

FLAT 6, 20 BELSIZE GROVE, LONDON NW3 4UN.



DESIGN STATEMENT

06 February 2018



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1.0 PROCESS

1.1 Evaluation and Setting

20 Belsize Park is situated within a 345sqm plot on the corner of Belsize Grove and Primrose Gardens. Whilst the building itself is not listed, it is located within a conservation area.

The proposal is threefold; firstly, we aim to replace the flats three existing sash windows with like-for-like double glazed alternatives; secondly, replace an existing aluminium framed sliding window for more in-keeping double doors with sidelights; and thirdly, remove the existing white painted balcony railings and reinstall vertical black painted railings.

RRA's design proposal has considered:

- The character of its immediate context.
- The nature of the existing building and its presence within the street-scene.
- General materiality seen throughout Belsize Park.
- Comments that have arisen from conversations with the buildings management company and other local residents.

1.2 Relevant Planning History

Upon review, we have found a limited planning history associated with our client's property, despite there being a substantial number of applications submitted in recent years affecting the external appearance of the local area.

Within the last 40 years, there has been only one planning application made at Flat 6, Belsize Grove; incidentally, relating directly to the current balcony window and railings. Conditions of the LPA's approval stipulated that the proposed balcony railings should be painted black to ensure that the Council be satisfied with the external appearance of the building. Currently, however, these are painted white. RRA's proposal to replace the existing white railings with black painted railings would, therefore, honour the original approval.

It is also evident that the current aluminium sliding window at Flat 6, Belsize Grove, is incongruous with its locality. RRA's proposal to replace this with a timber-framed double door with sidelights - not too dissimilar from that seen in the neighbouring flat - would prove a more sympathetic addition to the buildings rear elevation.



Fig.1. Aerial View of site.

2.0 USE

2.1 Justification within physical context

Due to the nature of the proposals, there will be no noticeable effect on the immediate surroundings of Flat 6, Belsize Grove.

The reinstatement of double doors to the balcony will once again provide easy access for inhabitants to its external amenity space, as can be seen on the neighbouring property at 18 Belsize Grove.

There will be no increase in overlooking issues or loss of amenity for the neighbours through the proposed alterations to Flat 6, Belsize Grove.

3.0 SCALE

3.1 Height

There will be no alteration to the height of the flat. The newly proposed black painted railings will, however, be slightly taller so as to match the height of those seen on the adjacent balcony. The current situation can be observed in **Pic.7**, found in the appendices of this report.

3.2 Footprint

As no extension is being proposed, the footprint of the flat will not alter.

4.0 AMOUNT

4.1 Accommodation

No additional accommodation will be generated as a result of this planning application.

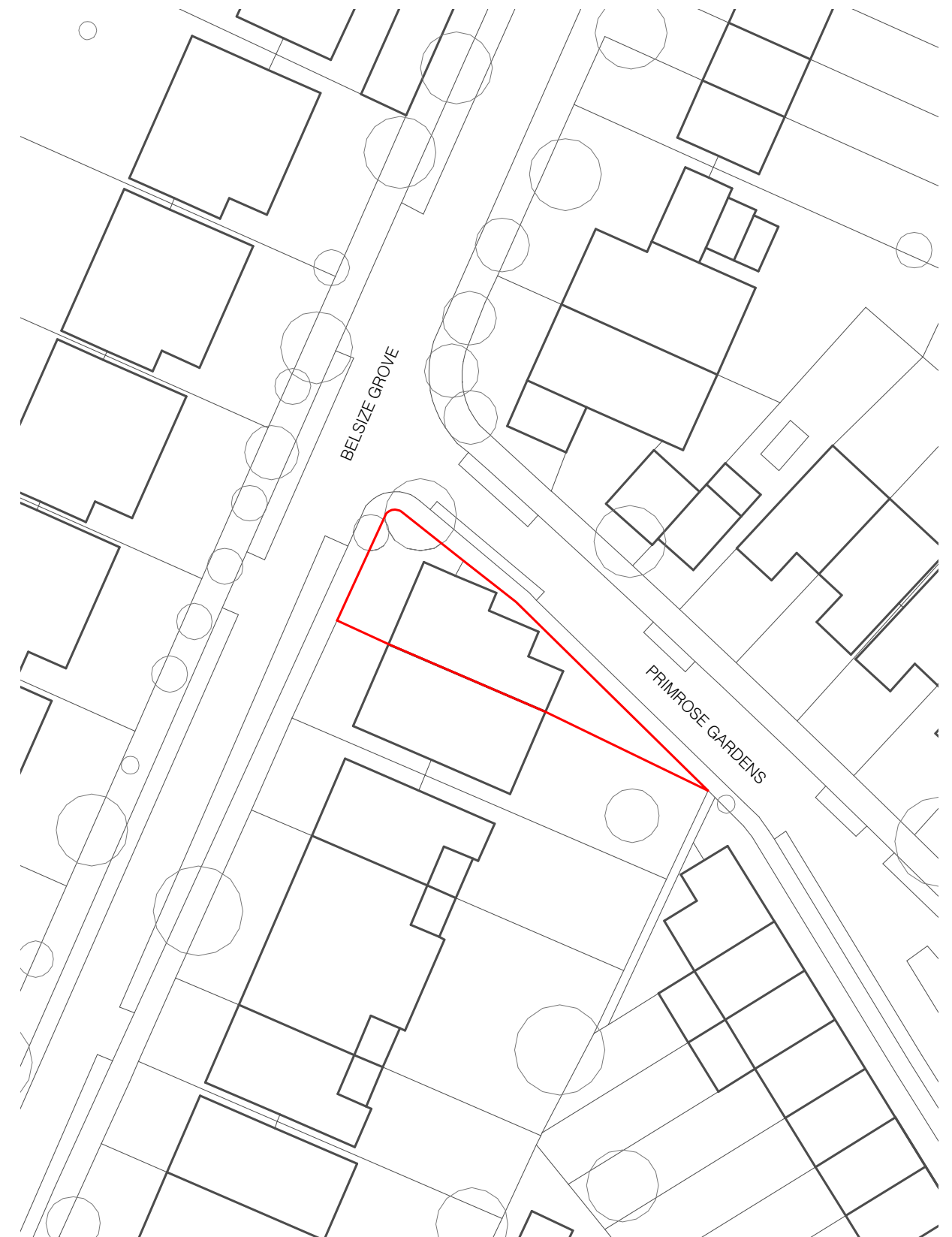
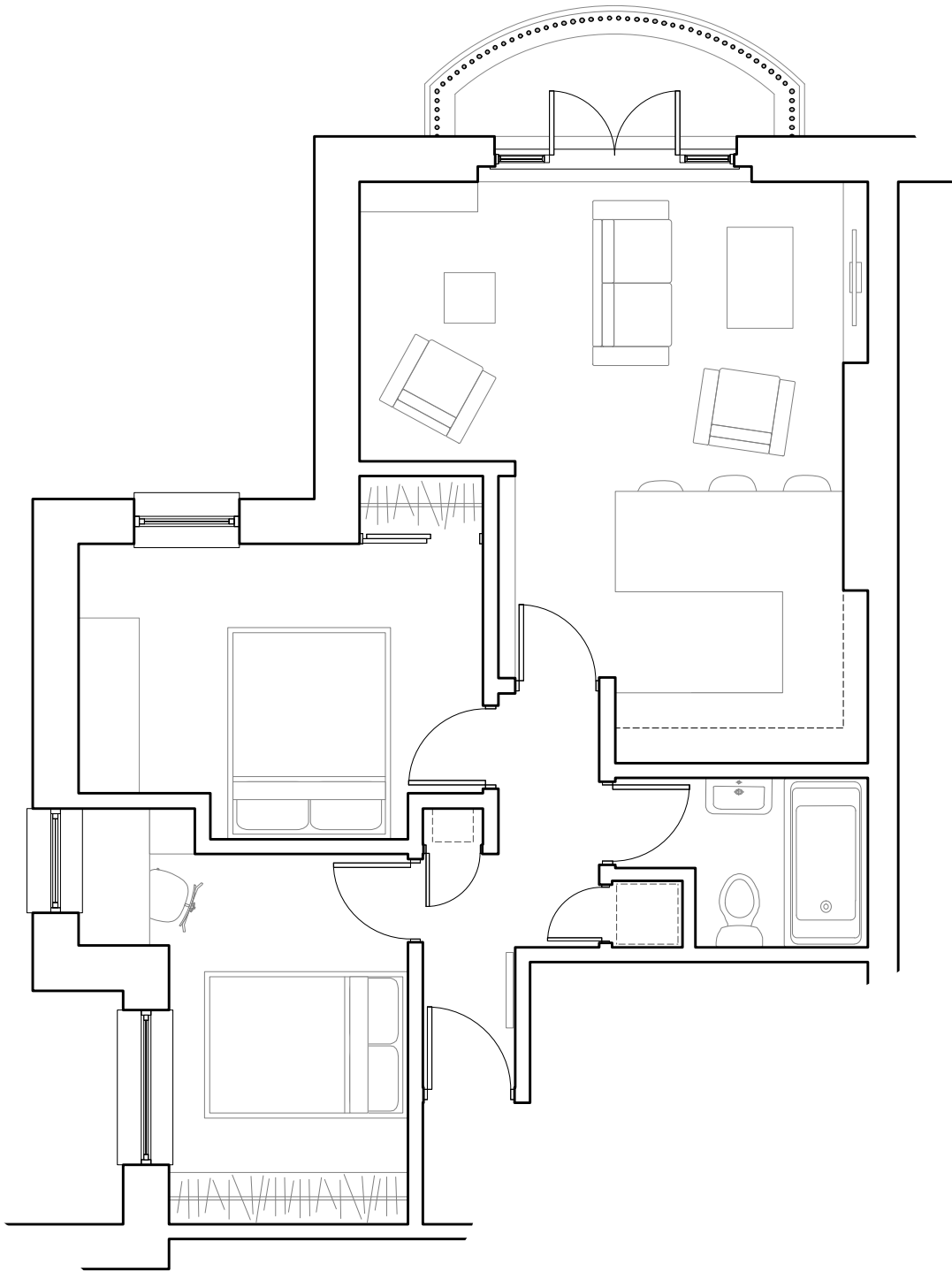


Fig.2. Extract of location map.

5.0 LAYOUT

5.1 Proposed Floor Plans



Second Floor Plan

5.0 LAYOUT cont'd

5.2 Proposed Elevations



Front Elevation



Side Elevation

5.0 LAYOUT cont'd

5.2 Proposed Elevations cont'd



Rear Elevation

6.0 ACCESS

6.1 Accessibility

The building in question does not currently allow for disabled access to upper-level flats, and thus the proposed alterations will have no adverse effect on this.

7.0 APPEARANCE

7.1 Windows

The impact upon the street scene and surrounding conservation area has been carefully considered. Consequently, we propose a like-for-like replacement, and have been informed that this would not require planning permission.

7.2 External Balcony Door

The newly proposed double doors will be timber framed, and painted white to match similar doors currently seen throughout the rear elevation of 18/20 Belsize Grove. As can be seen in the image below, the proposed doors will seek to reinstate the original opening and will thus have a positive effect on the character of the building.

7.3 Balcony Railings

The metal railings that we have proposed will be simple and elegant in nature, as opposed to the more ornate examples seen on the floor below, the Piano Nobile level. We have suggested that these be painted black, as this will match the railings seen directly below and at ground floor level surrounding 20 Belsize Grove.



Fig.3. Existing single-glazed sash windows.



Fig.4. Existing aluminium window fitted within original double door opening.



Fig.5. Suggested replacement railing style.

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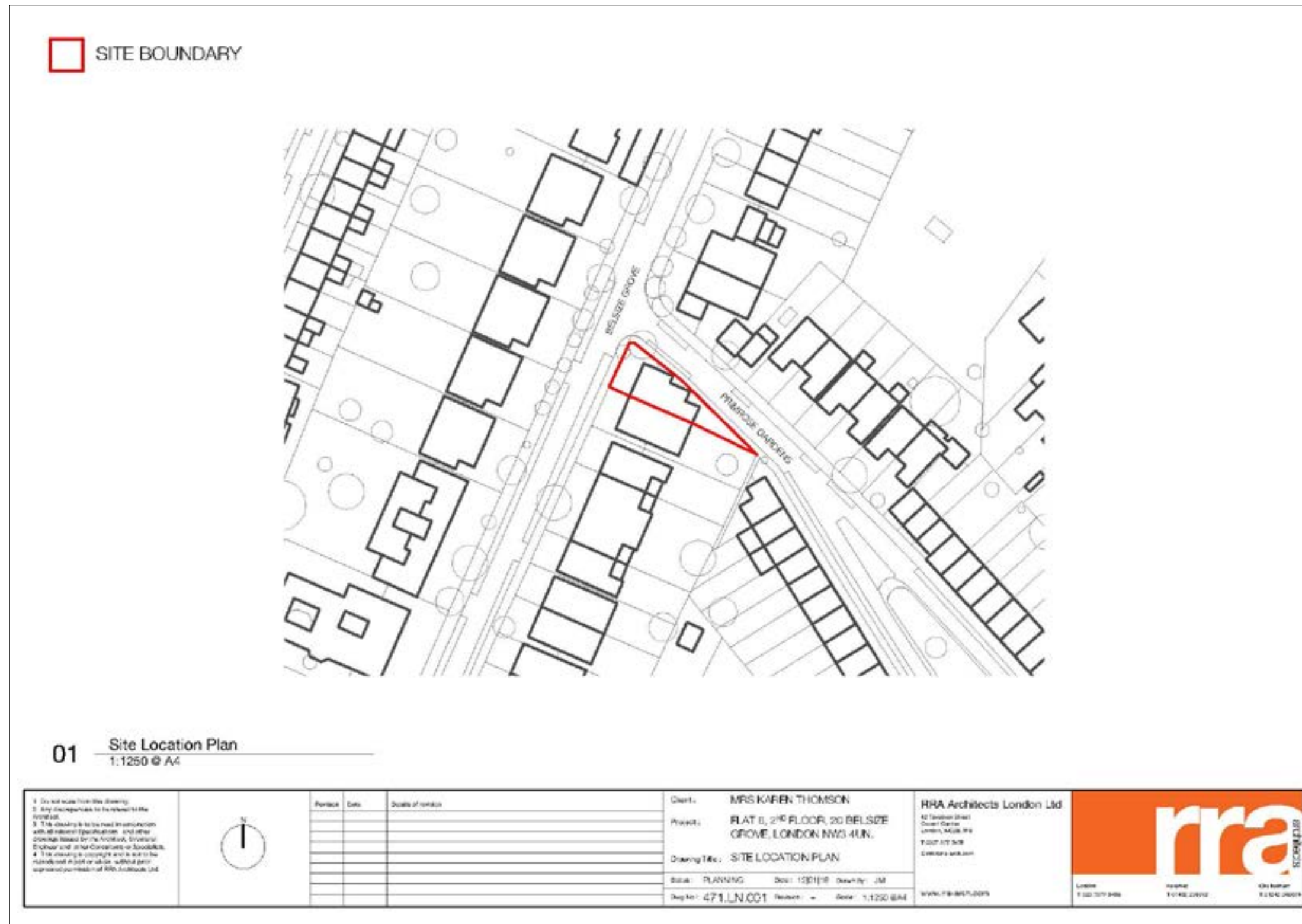
8.0 Appendices

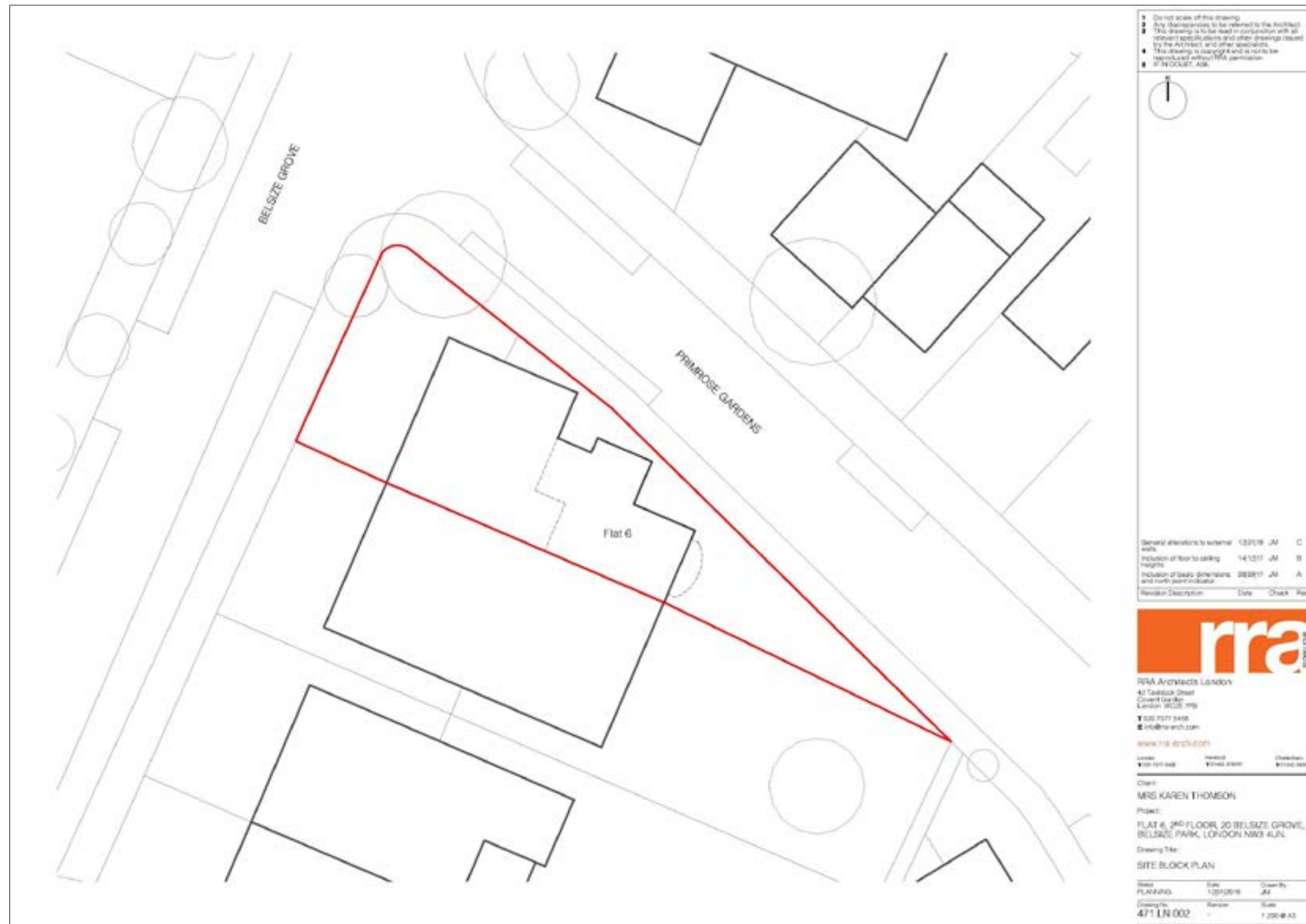
- 8.1 Previous Planning Application Decision Notice [CTP/G8/9/6/26955]
- 8.2 Accompanying Planning Application Drawings
- 8.3 Site Photos

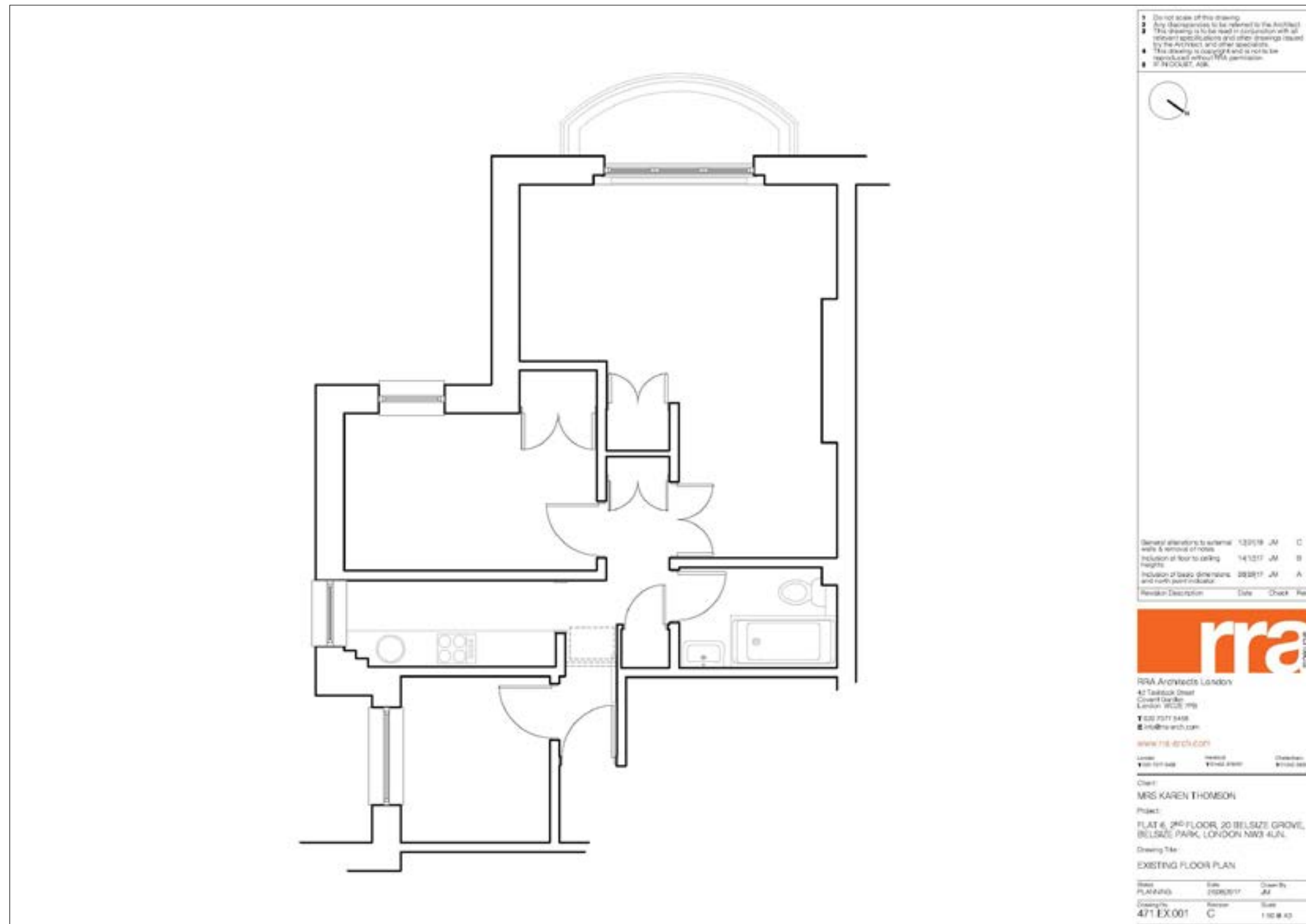
10 | FLAT 6, 20 BELSIZE GROVE | DESIGN REPORT | February 2018

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8.2 Accompanying Planning Application Drawings.









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| | | | | |



RRA Architects London

42 Tulse Ede Street
Covent Garden
London WC2E 7PP

T 020 7377 5400
E info@rraarch.com

www.rra-arch.com

| London | Head Office | Director |
|-----------------|-----------------|-----------------|
| T 020 7377 5400 | F 020 7377 5400 | F 020 7377 5400 |

Client:

MRS KAREN THOMPSON

Project:

FLAT 6, 2ND FLOOR, 20 BELSIZE GROVE,
BELSIZE PARK, LONDON NW3 4UN

Drawing Title:

EXISTING FRONT ELEVATION [unchanged]

| Name | Date | Drawn by |
|-------------|-----------|------------|
| FLAT 6 | 1.09.2018 | JBT |
| Drawing No. | Revision | Scale |
| 471 EX 101 | - | 1:100 @ A3 |



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RRA Architects London
42 Tulse Ewell Street
London WC2E 7PP
T 020 7177 5400
E info@rraarch.com

www.rra-arch.com

London T 020 7177 5400 Bristol T 01454 219112 Manchester T 0161 225 1174

Client
MRS KAREN THOMPSON

Project
FLAT 6, 2ND FLOOR, 20 BELSIZE GROVE,
BELSIZE PARK, LONDON NW3 4UN

Drawing Title
EXISTING SIDE ELEVATION

| | | |
|-------------|-----------|------------|
| Issue | Date | Drawn by |
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| Drawing No. | Revision | Scale |
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| General alterations: | 04/01/18 | JM | A |
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RRA Architects London

42 Tulse Ewell Street
London EC2A 3PB

T 020 7377 5456
E info@rraarch.com

www.rraarch.com

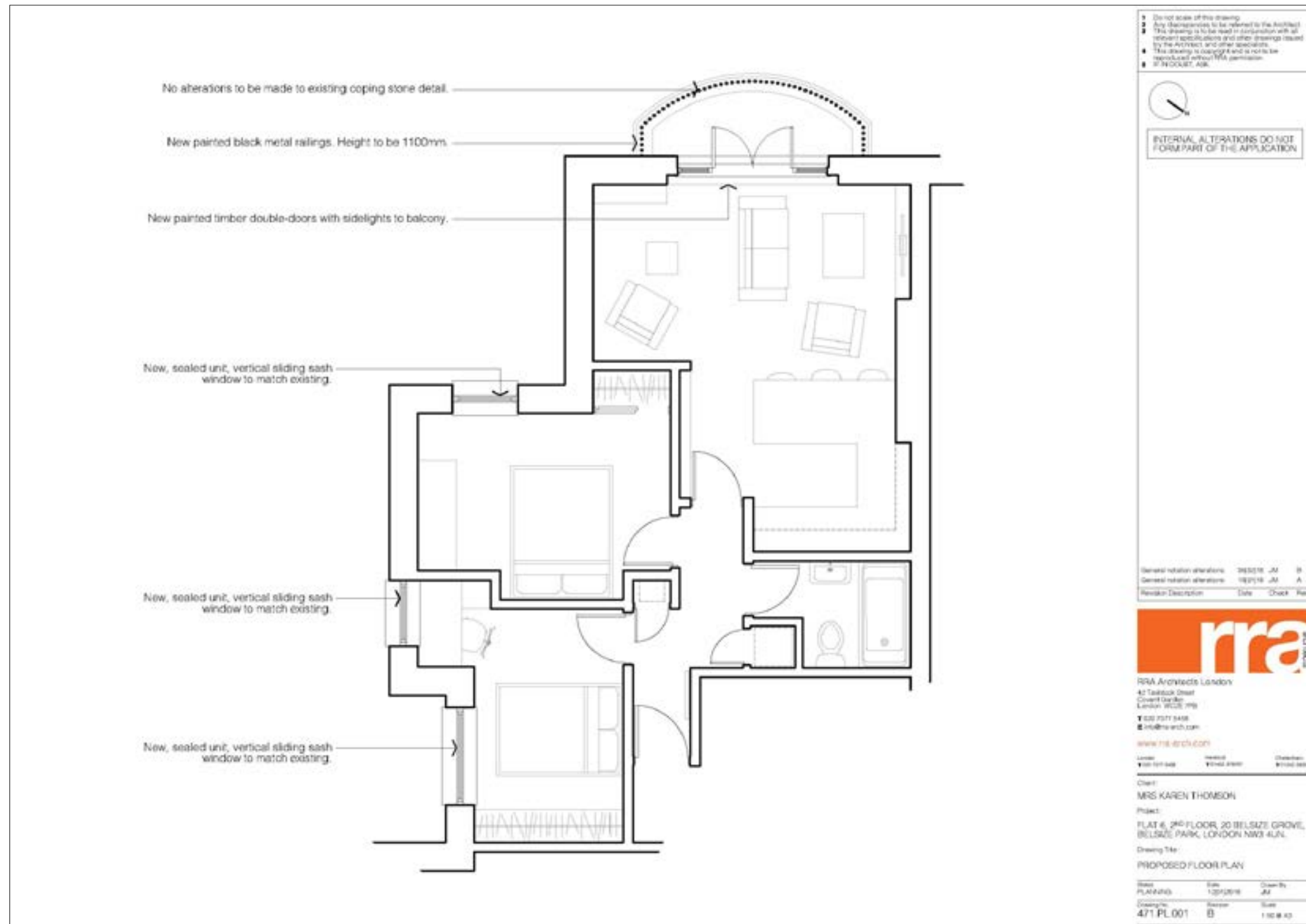
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| London | London | London |
| T 020 7377 5456 | T 020 7377 5456 | T 020 7377 5456 |

Client:
MRS KAREN THOMSON

Project:
FLAT 6, 2ND FLOOR, 20 BELSIZE GROVE,
BELSIZE PARK, LONDON NW3 4UN

Drawing Title:
EXISTING REAR ELEVATION

| | | |
|-------------------|------------|------------|
| Scale: | Date: | Drawn By: |
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| Drawing No: | Project: | Scale: |
| 471 EX 103 | A | 1:100 @ A3 |







8.3 Site Photos



Pic.1. Existing rear balcony.



Pic.2. Existing rear elevation.



Pic.3. Existing side elevation.



Pic.4. Existing side elevation.



Pic.5. Existing balcony sliding window.



Pic.6. Existing first floor Juliette balcony.



Pic.7. Adjacent balcony comparison.



Pic.8. Existing balcony window detailing.