

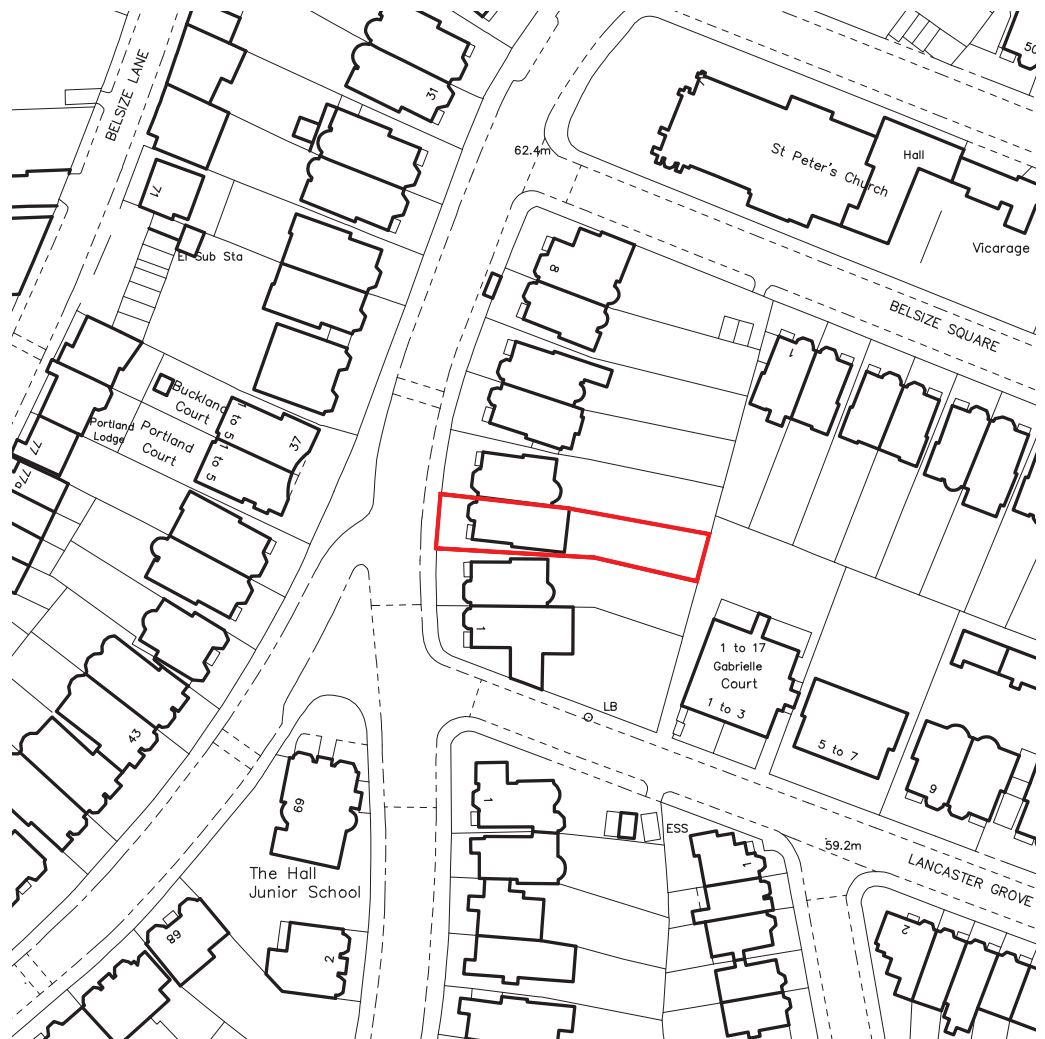


DESIGN & ACCESS STATEMENT

TO ACCOMPANY THE PLANNING APPLICATION FOR FLAT 3, 3 BELSIZE PARK, LONDON, NW3 4ET

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Right: Location plan of No. 3 Belsize Park



Introduction

This Design and Access statement has been prepared by Gresford Architects to accompany the Planning and Conservation Area Consent application for works to No.3 Belsize Park, London, NW3 4ET. The works will include the extension of an existing roof terrace as well as increased safety through the installation of an *Approved Document K* compliant balustrade.

The property is located within a Conservation Area, however, the building is not listed but is regarded by the council as making a positive contribution to the conservation area.

Flat 3 at No.3 Belsize Park is a 4 bedroom, 2 storey flat located in a large Italianate villa situated on the East side of Belsize Park. The road is characterised by the repeated forms of the stucco villas, whose design gives a strong identity and unity of appearance to the area. The dwelling is located at the top of the building as part of a paired villa. The property is located within the Belsize Park Conservation Area, which consists mainly of residential properties built during the 19th Century. This Design and Access Statement outlines how the proposal will serve to preserve and enhance the character and appearance of the local area.

*Right; Google Maps Aerial
View with site outlined in red.*



Site and Location

Belsize Park is a very pleasant, predominantly residential street with properties set back from the pavement with small front gardens or parking spaces. The property is located close to the junction between Belsize Park and Buckland Crescent, which represents the core of the area. The junction is marked by a triangular paved island with greenery and a public bench. Belsize Park has a strong consistency in the heights of its buildings, which are mostly three storeys with lower ground and sometimes an attic level.

There is an existing rear, east facing balcony and balustrade recessed within the pitched roof construction and serving a box dormer with french doors. There are a number of box dormers which have been added to properties on this side of the street, and of varying shapes and sizes. The adjoining property at No.4 has three (front, rear and side facing) dormers, and a noticeably larger terrace area to the rear. Both properties have large rear gardens with mature trees lining the boundaries, which seems to prevent overlooking of neighbours.

Planning History

It is apparent that in the 1980's the property was approved for the second floor of the property to be divided into two separate flats. Additionally, on the councils website it is clear that other properties on the street have been granted permission for similar proposals (e.g. no.1). In November 2010, No.1 Belsize Park was granted planning permission (2010/3073/P) for the erection of a new balustrade and new doors to their existing roof terrace.

Planning Policy Context

The Belsize Park Conservation Area was designated in 1973, and is an example of Camden's mid 19th century speculative development on a grand scale. The area is reliant on nature to provide a setting for the built form with glimpses of gardens through the gaps between houses being characteristic of Belsize Park.

New development in the area should take account of the Belsize Park Conservation Area appraisal and be in keeping with the its character. The Design of the proposed scheme has regard to this document and to the relevant policies of London Borough of Camden's Local Development Framework Core Strategy 2010 and Design SPD: Roofs, terraces and balconies 2015:

LDF Core Strategy

The core strategy (CS14) states that "all development should seek to enrich and enhance Camden's built environment and create a sense of place and local distinctiveness that is attractive and accessible."

With relevance to this application, this will be achieved through:

- Identifying with and respecting the architectural, historic quality and character of the surrounding environment.



Policy 14 - Camden's Heritage

All development should make a positive contribution to the character of Camden's historic and built environment. This includes identifying, conserving and enhancing the historic significance of the designated heritage assets, their setting and where appropriate the wider historic environment.

SPD: Design

Policy 4 - Residential development standards

Outdoor amenity space

4.29 Outdoor residential amenity space can be provided in the form of private garden space, balconies, terraces, roof gardens or as communal amenity space. Where practical the following requirements should be met.

Private outdoor amenity space:

- Balconies should have a depth of not less than 1.5 metres and should have level access from the home.
- Balconies and terraces should be located or designed so that they do not result in the loss of privacy to existing residential properties or any other sensitive uses.

Policy 5 - Roofs, terraces and balconies

The Council will normally permit alterations and extensions to buildings which:

5.7 There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape.

Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;

5.23 Balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However, they can also cause nuisance to neighbours. Potential problems include overlooking and privacy, daylight, noise, light spillage and security.

5.24 Balconies and terraces should form an integral element in the design of elevations. The key to whether a design is acceptable is the degree to which the balcony or terrace complements the elevation upon which it is to be located. Consideration should therefore be given to the following:

- Detailed design to reduce the impact on the existing elevation;
- Careful choice of materials and colour to match the existing elevation;
- Possible use of setbacks to minimise overlooking – a balcony need not necessarily cover the entire available roof space;
- Possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook
- Need to avoid creating climbing opportunities for burglars.



Design Approach

The design approach for the rear of the house is to create a high quality, complementary rear alteration which provides improved outdoor amenity space for family dwelling at no.3 Belsize Park. The design will introduce a subtle architectural addition to the house that draws on a simple material palette and high quality detailing which respects the character of the original building.

As can be seen from the existing drawings, the property already has a flat paved area within the rear pitch of the roof which can be accessed from the back bedroom of the flat. The property backs onto a series of terraced gardens and therefore the paved balcony does not impose on neighbours privacy. The terrace will be extended so that it remains set back from the edge of the roof but improves its function as an outdoor seating area. The new setting out of the balustrade to the rear, is now roughly in line with that of no.1.

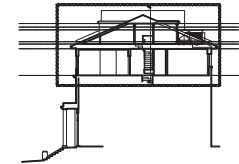
Elevations and Materials

The proposed alterations will not detract from the front elevation as all of the proposals relate to the rear. The rear elevation will feature a new black painted mild steel balustrade designed in accordance with Approved Document K of the building regulations. The opening in the existing roof will be enlarged to accommodate the extended terrace and this opening will be made good using reclaimed roof tiles where possible.

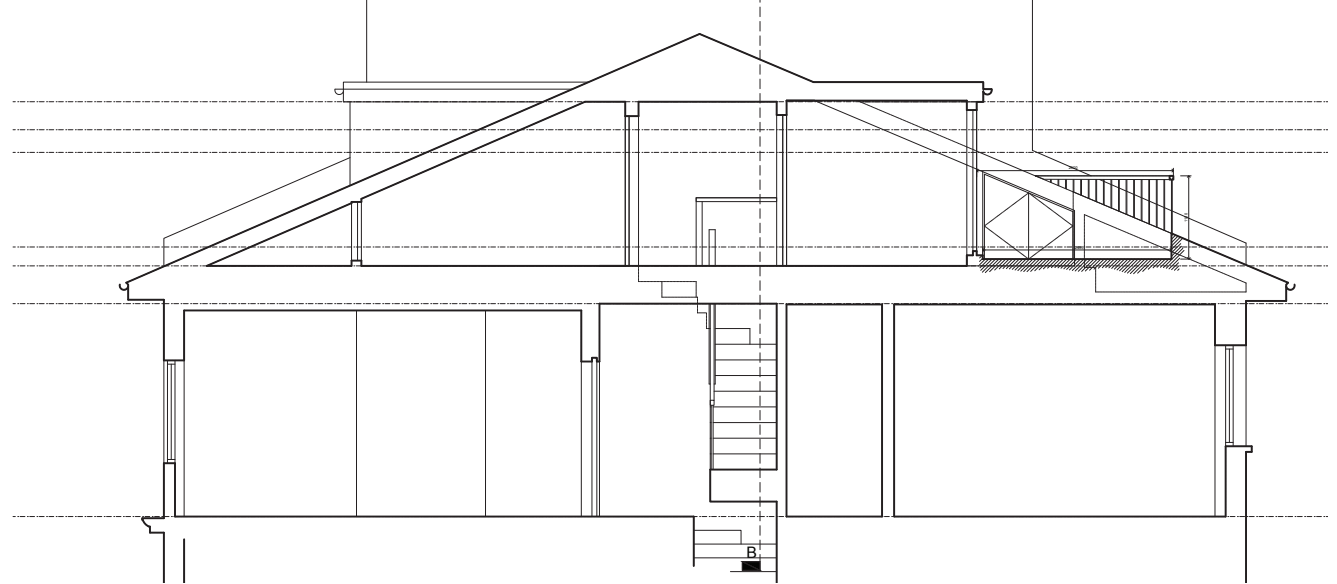
Right;

Below; Belsize Park with No.3
in the foreground looking North

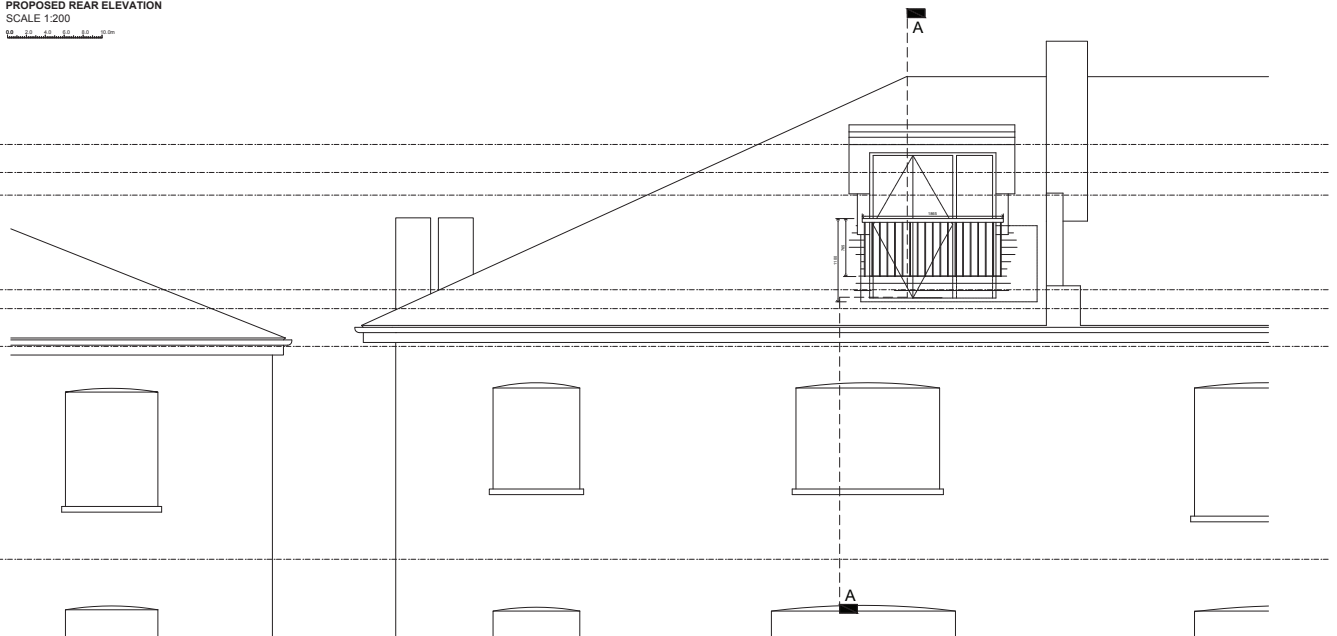




PROPOSED SECTION A - A
SCALE 1:200



PROPOSED REAR ELEVATION
SCALE 1:200

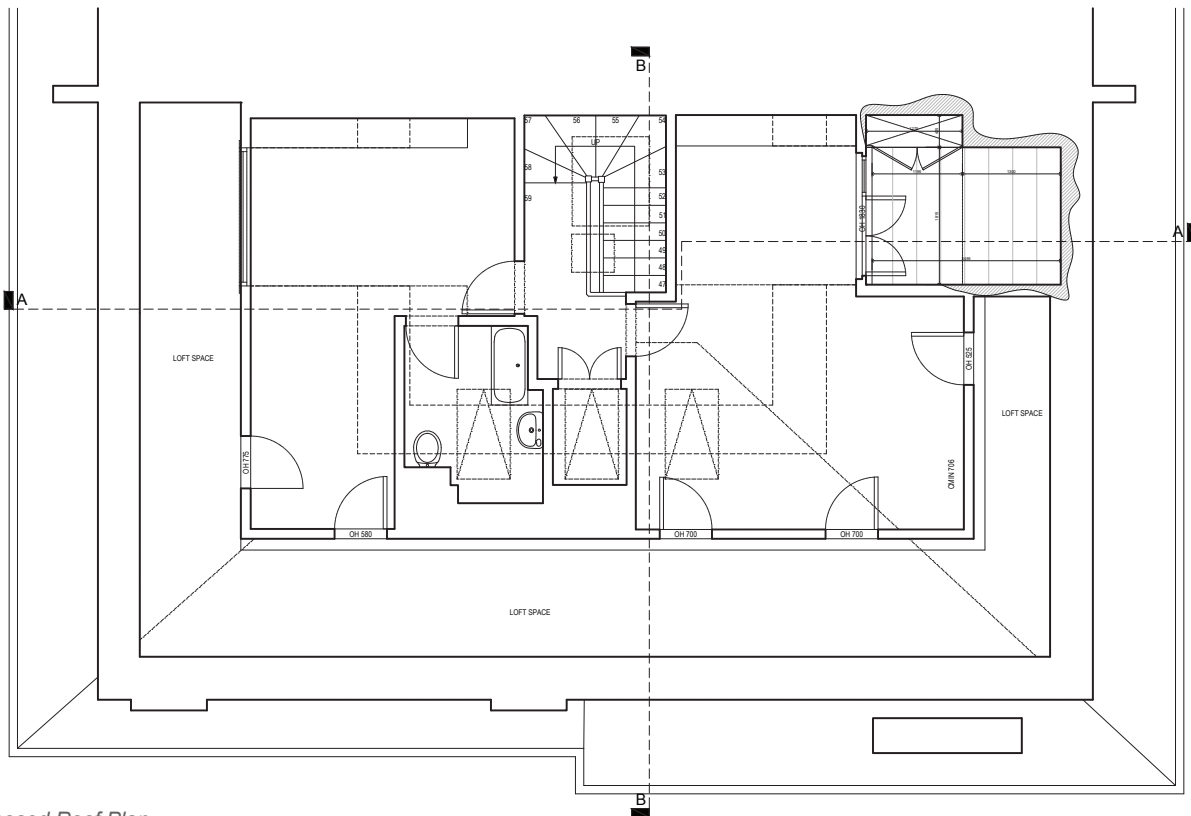
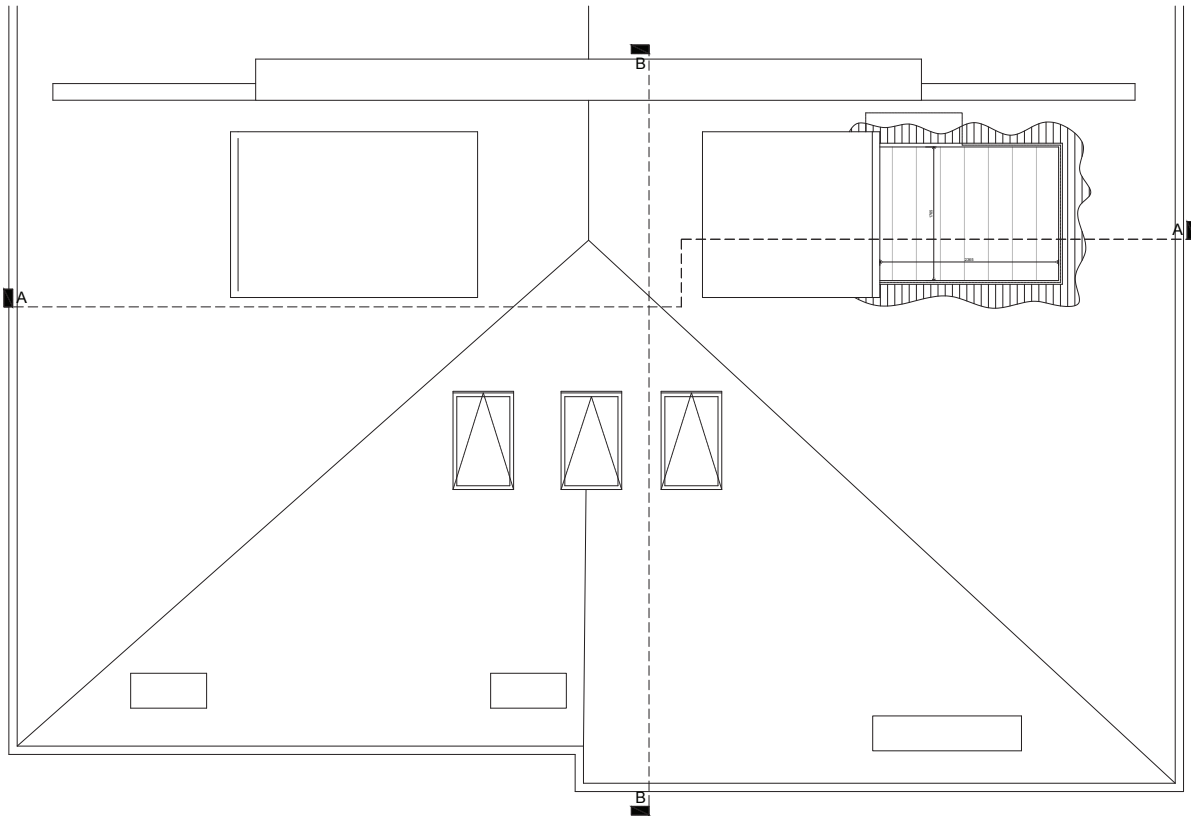


Above: Proposed Section AA

Below: Proposed Rear Elevation

Design Approach

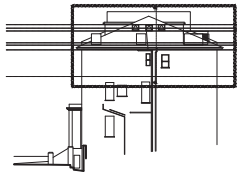




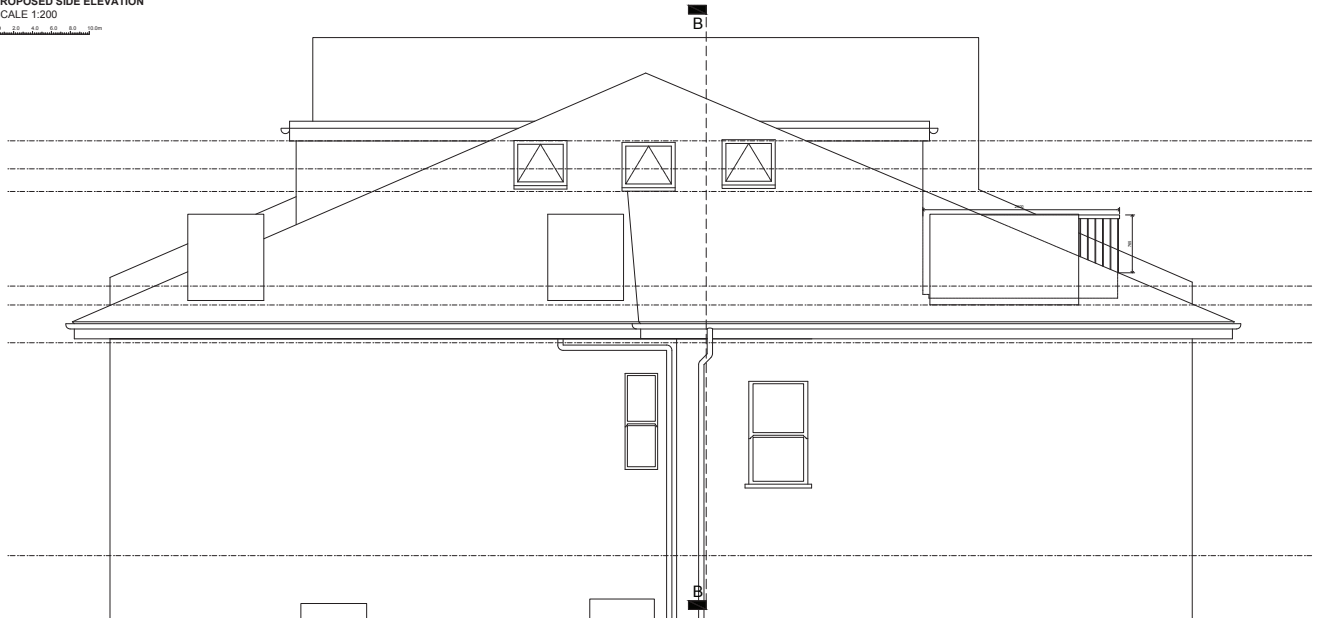
Top:
Proposed Roof Plan

Bottom:
Proposed Third Floor Plan

Below:
Proposed Side Elevation



PROPOSED SIDE ELEVATION
SCALE 1:200



Access

The access to the property will not be changed by the proposal.

Summary

This Design and Access statement demonstrates that the proposed development would make a positive contribution to the property and would not adversely impact on the surroundings, enhancing its contribution to the Belsize Park Conservation Area, in line with Camden's planning policies.

The enlarged balcony does not detract from the original building, rather introduces a high quality and elegant alteration to an existing poorly designed terrace.

