



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

HERITAGE STATEMENT

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HERITAGE STATEMENT

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 two vehicles and a garage. The house is accessed from an alleyway which runs along the side of the forecourt and is shared with the adjacent garden 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) . However, Article 4 Directives do not apply to The Coach House, 50A Belsize Square. 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 proposed development 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.

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. Need to add to drawings

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).

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 an ageing 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.

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.

The proposed materials and appearance have been chosen to match and complement the existing property and that of the neighbouring properties. In particular, great care has gone into proposing a new facade that retains as much as possible the existing and improves on the overall proportions of the facade. A Flat Top Mansard roof has been proposed in keeping with CPG1, Figure 5.

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.

The proposal does not infringe upon the road elevation.



AS EXISTING - VIEW FROM BELSIZE SQUARE



AS PROPOSED (ARTIST'S IMPRESSION) - VIEW FROM BELSIZE SQUARE