terrace will ensure that its use will not result in creating unacceptable noise disturbance to the adjacent properties.

The proposed access to the existing roof terraces will allow maintenance of these spaces easier and the external planting scheme will further enhance the appearance and character of the property than to leave these spaces unused and in poor conditions.

4.4 APPEARANCE AND MATERIALS

The proposed metal balustrades at front and rear elevations are both defined by the existing parapet wall and its perimeter. They will be set back 150mm and to be centred on the existing parapet wall.

The proposed metal balustrade is designed to be keeping with the character of Belsize Park conservation area. The height is determined by the existing parapet wall and the Building Regulations requirement for 1100mm guarding. It will be similar in size to the neighbouring properties, and will be painted black.

All flashing will be in lead, adding to the high quality appearance of the property and surrounding area.

The existing full height sash window will be replaced with a double French doors to allow easy and secure access to the front terrace. New door to be painted white to match existing fenestration details and colour.

The rear terrace will have timber French doors and full height side sash windows. New door and windows to be painted white to match existing fenestration details and colour.

4.5 ACCESS

No change to the existing access to and within the flat.

4.0 THE PROPOSAL



Existing external and internal front elevation at Flat 2, 8 Belsize Park Gardens



Our proposal is to install a full height French doors (as per no.26, 33, & 31) in order to gain easy and safe access to the new proposed roof terrace.
New proposed metal railing 1100m high from floor level painted black to match neighbours.



Existing internal and external rear elevation of Flat 2, 8 Belsize Park Gardens



Our proposal is to remove section of the wall under the central sash window and install a full height double French doors. The side sash windows will remain as existing.
New proposed metal railing 1100m high from floor level painted black to match neighbours

5.0 CONCLUSIONS

This proposal is considered to be in keeping with the scale and proportion of the host building.

There are established precedents in the immediate area to install balustrades to the the existing roofs of the front porch and to the rear bay windows. Our proposal will be in keeping to the design and details of similar precedents.

The proposal has not increase of scale and massing of the property.

The proposed easy access to existing roof terraces will allow maintenance of these spaces easier and the external planting scheme will further enhance the appearance and character of the property than to leave these spaces unused and in poor conditions.

We believe the proposal is in keeping with the neighbouring properties and that they are a particular feature of the street and rear facades.