



The Coach House  
50A Belsize Square  
London NW3 4HN  
May 2017

## **DESIGN & ACCESS STATEMENT**

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STUDIO GIL LTD

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## 01. INTRODUCTION



SITE LOCATION

The site is located on the northern side of Belsize Square at the end of a group of semi-detached properties and to the east of five single storey garages. The site is an unusual triangular shape and currently hosts a three storey single family dwellinghouse which is attached to 50 Belsize Square. The property includes a steeply sloped forecourt area accessed from a crossover that is capable of accommodating facility for vehicles and a garage. The house is accessed from an alleyway which runs along the side of the driveway and is shared with the adjacent flat (Flat 1, 50 Belsize Square) .

The site lies within the Belsize Park Conservation Area and within an Article 4 Direction Area in terms of Permitted Development Rights (Camden Council. 2010. Article 4 Direction Notice and Schedule) . The Coach House, 50A Belsize Square is not a Listed Building. The site does not contain any Tree Preservation Orders. To the south of the site (opposite) is The Church of St Peter, a Grade II Listed building.

This Design and Access Statement forms part of a Planning Application for the demolition of the existing property and the erection of a new build four storey single family dwellinghouse with lower ground floor excavation across the footprint of the site and a minimal raising of the roof level. The rational for the demolition of the existing property will be discussed in further detail in this report.

A number of additions and adjustments have been made to the existing building and neighbouring properties including alterations to front and rear elevations, new extensions and loft and dormer conversions which form precedents in the consideration of this planning application. The planning history of The Coach House, 50A Belsize Square is recorded as follows:

**34592-** Conversion of the existing garage into two-storey house. Granted, 03/12/1982.

**34841-** Retention of dormer window in side elevation. Granted, 28/10/1982.

**35515-** The retention of the alteration to the aide house. Refused, 01/03/1983.

**37084-** Alterations to elevations and form of roof. Granted, 02/05/1984.

**PWX0002961-** Alterations at front ground floor level and at roof level. Granted, 19/03/2001.

**2005/2651/P-** Erection of a timber summerhouse in rear garden of single family dwellinghouse. Granted, 09/09/2005.

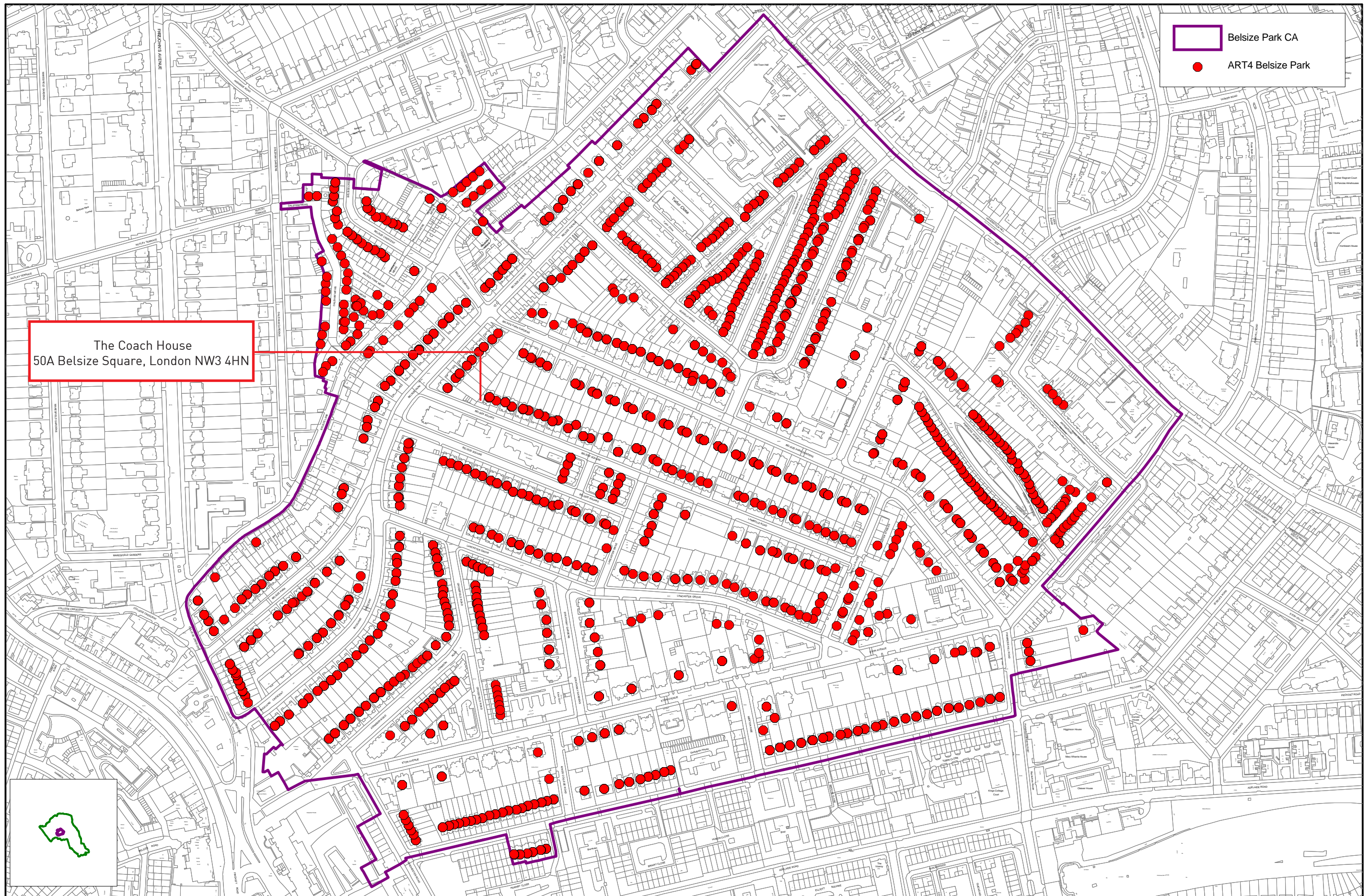
Consent has already been granted for various changes to the neighbouring properties along Belsize Square (please refer to drawing on page 03 of this document).

Pre-Application advice was sought from Camden Council for the proposed development on The Coach House 50A Belsize Square. A Pre-Application report was received from the council on 16th November 2016. Please refer to Addendum A (Camden Council reference: 2016/5932/PRE. Planning Officer: Tessa Craig).



SITE LOCATION ALONG BELSIZE SQUARE





The Coach House  
50A Belsize Square, London NW3 4HN

Belsize Park CA

ART4 Belsize Park

# Article 4 Belsize Park CA

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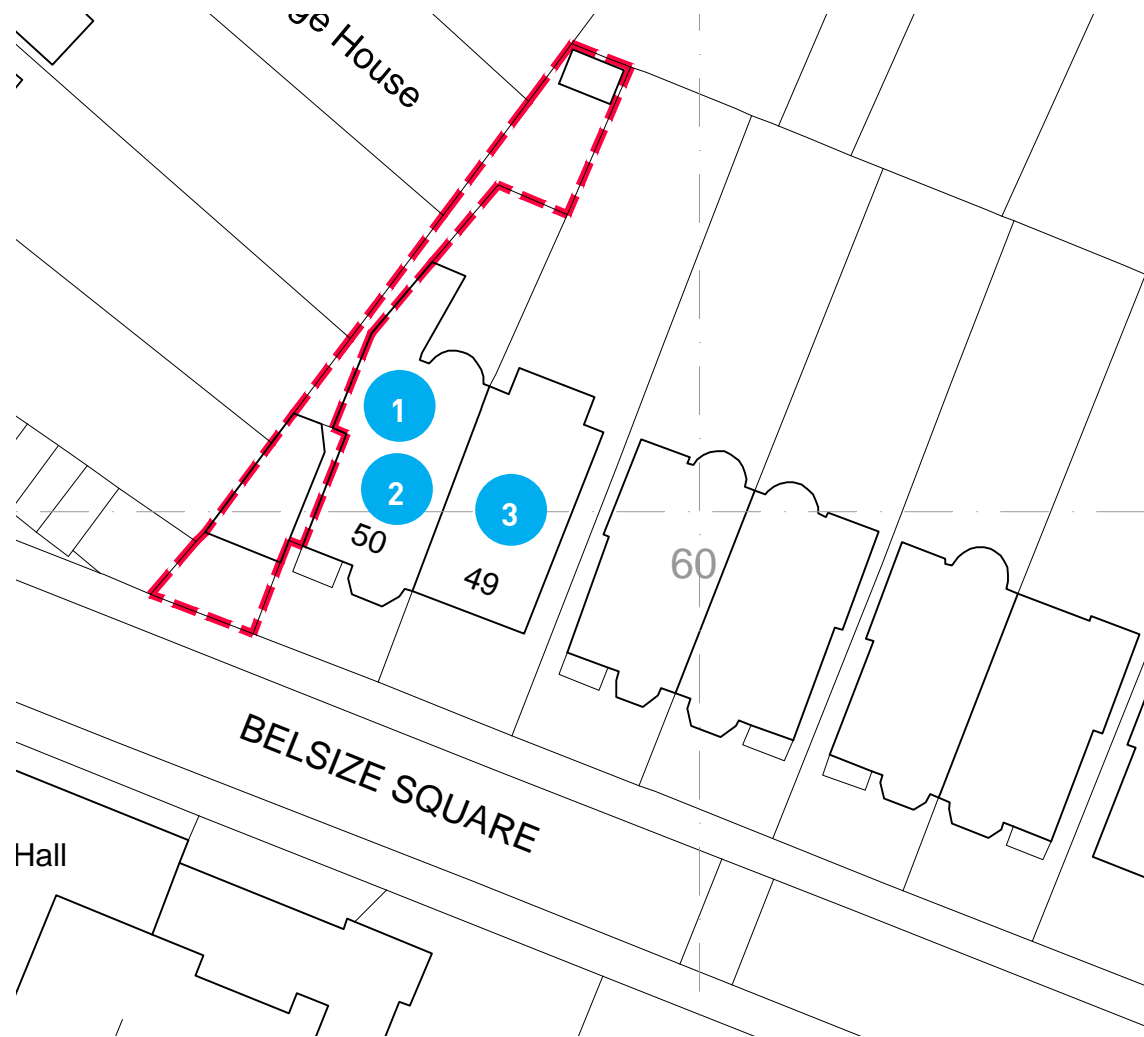
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Scale 1: Not Usable Scale





1

**FLAT 1, 50 BELSIZE SQUARE LONDON NW3 4HN**

**Application Number 2017/1512/P**

Application Type: Full Planning Permission  
Development Type: Residential Minor Alterations  
Proposal: Erection of single storey outbuilding in the rear garden.  
Current Status: REGISTERED

**Application Number 2011/4258/P**

Application Type: Full Planning Permission  
Development Type: Residential Extension  
Proposal: Erection of a single-storey lower ground floor extension to existing residential flat (Class C3).  
Current Status: FINAL DECISION  
Decision: Granted 04-10-2011

**Application Number 2010/6930/P**

Application Type: Full Planning Permission  
Development Type: Residential Minor Alterations  
Proposal: Erection of a single -storey conservatory at rear basement level including works to existing balcony with additions and alterations to residential dwelling (Class C3).  
Current Status: WITHDRAWN

2

**50 BELSIZE SQUARE LONDON NW3 4HN**

**Application Number 2015/7178/P**

Application Type: Full Planning Permission  
Development Type: Residential Minor Alterations  
Proposal: Installation of balustrade railings at first floor level to the front elevation (retrospective)  
Current Status: FINAL DECISION  
Refused and Warning of Enforcement Action to be Taken 01-03-2016

**Application Number 2015/3854/P**

Application Type: Full Planning Permission  
Development Type: Residential Minor Alterations  
Proposal: Installation of double glazed French doors following removal of first floor window, and associated railings, to front elevation (retrospective).  
Current Status: APPEAL DECIDED  
Appeal Decision: Dismissed 16-09-2016  
Decision: Refused and Warning of Enforcement Action to be Taken 10-12-2015

**Application Number 2015/0375/P**

Application Type: Full Planning Permission  
Development Type: Residential Minor Alterations  
Proposal: Retrospective planning application for addition of external metal balustrade above portico at front and replacement of 1 x timber sash window with white painted timber French doors with double glazed inserts which are also located above the portico on the front elevation.  
Current Status: WITHDRAWN

**Application Number 35515**

Application Type: Historic Planning Application  
Development Type  
Proposal: The retention of the alteration to the aide house.  
Current Status: FINAL DECISION  
Decision: Refusal 01-03-1983

**Application Number 34841**

Application Type: Historic Planning Application  
Development Type  
Proposal: Retention of dormer window in side elevation.  
Current Status: FINAL DECISION  
Decision: Permission 28-10-1982

**Application Number 34592**

Application Type: Historic Planning Application  
Development Type  
Proposal: Conversion of the existing garage into two-storey house.  
Current Status: FINAL DECISION  
Decision: Conditional 03-12-1982

**Application Number 33949**

Application Type: Historic Planning Application  
Development Type  
Proposal: Change of use including works of conversion to 8 self-contained flats, and erection of a dormer window in rear and side elevations.  
Current Status: FINAL DECISION  
Decision: Conditional 17-06-1982

**Application Number 22557**

Site Address: 50 Belsize Square, NW3  
Application Type: Historic Planning Application  
Development Type  
Proposal: Change of use of the front basement room from residential to office use.  
Current Status: FINAL DECISION  
Decision: Refusal 27-05-1976

3

**49 BELSIZE SQUARE, London, NW3 4HN**

**Application Number 2007/1994/T**

Application Type: Notification of Intended Works to Tree(s) in a Conservation Area  
Development Type: Trees  
Proposal: REAR GARDEN: 1 x Pear, 4 x Malus & 9 Cypress Leylandii - Remove.  
Current Status: FINAL DECISION  
Decision: No Objection to Works to Tree(s) in CA 06-06-2007

**Application Number TCX0106722**

Application Type: Notification of Intended Works to Tree(s) in a Conservation Area  
Development Type: Camden Dataload - used for defaulting  
Proposal: REAR GARDEN 1 x leylandii cyprus - fell. 11 x leylandii cyprus - reduce in height.  
Current Status: FINAL DECISION  
Decision: No objection to works-TCA-Council spec 03-10-2001

**Application Number PWX0002316**

Application Type: Approval of Details  
Development Type: Camden Dataload - used for defaulting  
Proposal: Approval of details pursuant to additional condition 06 of Planning Permission dated 7th March 2000 relating to hard and soft landscaping, As shown on drawing numbers; 403-01 Front Garden; 06.563.24 Front Wall Details; Black & White A3 sheet photo-copy photos (1), Colour photos (A), (B), (C) attached to letter dated 24th May 2000.  
Current Status: FINAL DECISION  
Decision: Grant Approval of details 06-06-2000

**Application Number PWX0002298**

Application Type: Approval of Details  
Development Type: Other  
Proposal: Approval of details of architraves, mouldings and other architectural features to the front elevation and details of the full height glazing panel to the flank elevation pursuant to additional condition 01 attached to the planning permission granted on 7th March 2000 (ref: PW9902883/R1) for the alteration and extension of the property in connection with its conversion from 4 flats to a single house, As shown on drawing numbers 06.563.21 - 23, unnumbered package of A4 size drawings of window details and letters dated 31st March 2000 and 17th July 2000 from G.J.P Practice.  
Current Status: FINAL DECISION  
Decision: Grant Approval of details 08-08-2000







The Coach House, 50A Belsize Square

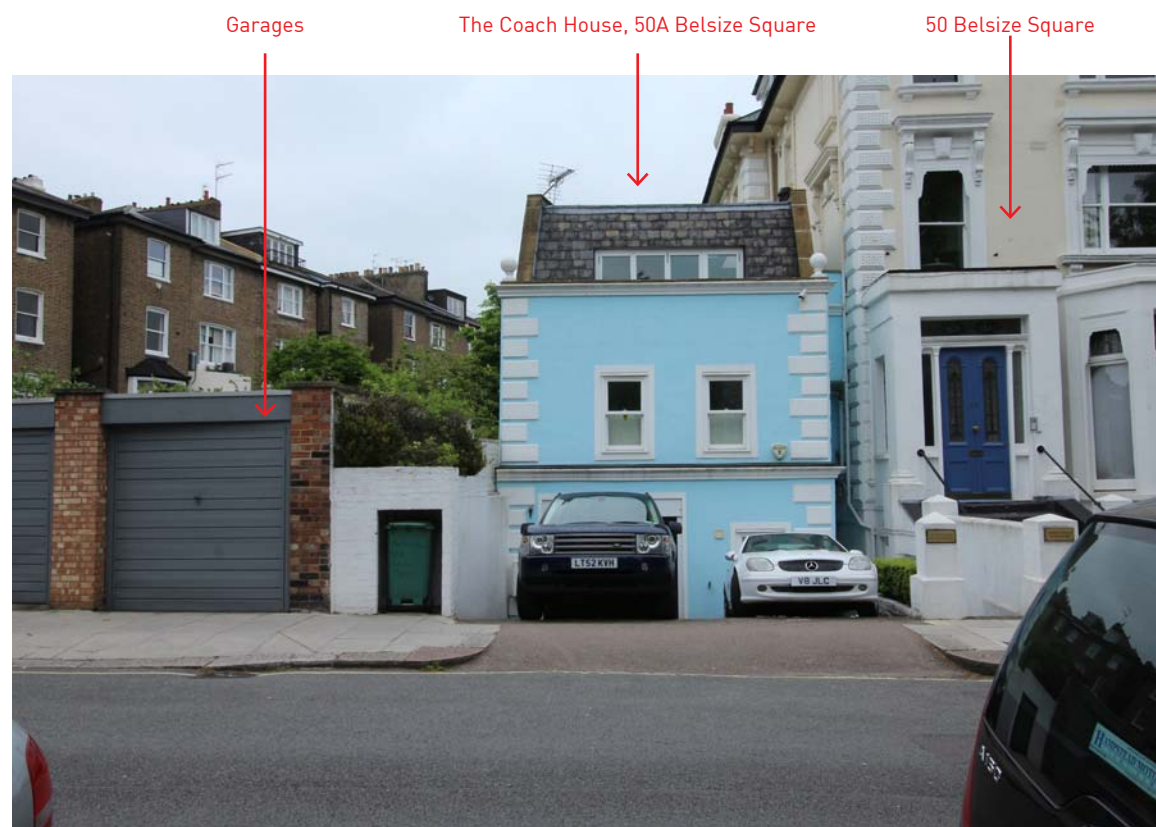


Please note: Dashed line denotes approximate extents of site and massing hidden behind buildings

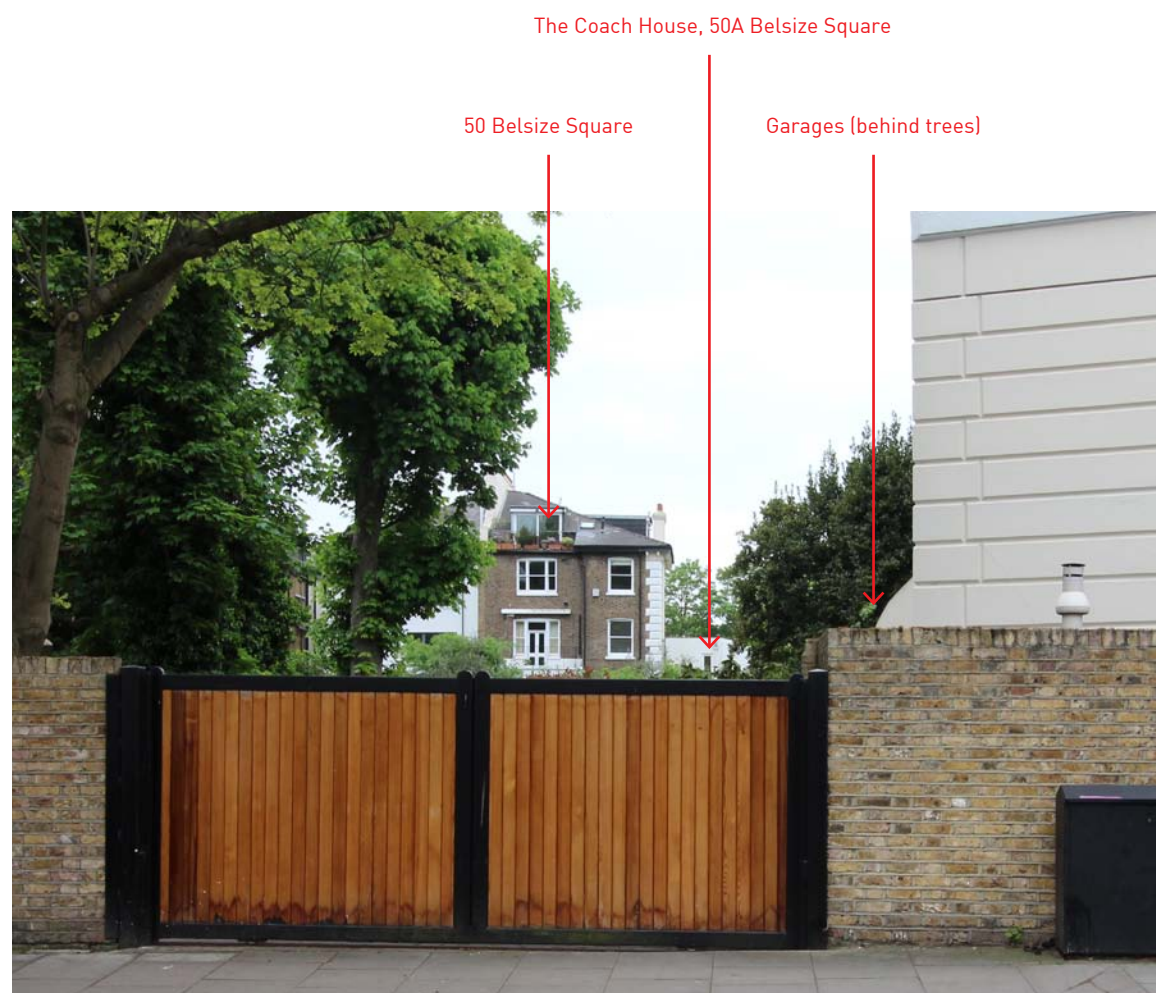
SITE LOCATION AS EXISTING: STREET PHOTO LOOKING EAST ALONG BELSIZE SQUARE



## 02. PROPOSAL



PHOTOGRAPH OF THE COACH HOUSE, 50A BELSIZE SQUARE AS EXISTING TAKEN FROM BELSIZE SQUARE



PHOTOGRAPH OF THE COACH HOUSE, 50A BELSIZE SQUARE TAKEN FROM BELSIZE PARK GARDENS

The Coach House, 50A Belsize Square was converted from garages into a semi-detached single family dwellinghouse in the early 1980's. The existing dwellinghouse suffers from the following issues:

1. Poor internal access / circulation: not fit for purpose for the ageing owner couple in their 60's.
2. Internal Garage shape tapers at awkward angle making it unusable. Access to garage via a steep slope.
3. Poor EPC (Energy Performance Certificate) Rating
4. Shared access between The Coach House 50A Belsize Square and neighbouring property, Flat 1, 50 Belsize Square
5. Bedroom 2 suffers from the lack of privacy and is currently the only thoroughfare through to the rear garden.

In addressing the aforementioned issues, this application is proposing the demolition of the existing property and erecting a new build property by excavating the Lower Ground level over the building footprint of the site and a limited raising of the roof level. In doing so, a more rational layout and massing can be achieved by optimising the development potential of the site whilst retaining amenity. This will allow the floor to ceiling heights and access between floors over an unusual triangular shaped site to be improved significantly. Floor levels and level access to the rear garden will be significantly improved. It will also allow for a more considered and sensitive response in relation to the massing and proportions of the existing neighbouring properties in particular to the frontage of the building. Level access will be achieved from street level (refer to Access Statement in this document). It is furthermore proposed that energy efficient measures and sustainable technologies will be employed to improve upon the existing building and meet current UK Building Regulations.

The following factors were considered in the decision to propose the demolition of the existing building with a new build proposal as replacement:

### 1. Structural Viability (in consultation with Structural Engineer)

The existing structure on the site has relatively shallow foundations founded in ground affected by seasonal movement. This has previously been exacerbated by the effects of the nearby oak tree (now removed), causing structural damage to the existing property.

The opportunity to build a new structure on a similar footprint to the existing allows for the provision of a more stable, robust foundation which will be founded at a depth to limit the impact of any seasonal movement in the ground.



**2. Buildability (in consultation with Structural Engineer)**

The proposals are for a four storey single dwelling development. The lower ground floor is partly below the existing external level around the perimeter of the building. It is proposed to form an in-situ concrete box, with a raft foundation, to ground floor level, with a lightweight timber and steel structure above ground floor level. It is thought that given the nature and scale of the project this is the most appropriate structural solution in terms of buildability and economy for the reasons outlined below.

**3. Construction Sequence**

At this stage the exact construction sequence has not been established as this is to be developed with a Main Contractor, however, below is a suggested construction sequence for the works to be confirmed at a later date.

- Mobilisation and site set up. Erect a fully enclosed site hoarding to the front of the property. Terminate/protect services as necessary.
- Install monitoring survey points on existing adjacent structures as agreed necessary with Structural Engineer.
- Demolish existing structure in reverse order of construction to the adjacent ground levels.
- Demolish existing perimeter walls to lower ground floor level and install temporary works to retain adjacent ground levels where required.
- Commence level dig to formation level, installing temporary horizontal propping where required.
- Excavate to lower ground floor slab formation level.
- Place blinding and reinforcement to basement slab. Cast basement slab, internal load bearing wall elements and perimeter reinforced concrete retaining wall elements.
- Place formwork and reinforcement for ground floor transfer slab. Cast ground floor slab.
- Remove all temporary props and make good.
- Commence works to upper floors (traditional construction) and internal fit out.

**4. Programme**

This is difficult for us to comment on, however we would expect from mobilisation to getting out of the ground to ground floor level would be 3-4 months.



**5. Site Access**

It is assumed deliveries, removals and access for operatives will take place from Belsize Park. This access point is to be managed and controlled in such a way to ensure the safety to site operatives and the general public at all times. The proposed form of construction will allow the safe delivery of all materials on site i.e no large precast units etc are proposed.

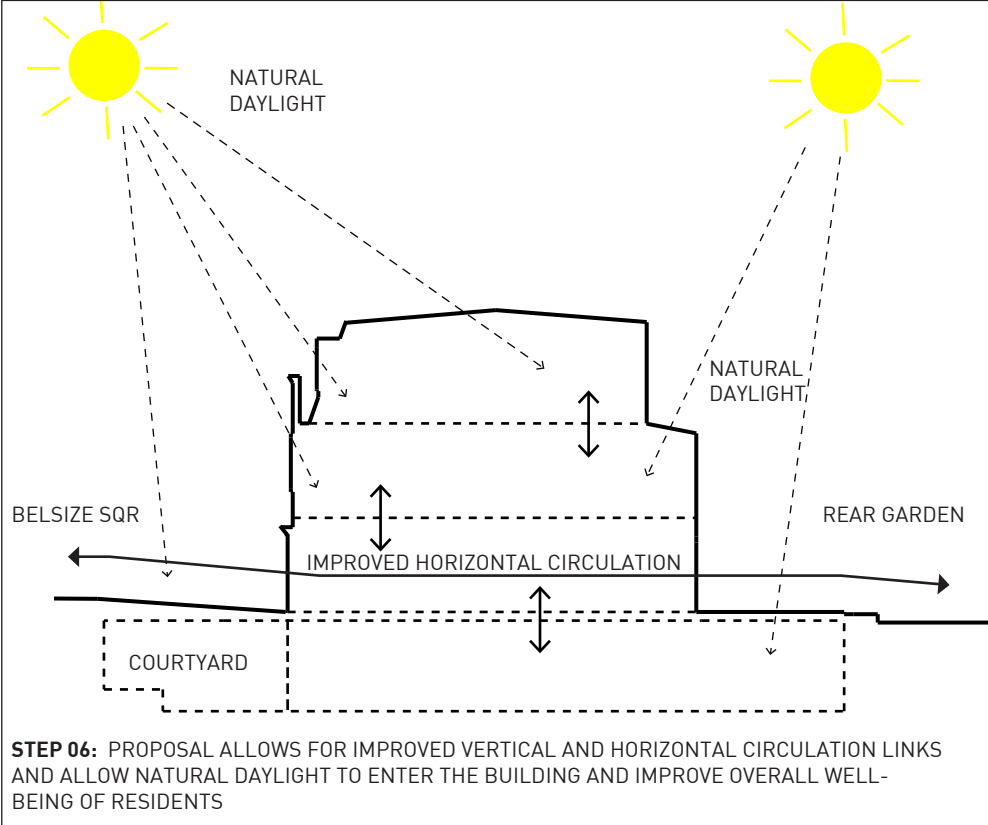
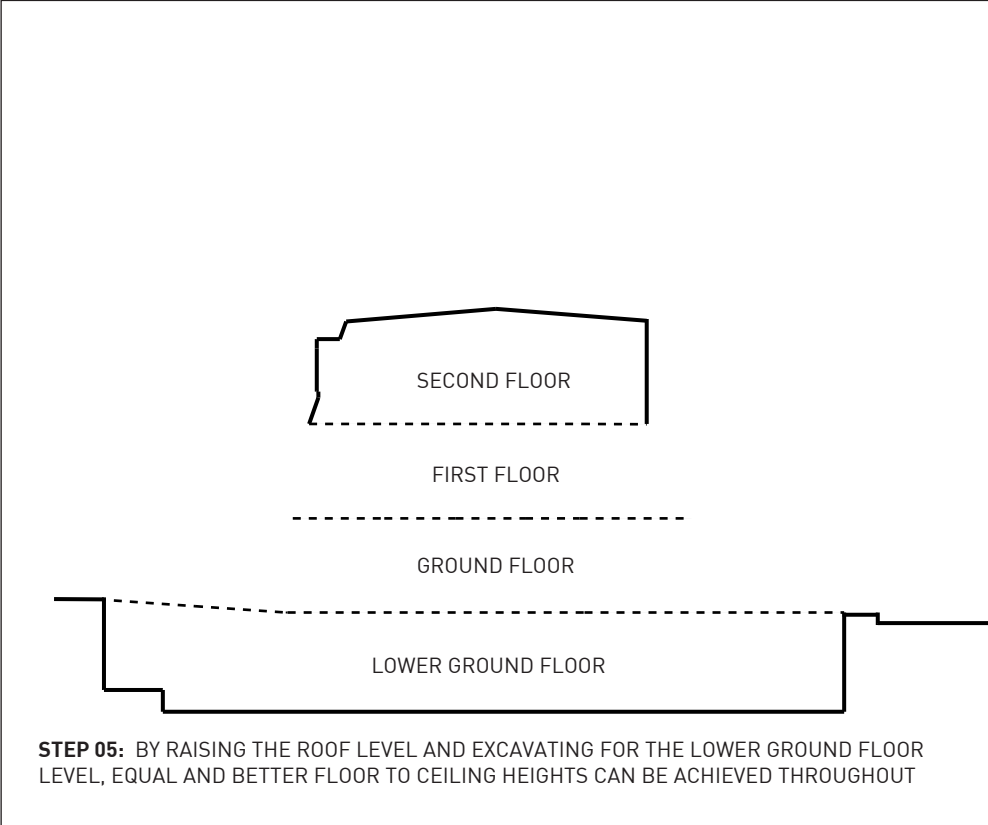
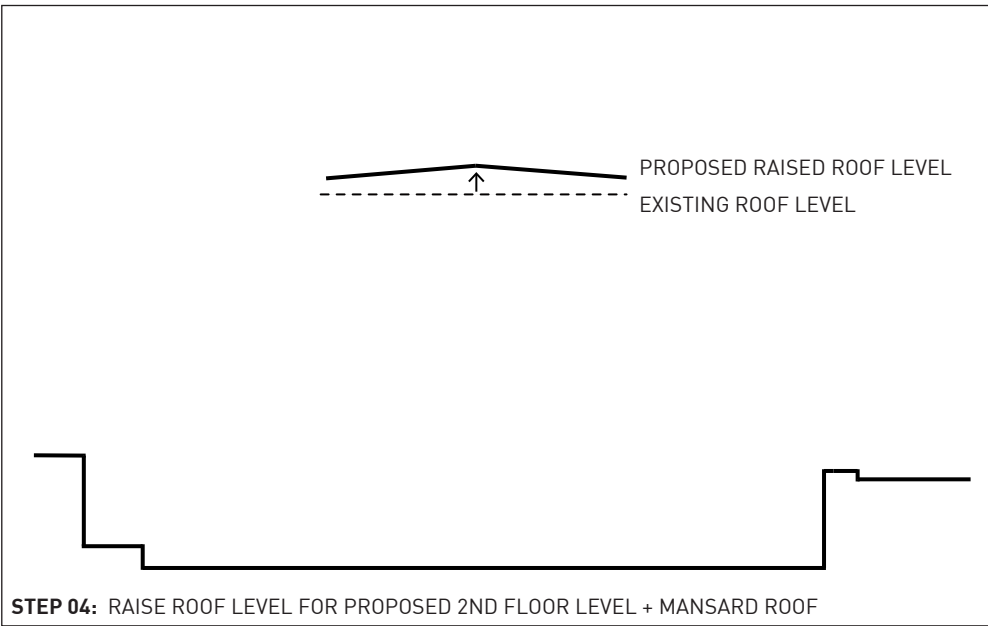
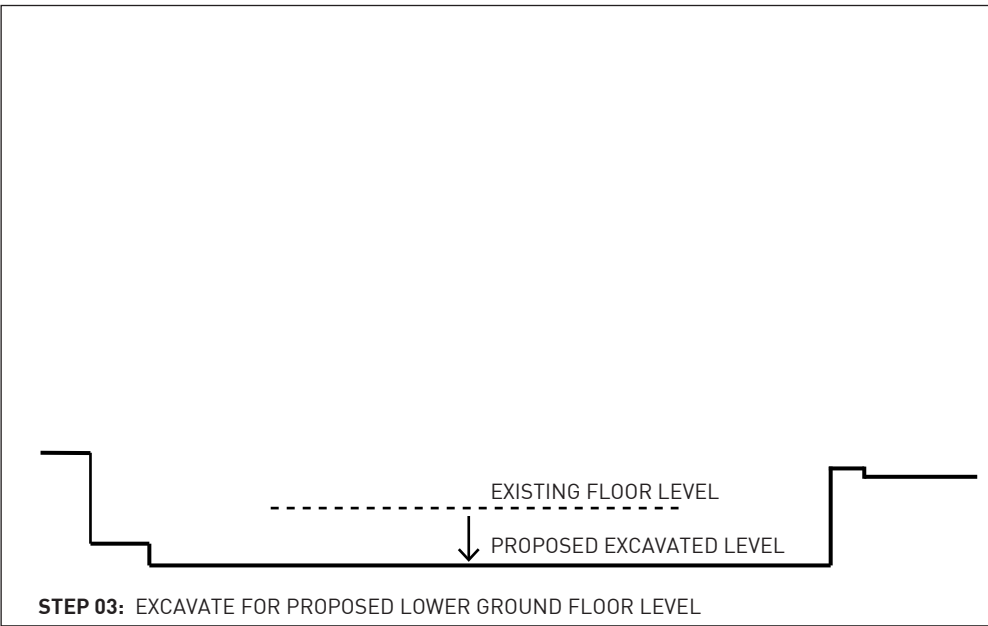
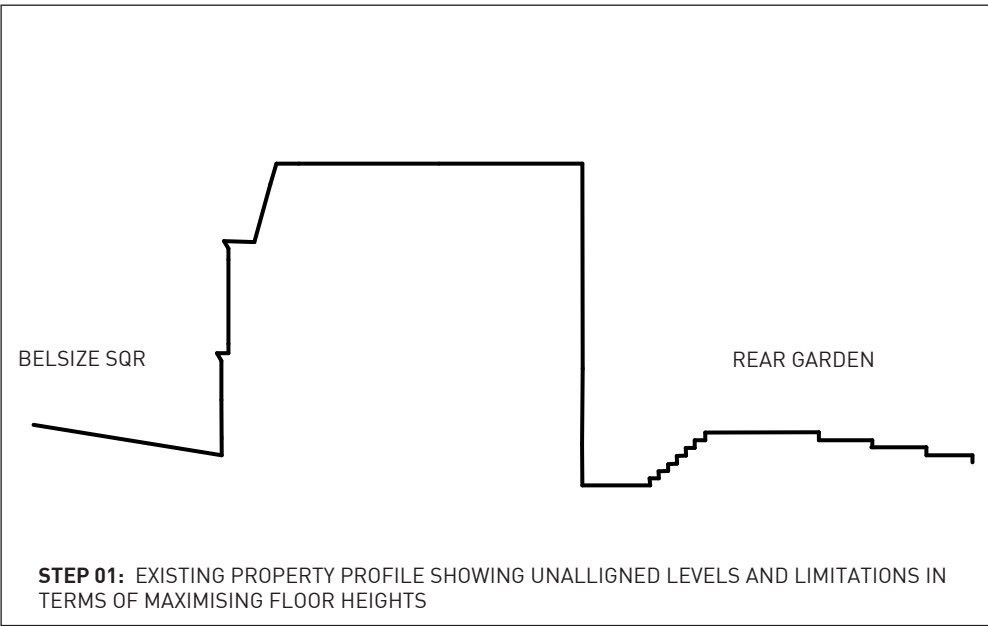
**6. Minimise Disruption during the Construction Phase**

The main contractor shall implement measures in accordance with any Planning Conditions imposed to keep noise from construction activities to within acceptable limits. Also it should be noted that underpinning and insitu RC construction generally (together with the traditional upper floor construction) has been recommended to construct the basement rather than piling as it is a quieter, less disruptive construction process.

Camden Council Planning Policy Guidance and Camden Council Development Policy will be responded to in order to satisfy the requirements for this application.

Careful consideration has been given to the proposal of a new build single family dwellinghouse that will be an improvement on the existing, designed to accord with and reinterpret the redeemable aspects of the existing building and responding in a sensitive manner to the surrounding built context of neighbouring properties. The proposal aims to make a positive contribution to the streetscape of Belsize Square.





### 03. DESCRIPTION OF THE SCHEME

The client’s brief was to create a new home in order to make better use of an unusual triangulated site. The existing property also suffers from having all floors being unaligned and unaligned access levels, both internally and externally. These result in a convoluted series of spaces which overall can be resolved in a much more rational layout to make better use of the floor areas, create better links throughout, allow natural daylight deeper into the floorplate and make better use of the amenity spaces. It also provides an opportunity to respond in a more sensitive manner to the existing street frontage. The existing building was converted from garages into a single family dwelling in the 1980’s and, although it is within a Conservation Area, it does not particularly merit the retention of the façade. Instead, it is felt that there is an opportunity for a more sensitive proposal that will meet both the Client’s brief and positively contribute to the existing surrounding context. It is also proposed that the new dwellinghouse will replicate existing blue and white features and quoins of the façade.

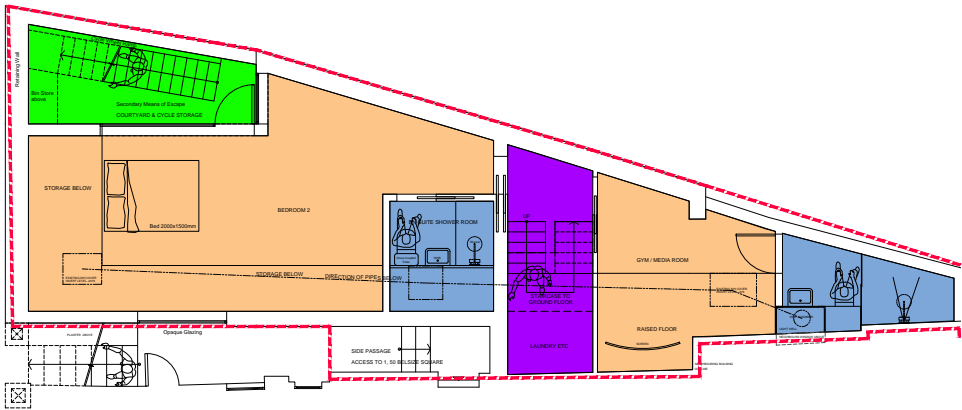
The proposed Lower Ground Floor contains a Bedroom, En-Suite Shower Room, Utility Room and Gym/Media Room as ancillary spaces. An internal staircase links the proposed Lower Ground Floor to the proposed Ground Floor, which contains the Entrance Hallway, Garage, Bedroom/Study, En-Suite Shower Room and a feature staircase to floors above. Better links are established from the front driveway through the building and to the rear garden. An open-plan Kitchen/Dining/Living Room with small Guest WC are located on the proposed First Floor with the Master Bedroom and associated En-Suite located on the proposed Second Floor.

In order to achieve the required floor to ceiling heights and accommodation, the existing building is demolished, the lower ground floor level is excavated for the entire footprint so that the proposed finished floor level will be 1550mm below the existing Ground Floor Level and the roof level is raised. It is thus not an entire storey height that is being excavated. Natural daylight enters the rooms through a series of strategically placed windows, roof lights and internal glazing.

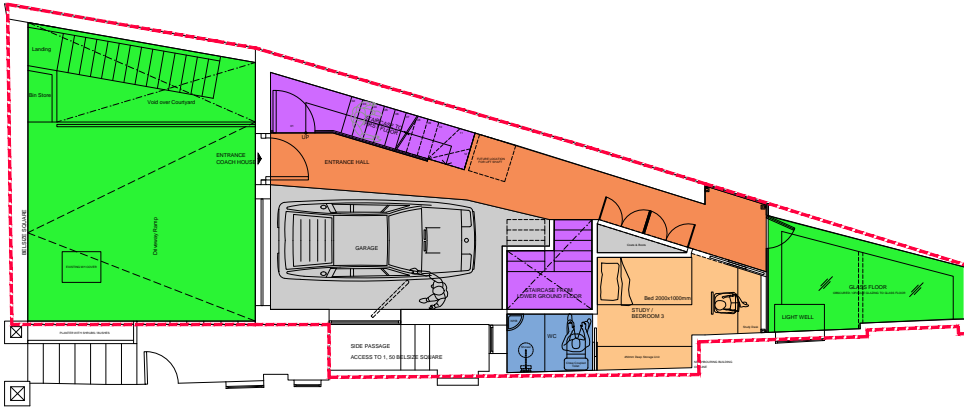
The footprint and height of the proposed building have been designed within the constraints of the site and in relation to the context which surrounds it. Accessible level floors are achieved on every level, essential for the ageing clients.



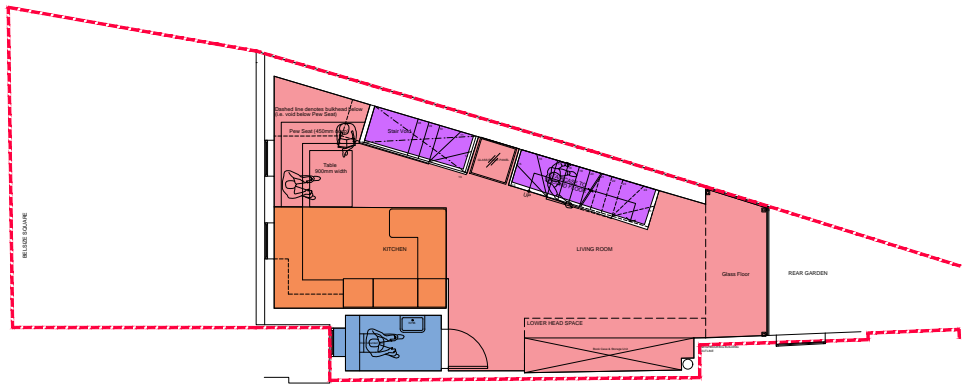
04. USE / LAYOUT



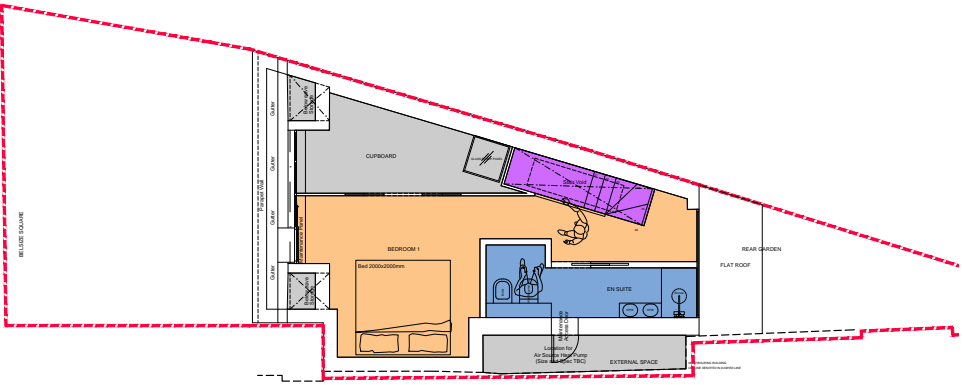
PROPOSED LOWER GROUND FLOOR PLAN DIAGRAM



PROPOSED GROUND FLOOR PLAN DIAGRAM



PROPOSED FIRST FLOOR PLAN DIAGRAM



PROPOSED SECOND FLOOR PLAN DIAGRAM

KEY

- Reception and Kitchen
- Living / Dining / Entertaining
- Ancillary
- Bedrooms
- WC / Bath / Shower Rooms
- Amenity
- Vertical Circulation

The use of the building remains a single family dwellinghouse with the internal arrangement of the spaces allowing for a more rational layout. The excavation across the footprint of the site coupled with the marginally raised roof level allows for an improved floor to ceiling height, maximising the proportions of the internal rooms and optimising the accommodation contained within the property. These factors result in rooms and spaces that contribute to the well-being of the owners, allows for future-proofing options, improves circulation and access and connecting the front and rear amenity spaces whilst retaining privacy to rooms where required.

The Lower Ground Floor layout is as follows:

The Lower Ground Floor level is accessed internally through a central staircase from the Ground Floor Hall. To the front of the property, Bedroom 2 is located with access to the courtyard. The Bedroom has an En-Suite Shower Room combined. Ancillary amenity is provided to the rear of the property with the inclusion of a Gym / Media Room and En-Suite. A light well and glass roof (Glass Floor to Ground Floor Level) allows natural daylight into the building at its narrowest point. External access to the Lower Ground level is made possible via steps leading down from the pavement to a courtyard. The external steps importantly serve as the secondary means of escape and a way in and out to the bicycle store. Access to the neighbouring property at Flat 1, 50 Belsize Square is maintained via the side passage and with the reconfigured location of the front door to The Coach House, 50A Belsize Square at Ground Floor Level facing the street, the neighbouring property, Flat 1, 50 Belsize Square now benefits from exclusive use of the side passage. Natural daylight and ventilation are brought into the front of the property by means of full height glazing at the courtyard and an additional window to the wall running along the side passage. Due to the floor level difference between the Lower Ground Floor Bedroom and the Side Passage, this window will be at a high level for the former and at low level for the latter, obscuring views, whilst allowing natural daylight to enter the Lower Ground Floor Room. Please refer to planning drawing no. 1507\_PL\_003 for further information.

The Ground Floor layout is as follows:

The property is approached from street level via the front driveway ramp (leading to the garage and front door). Entry to the property is obtained via the relocated front door at Ground Floor Level, providing level access. The existing external passage way that runs along the Party Wall to 50 Belsize Square is retained for the purposes of access to the front door for Flat 1, 50 Belsize Square only. Fenestration within the Garage wall facing the passage is placed in such a manner so that it does not align with the windows of Flat 1, 50 Belsize Square, but still allows natural daylight to enter the Garage space resulting in borrowed light deeper into the floor plate of the Ground Floor Level.

An enclosed feature staircase is located to the left hand side in the Entrance