

3D Diagram, showing Programme of Proposal

Hall / Garage linking the Ground Floor Level to the First Floor Level. A main corridor runs from the Entrance Hallway to the rear garden, creating a level access and better link between the front of the property and the garden amenity to the rear. The Study/ Bedroom 3 with small En-Suite is located towards the rear of the property allowing ample natural daylight to enter the Study / Bedroom 3 through the garden window. This also allows for not only a physical connection to the Garden, but also a visual link contributing to the overall well-being of the user and enjoyment of the space. A central staircase from the corridor provides vertical circulation down to the Lower Ground Floor. Although not proposed for this application, a space is also allocated for a lift in terms of future proofing the property for the clients. The feature staircase located in the Ground Floor Entrance Hallway leads to the First Floor accommodation.

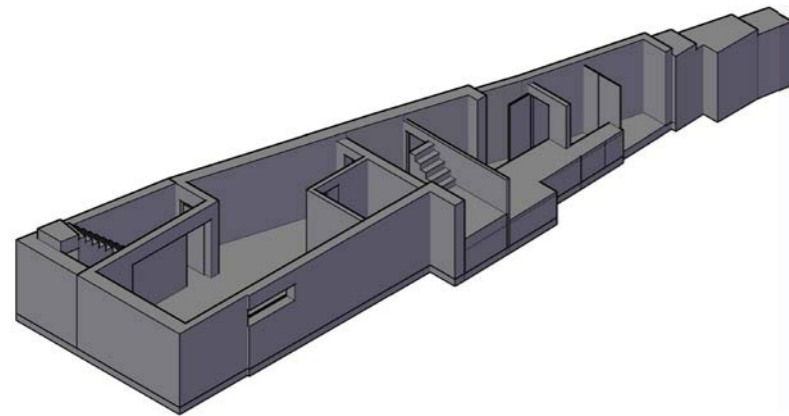
The layout and accommodation described for this Floor is a significant improvement on the existing layout. In the existing layout, the rooms have felt cramped, suffered from poor daylight, compromised by both the lack of fenestration and “step-up-step-down” floor levels. Not only is the level access achieved and horizontal circulation improved, but it also provides a more rational layout and link to the rear garden, improving the use of the amenity space. Please refer to planning drawing no. 1507_PL_004 for further information.

The First Floor layout is as follows:

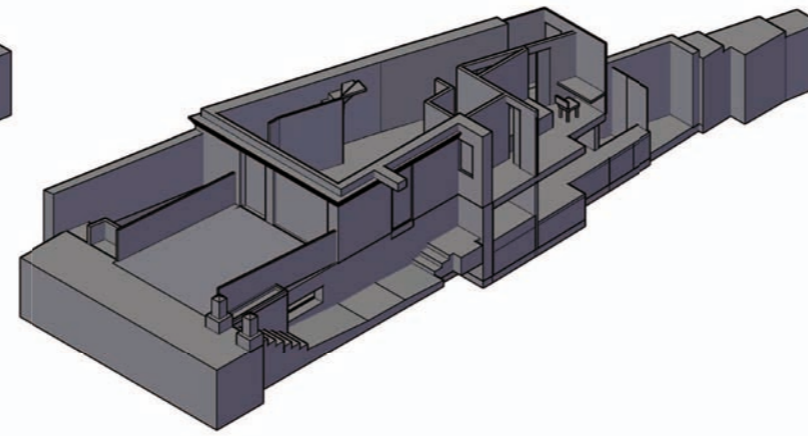
The feature staircase located in the Ground Floor Entrance Hallway leads to the First Floor accommodation. In optimising the floor area and its unusual triangulated floor plate, the accommodation contained on this floor centres around an open plan Kitchen Dining Living Room. The space benefits from dual aspect natural daylight brought into the depth of the proposal’s floorplan through two windows in the front façade and the large format glass wall to the rear of the property. In realigning the floor heights as a result of the overall excavation and marginally raised roof height, this floor also benefits from an improved floor to ceiling height adding to the enjoyment of the space and well-being of its users. Visual links to the rear garden is maintained via the glass wall to the rear of the property. There is also light down through from roof lights above. A Guest WC and large bookcase / storage unit are also located on this floor. The feature staircase continues from the landing on this floor and leads to the Second Floor accommodation. Please refer to planning drawing no. 1507_PL_005 for further information.

The Second Floor layout is as follows:

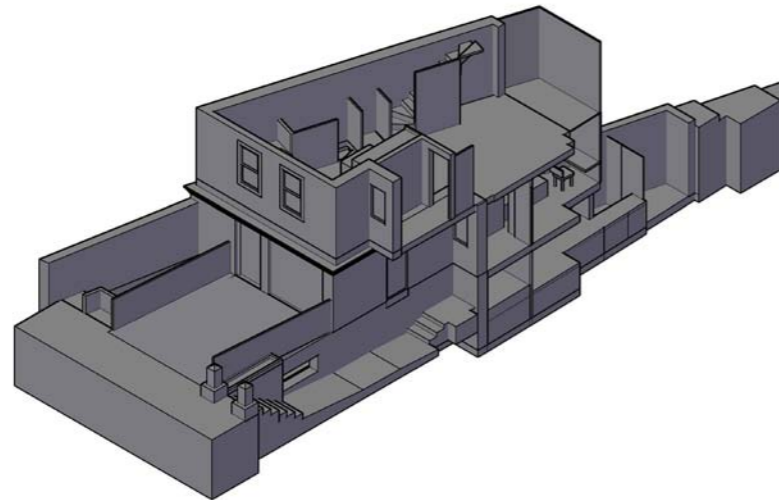
Access to the Second Floor is obtained via the feature staircase from the First Floor. The Second Floor accommodation consists of the Master Bedroom Suite, containing the Master Bedroom, En-Suite Shower Room and Storage / Wardrobes. Natural Daylight enters the Bedroom via the windows in the Flat Top Mansard Roof facing Belsize Square. Roof lights located above the staircase landing within the roof brings additional light



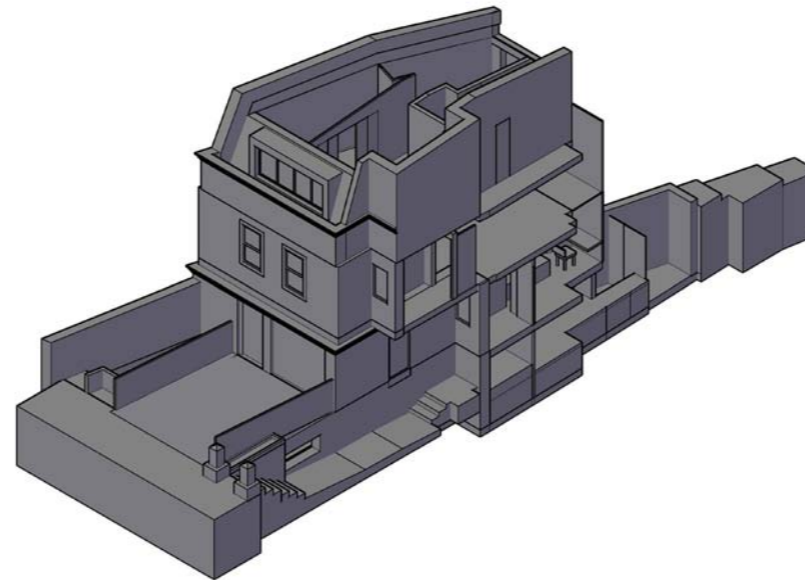
LOWER GROUND FLOOR LEVEL



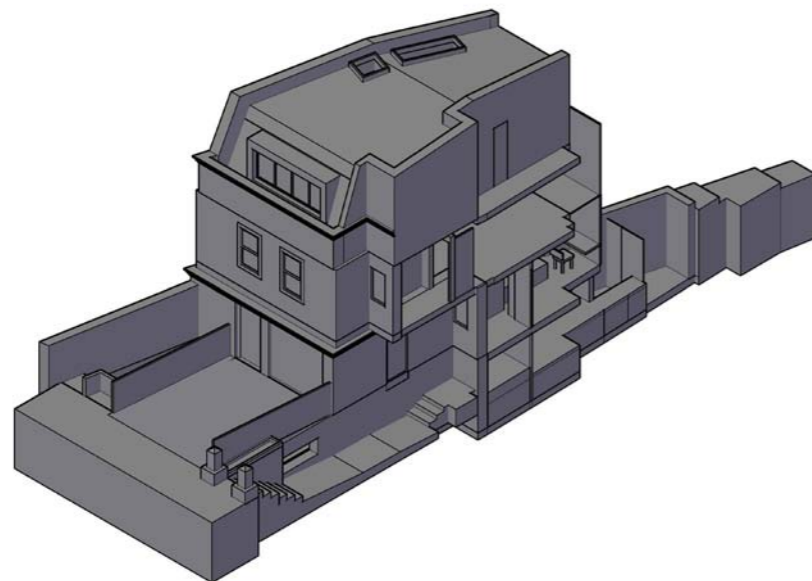
GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

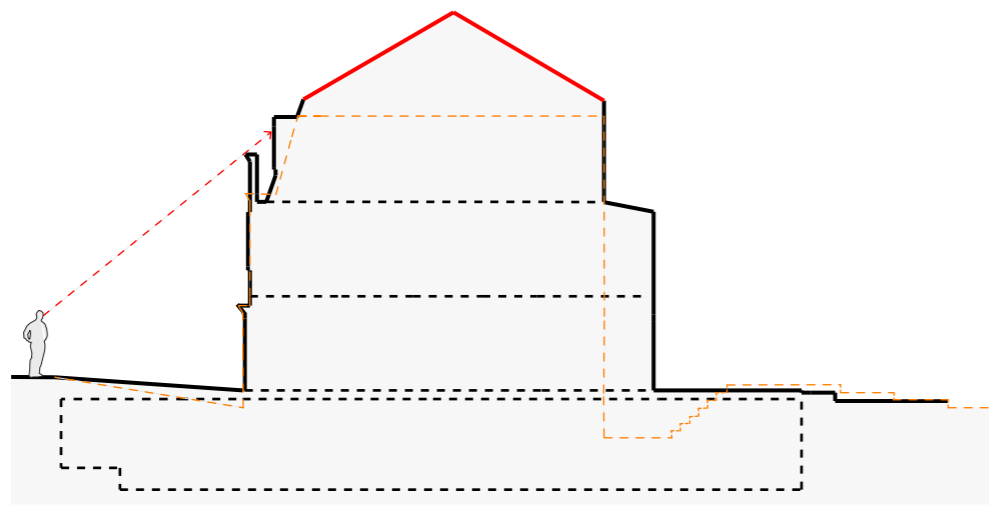


SECOND FLOOR LEVEL WITH ROOF

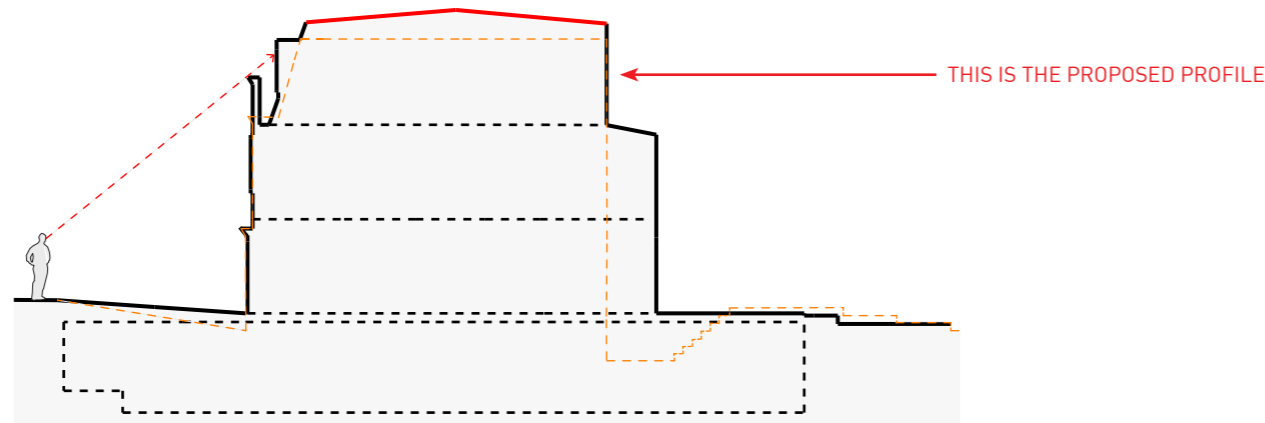


FIRST FLOOR LEVEL

into the space. A glass floor below the roof lights allows natural daylight to filter through into the floors below (First Floor and Ground Floor). The En-Suite Shower Room on this floor is located to the rear of the property with windows providing natural daylight to flood into this room. Access to an external services space is obtained via a door in the back wall to the En-Suite. The services space hosts the Air Source Heat Pump. The Air Source Heat Pump in combination with Solar Photovoltaic and Solar Thermal Panels located on the roof are two of the technologies proposed in terms of sustainability credentials for the property. Please refer to planning drawing no. 1507_PL_006 for further information.



TRUE MANSARD: Massing effect of True Mansard Pitch of 30 degrees pitch
(in accordance with CPG1, Figure 5)

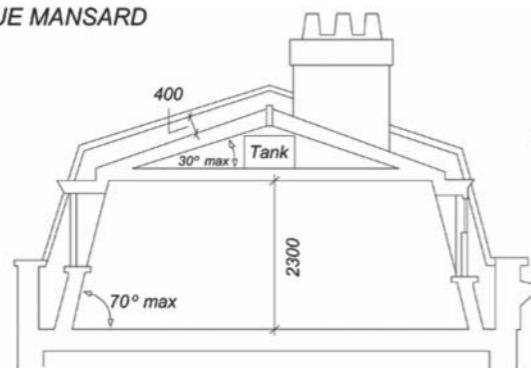


FLAT TOP MANSARD: Massing effect of Flat Top Mansard of 5 degrees pitch
(in accordance with CPG1, Figure 5)

LONGITUDINAL SECTION DIAGRAM, SHOWING:
MANSARD ROOF STUDIES

Figure 5. Mansard Roofs

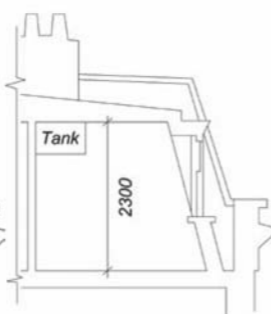
TRUE MANSARD



True Mansard

Lower slope is at a steeper angle than the upper, and the upper slope is visible

FLAT TOP MANSARD



Flat topped Mansard

Upper slope of a pitch below 5° or totally flat

EXTRACT OF FIGURE 5. FROM CPG 1 (PAGE 43),
SHOWING MANSARD ROOF PROFILES

The footprint of the proposal remains largely unchanged from Ground Floor Level up, with all of the increase in the footprint assigned to the Lower Ground Floor and Rear Extension. The Lower Ground Floor excavation across the footprint of the site combined with the marginally raised roof level are necessary to allow for a more rational layout and better circulation.

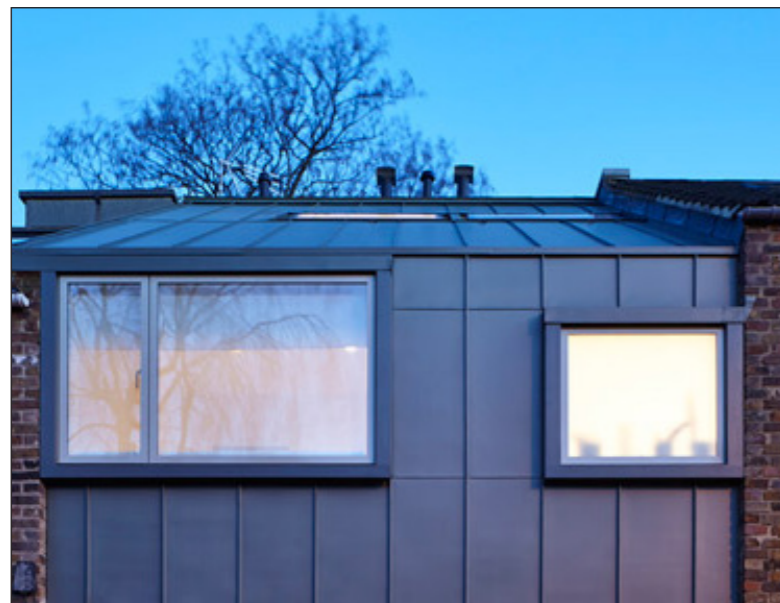
The revised layout also results in a much better use of amenity to both the front and rear of the property. Access to the front door is now via the front driveway where previously it was accessed down steps of the shared side passage. This has resulted in a better sense of arrival and thus an opportunity to enhance the amenity. The Lower Ground Floor courtyard to the front also makes better use of amenity (bicycle storage) and allows natural daylight to spill into the Lower Ground Floor level. The Ground Floor building line is maintained in terms of the street frontage and there is thus no loss in terms of amenity.

Where previously the rear garden was accessed by a series of steep steps that went up and then down, this has now been revised to a near level access that gently steps down via a series of terraced decking / steps to the rest of the rear garden. In doing so, the use of the amenity is enhanced and provides a better connection throughout the Ground Floor Level.

Whilst the majority of the existing building will be demolished, the existing architectural features and colour palette of the frontage will be incorporated in the new façade, accommodating the changes to the floor levels in a more rational manner. The massing and scale are thus considered to respond in a sensitive manner to what currently exists and also in relation to the surrounding context of neighbouring buildings.

A series of studies were carried out to evaluate the massing and scale of the proposal's mansard roof with reference to CPG1: Design Guidance, Mansard Roofs 5.15-5.18 and Figure 5. Given the form of the roof (in plan) and the resultant impact on scale that the True Mansard Roof at a 30 degree slope would have on the street frontage, the proposal is for a Flat Topped Mansard with a 5 degree fall either side of the ridge line. This would also allow for a more efficient construction method and sequence given the triangulated plan form of the roof. The parapet to the front also meets the planning guidance and aids to obscure views into the Second Floor from street level. The two storey rear extension (Ground Floor and First Floor Levels) is designed as a complimentary "glass box" and in terms of scale confined to two storeys as required from the pre-application consultation & report. The reason for this is twofold: to optimise the tapered form of the site by means of a more space efficient façade build-up (glass with frame vs masonry); and, in this narrow part of the site, to optimise the use of natural daylight and visual links to the rear garden. In summary, when taking into account the amount and scale of the neighbouring properties, this proposal responds in a modest and respectful manner to its immediate built surrounding. Please refer to planning drawings no. 1507_PL_010 and 1507_PL_011.

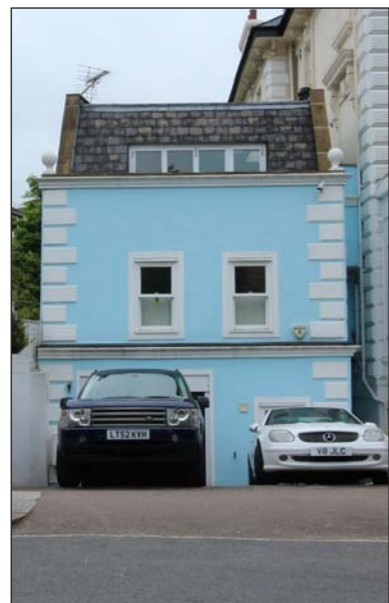
06. APPEARANCE



STANDING SEAM ZINC CLADDING PROPOSED FOR MANSARD ROOF



SLATE TILE ROOF FINISH FOR MANSARD ROOF



STUCCO / RENDER TO MATCH EXISTING



OPTIONS PROPOSED FOR THE REAR EXTENSION, SHOWING VARIANTS OF FRAME AND GLASS CONFIGURATIONS



SUNKEN COURTYARD ALLOWS LIGHT INTO LOWER GROUND FLOOR



GLASS FLOOR ALLOWS LIGHT TO SPILL INTO THE LOWER GROUND FLOOR

The proposal carefully considers the type, quality, compatibility and appropriate use of materials that compliments the surrounding built context whilst designed to the sustainability, efficiency and aesthetics of the proposed building. Materials are chosen with buildability in mind and to meet the current Building Regulations. The proposed palette of materials are as follows (please refer to planning drawings no. 1507_PL_010 and 1507_PL_011):

Roof:

The new roof scape is designed in accordance with CPG1 Figure 5, p. 43 for a Flat Top Mansard Roof. This will allow the massing of Second Floor to be set back behind the parapet facing Belsize Square, reducing the visual impact of the roof from street level and responding in a sensitive manner to the street frontage along Belsize Square. The material proposed for the roof finish is zinc cladding / slate roof tiles. To the rear of the property there is a glass roof to the glazed rear extension that extends for the First and Ground Floor. This allows natural daylight to enter the building through the narrowest North facing part of its footprint (as a result of the unusual triangulated site).

Walls:

The main frontage facing Belsize Square is proposed to respond in a sensitive manner to the neighbouring buildings in terms of massing, scale, proportion, fenestration and materiality. The existing Party Wall with No.50 is retained but the Party Fence Walls will be rebuilt for the purposes of structural integrity for the new build part of the proposal. In order to optimise natural daylight coming into the building along the rear façade where the site is narrowest and North facing, it is proposed that a glass panel façade (structural glazing or curtain walling) forms the wall. In order to address issues of overlooking, it is proposed that opaque glass panels are incorporated into the rear facade "glazed rear extension". It is proposed that the new front façade will match the architectural features (blue with white quoins finish) of the existing front façade and thus retain the traditional appearance referred to in the Pre-Application Advice.

Windows, Doors and Rooflights:

In order to establish a continuation of the street frontage, the windows and doors to the front façade will be of similar proportion of the existing property and neighbouring properties and allow adequate natural daylight into the building. Where new windows and roof lights are to be installed, these will be thermally broken aluminium / timber frame double or triple glazed window units. The glazed rear enclosure to the rear of the property is to be constructed from thermally broken double glazing. Thermally

Double Storey Rear Extension to
49 Belsize Square

Single Storey Rear Extension to
50 Belsize Square

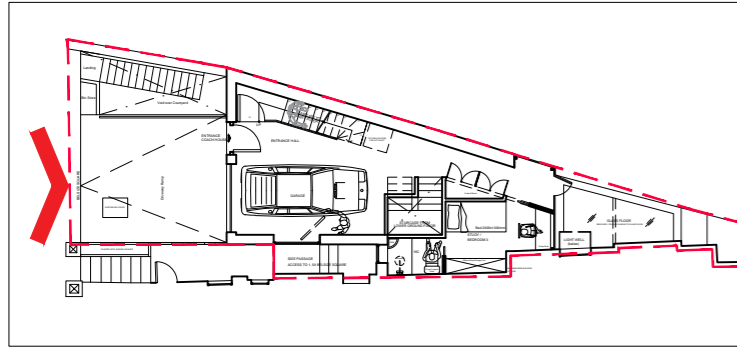
The Coach House, 50A Belsize Square



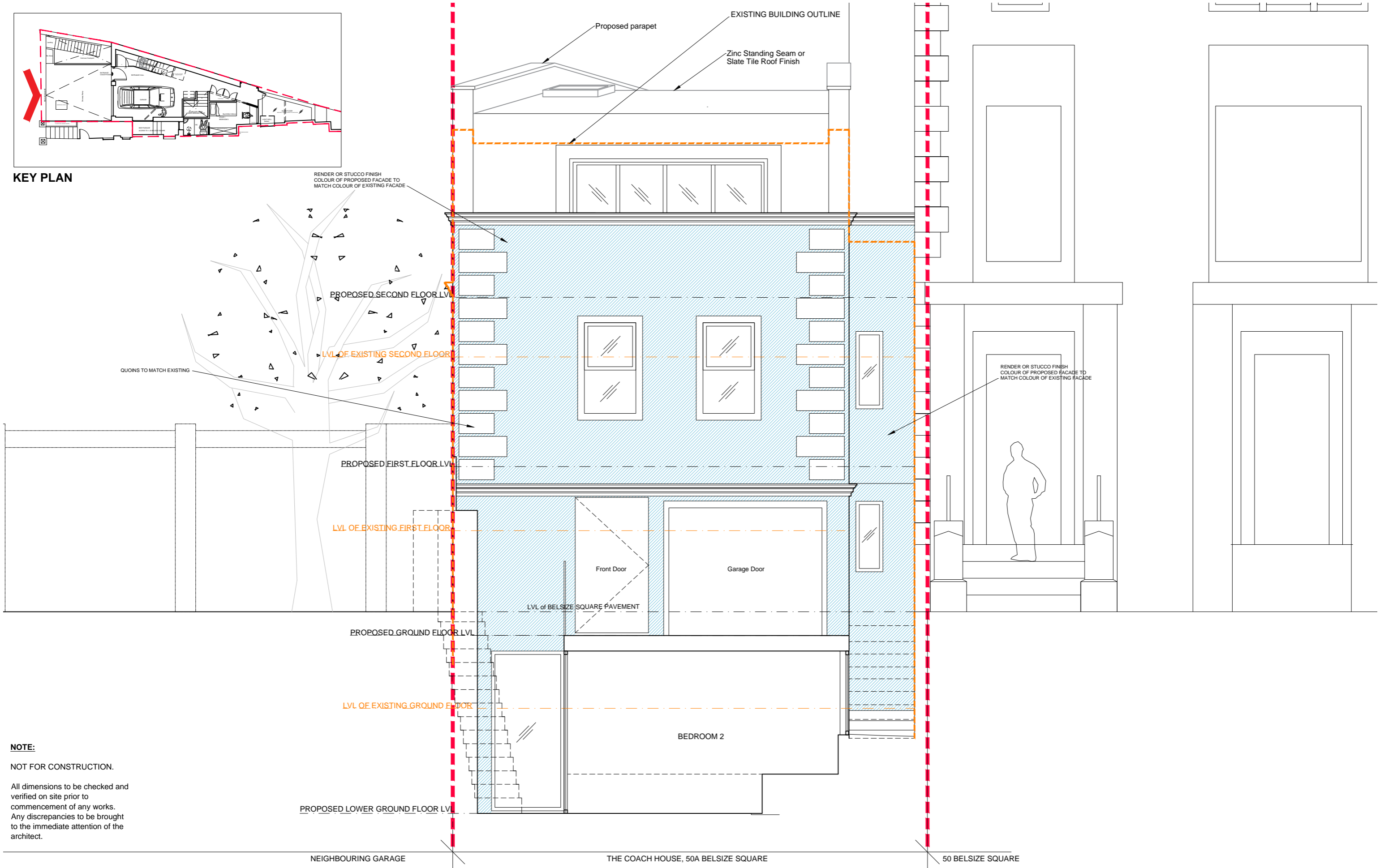
PHOTOGRAPH SHOWING EXISTING REAR FACADE WITH EXTENSIONS TO NEIGHBOURING PROPERTIES
TAKEN FROM REAR GARDENS AT THE COACH HOUSE, 50A BELSIZE SQUARE

broken double or triple glazed units also enclose the courtyard to the front of the property at Lower Ground Floor level allowing the accommodation on this floor to benefit from natural daylight. The front door will remain as a solid timber door. The rear door to the garden will be thermally broken aluminium frame glazed unit integrated into the glazing system of the glazed rear extension. The wall along the passage way to Flat 1, 50 Belsize Square will also contain double glazed windows in order for natural daylight to enter the rooms on Lower Ground Floor and Ground Floor Levels. New roof lights over the staircase will be double or triple glazed thermally broken with self-cleaning properties and strategically placed within the roof scape to allow natural daylight to spill into the internal rooms and contribute to the overall well-being of the clients and the enjoyment of the internal rooms and space.

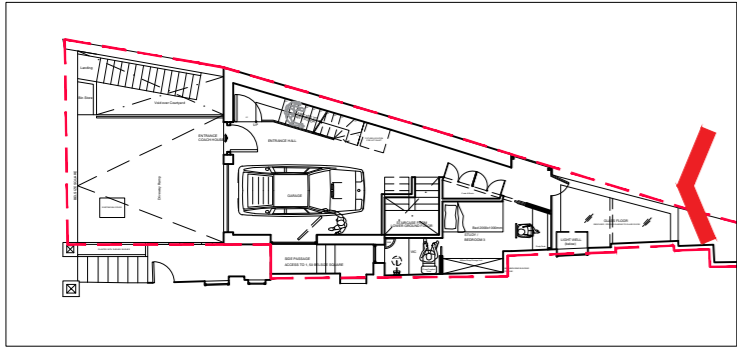
The overall aim of the design and selection of materials has been to remain in keeping with the existing complementary palette of blue and white and to respond positively to the neighbouring buildings. The proposal carefully balances the sensitivities of the conservation area whilst at the same time greatly improving the internal layout of the existing house.



KEY PLAN



PROPOSED FRONT ELEVATION OF THE COACH HOUSE, 50A BELSIZE SQAURE

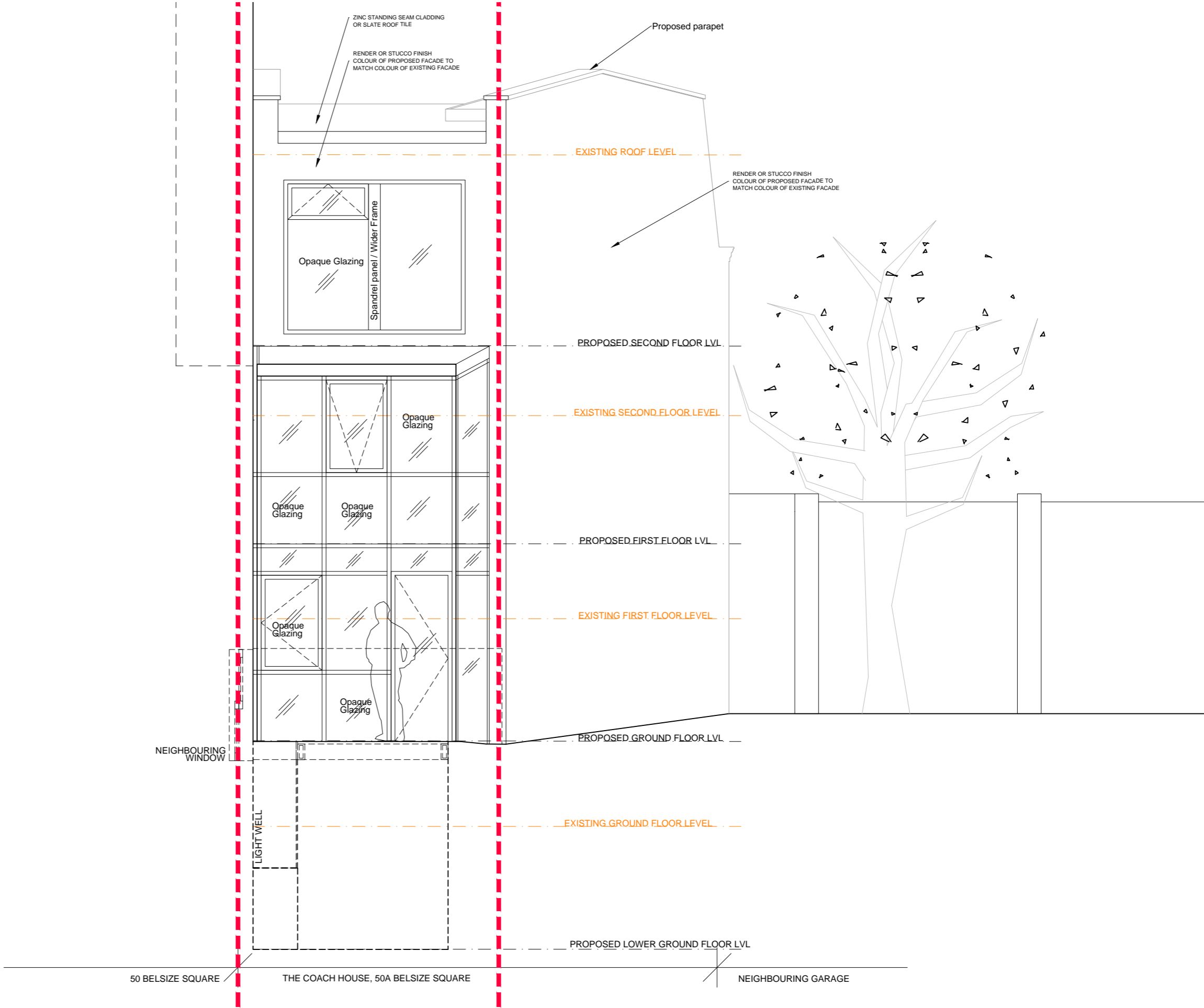


KEY PLAN

NOTE:

NOT FOR CONSTRUCTION.

All dimensions to be checked and verified on site prior to commencement of any works.
Any discrepancies to be brought to the immediate attention of the architect.



PROPOSED REAR ELEVATION OF THE COACH HOUSE, 50A BELSIZE SQUARE

07. LANDSCAPING



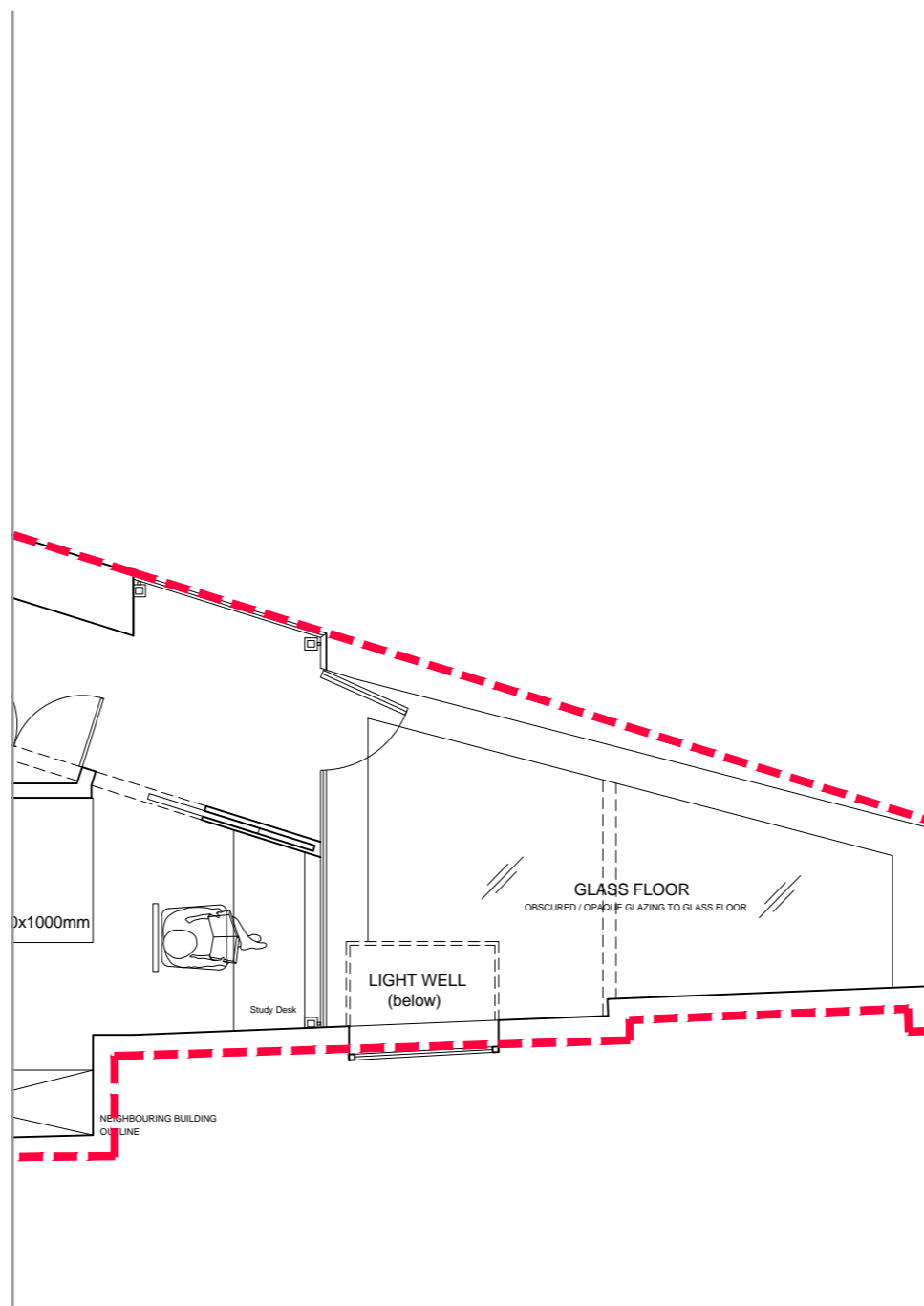
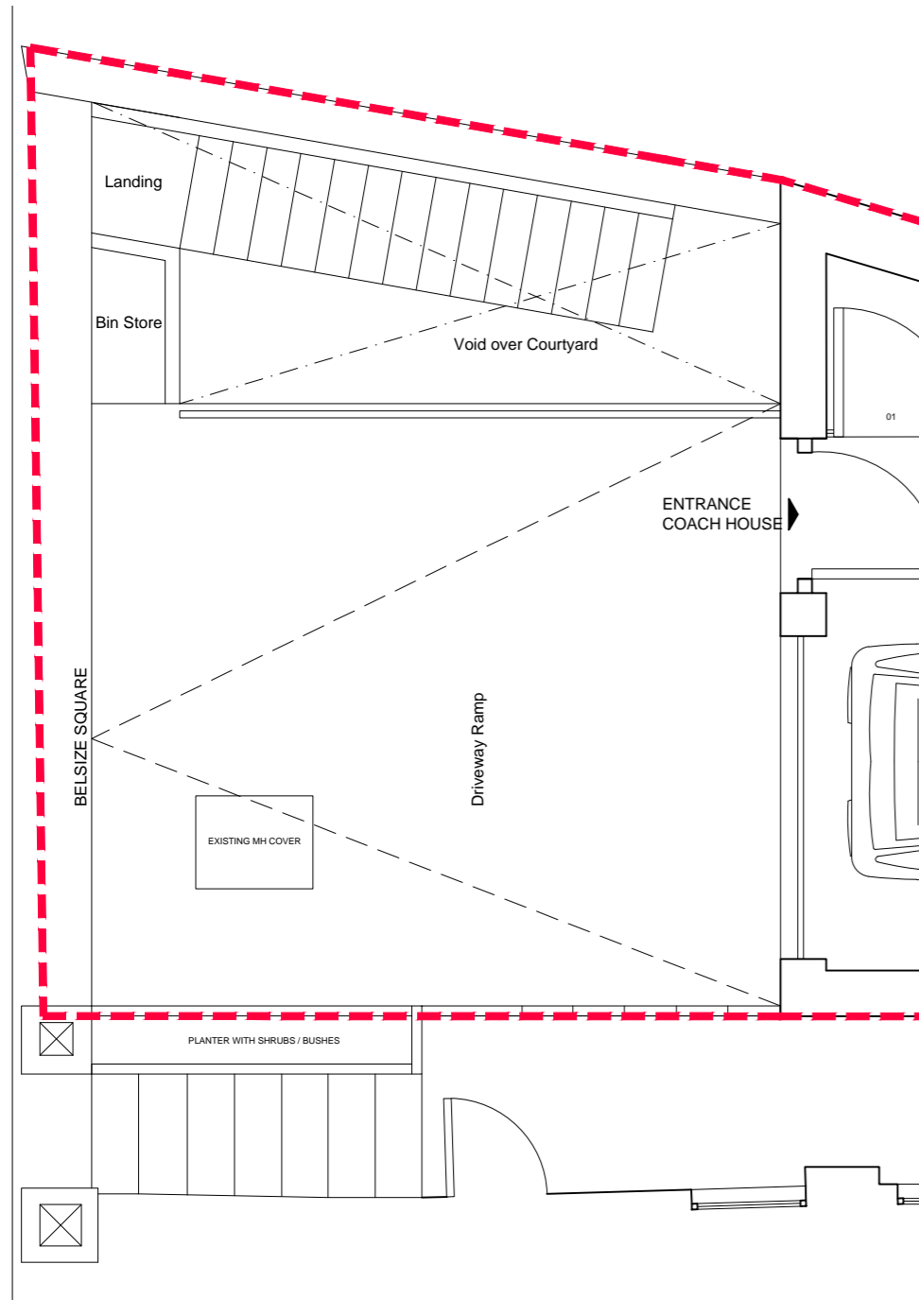
PHOTOGRAPHS SHOWING EXISTING LANDSCAPING TO REAR GARDEN, SERIES OF STEPS AND TERRACED LEVELS IMPEDE EASY ACCESS AND BETTER USE OF AMENITY

It is not envisaged that the current arrangement will change as a result of the proposed development in so far as the location of the amenity spaces. The approach and configuration of the driveway to the front of the property (facing Belsize Square) will consist of appropriate hard landscaping. The aesthetic and functional aspects of the landscaping to the rear of the property will be improved as previously a series of steep steps were obstructive in terms of access to the rear garden. This has now been improved by means of a series of gently terraced steps formed from timber decking, allowing for a much more gradual descent to the rear garden. The site does not contain any Tree Preservation Orders. All trees on site are to be retained.

08. ACCESS STATEMENT



PHOTOGRAPHS SHOWING EXISTING ACCESS ARRANGEMENTS TO FRONT AND REAR OF PROPERTY



PLAN, SHOWING PROPOSED IMPROVED ACCESS TO FRONT AND REAR OF PROPERTY

Access Statement

The Coach House, 50A Belsize Square is a semi-detached family house and will remain as such. It is not envisaged that any transport requirements will be created as a result of the proposed development. Furthermore, it is not envisaged that the current arrangement in terms of refuse will change as a result of the proposed development. It is however better incorporated into the layout driveway.

All doors within the proposal will provide a suitable clear width to allow adequate room for users to move between spaces easily. Access between floors via the staircases and where there are level changes are designed to meet current legislation in terms of the following Building Regulations Approved Documents:

- 1) Building Regulations Approved Document Part B (Fire Safety) 2013: Volume 1 – Dwelling Houses;
- 2) Building Regulations Approved Document Part M (Access to and Use of Buildings) 2015: Volume 1 -Dwellings (in the case of the above no longer applicable);
- 3) Building Regulations Approved Document Part K (Protection from Falling, Collision and Impact) 2013.

All vertical surfaces such as kitchen units will also be designed to be accessible. There is also incorporated into the design the potential to add an internal lift shaft to future proof the dwelling for the clients.

Level Threshold Access

The property currently does not benefit from level threshold access at the front door. The proposal allows for a level threshold access at the front door and a driveway ramp at a much lower incline.

09. CONSIDERATION OF APPLICATION



PHOTOGRAPH: STREET VIEW FROM FRONT (BELSIZE SQUARE), SHOWING THE COACH HOUSE AS EXISTING IN CONTEXT

The proposal represents a modest increase to the building footprint and with the combined excavation and marginally raised roof level unlocking the opportunity to develop a property with improved use whilst retaining amenity spaces. The existing footprint is utilised more efficiently. The aim of this is for the proposal to function better as a home and add to the overall well-being of its ageing owners.

The modest two-storey glazed extension to the rear of the property optimises the wedge shaped form of the site by channelling natural daylight into the depth of the floorplan on the Northern part of the site which often suffers from poor daylight. In terms of scale, this proposal adheres to the recommendation from the Pre-Planning advice for the Rear Extension not to exceed two storeys and to be one full storey below the roof eaves. The proposal is for a glazed rear extension in order to optimise floor area, maximise the opportunity to allow daylight into the building along this narrow end of the site and to be complementary to the more traditional materials used for the main massing of the property and that of the neighbouring property. A sunken courtyard to the front of the property allows not only for privacy, but simultaneously maximises the opportunity for natural daylight to enter the Lower Ground Floor Level Bedroom. For the pre-application consultation, this Bedroom was located to the rear of the property. It has now been relocated to the front of the property in order to benefit from natural daylight and ventilation.

As a result of the excavated footprint, there has been a significant improvement in terms of level threshold access and horizontal circulation from the front driveway to the rear garden – a consideration in terms of the Client's brief to future proof the property for their old age. The proposed front façade will reflect the architectural aesthetics of the existing property in blue with white quoins and as such meet the Pre-Planning advice and preference for a traditional appearance. The parapet height has also been marginally raised to create better proportions to the front facade (as suggested by the Pre Application advice).

The proposal also responds to the Pre-application advice for a Mansard Roof in accordance with CPG1. In carrying out roof studies, it was felt that the True Mansard pitch of 30 degrees will result in a significant increase in the roof height which may be disproportionate with the rest of the building's scale and that of the neighbouring properties. This, combined with the potential complications anticipated for the construction of a roof of triangulated form (in plan) allowed the option of a Flat Top Mansard (5 degree pitch) to be explored. This will allow for a more modest massing of the overall building in relation to the neighbouring properties than what currently exists.

On-site cycle storage has been allowed for in the proposal, located on the Lower Ground Floor level in the courtyard. A cycle wheel ramp runs along the external steps to the Lower Ground Floor level.



AS PROPOSED - VIEW FROM BELSIZE SQUARE

ARTIST'S IMPRESSION: STREET VIEW FROM FRONT (BELSIZE SQUARE), SHOWING MASSING OF PROPOSAL IN CONTEXT

In accordance with the Pre-Application advice, the windows to the East Elevation facing the side passage, have now been relocated so that they do not sit directly opposite those of the neighbouring property. Overlooking has been limited to no more than what is in the current arrangement and opaque glazing is proposed in strategic locations to impede any views to and from neighbouring properties, whilst allowing natural daylight to enter the property.

The proposal improves the existing property and will not result in any additional activity or disturbance which would give rise to any loss of amenity for the adjoining residential properties. Access amenity is also improved for Flat 1, 50 Belsize Square.

10. CONCLUSION

The proposal as a new-build provides the opportunity to improve the layout of the building and improve existing accommodation. It has been sensitively designed to respond to the character, scale and massing of the existing built context of neighbouring buildings.

Materials are proposed to be in keeping with or as a contemporary and considered palette against that of the existing property and that of the surrounding buildings.

The building is not a Listed Building and although it is sited in a Conservation Area, the building does not impact negatively on the character of the area and that of Belsize Square

The existing scale and massing of the neighbouring properties set a precedent to which the proposal is responding.

The proposal complies with planning policy and should be approved.