

# Design & Access Statement

244 Belsize Road, London NW6 4BT

## 1. Introduction

This Design and Access Statement has been prepared in support of the Planning Application for a rooftop extension to the rear of the site, conversion of existing retail space into residential space and formation of 2no. apartments (1no. at the rear of the site facing Hermit Place and 1no. above the existing retail unit facing Belsize Road). At present the building is vacant having previously been used as a radiator showroom for several years. The rear of the building and upper floors is underutilized as an office and meeting room for the shop. It is proposed to retain the shop to the front ground floor and basement which will preserve the street scene and employment whilst maximising the use of the upper floors and rear of the building as self-contained housing.

The Camden Local Plan 2017 and the Priory Road Conservation Area Statement 2000 are referred to later in the document.

## 2. Existing Site Context

The site is rectangular and sits between Belsize Road and Hermit Place within the Priory Road Conservation Area of Camden. The site is currently occupied by a part three storey (plus basement), part single storey and part two storey building. The existing building is currently used as retail space with associated office and storage areas above and to the rear. The basement is also used for storage.



The property is a Victorian mid terrace facing Belsize Road with later editions to the rear facing Hermit Place.

The property is of traditional appearance to the front with a more recently installed timber framed shopfront at the ground floor level. On the upper levels the elevation consists of timber framed single glazed windows of varying styles, decorative window surrounds and a stucco render façade and concrete coping.

A decorative wrought iron railing is present above the shopfront at first floor level which is also present on the neighbouring properties.

The rear elevation is more industrial in appearance. The main façade is painted brickwork with a band of approximately 9no. brick courses unpainted at the top and capped with a concrete coping.

Previously bricked up windows are visible complete with brick arches and a single, wider UPVC double glazed window is present at first floor level.

The ground floor is served by a set of double doors with a steel face. A shop sign is also located above the double doors.

Generally, the elevations of neighbouring buildings along Hermit Place and Belsize Road vary considerably in appearance.



No. 4 Hermit Place has recently been extended vertically with a rooftop extension over the original two storey element of the site to form residential space.

Opposite the application site on Hermit Place, there are several four storey blocks of flats which are just outside the Priory Road Conservation Area.

### 3. Proposed Works & Appearance

The proposal involves the construction of an additional storey at the rear of the site (facing Hermit Place) over the existing two storey element and conversion into residential space. Also included are alterations to the existing ground floor retail unit to allow for a second separate entrance, resizing of the existing retail space and conversion of the upper floors facing Belsize Road into residential space.

New windows and a door will be installed on the elevation facing Hermit Place and an additional door will be installed at ground floor level facing Belsize Road with associated alterations to the shop front.

The elevation of the upper floors facing Belsize Road will remain unchanged except for relocation of the existing rooflights (which are not visible from ground level).

Window alterations will be carried out to the existing two storey (proposed three storey) element facing the Victorian terrace but the rear elevation of the terrace will remain unchanged.

As the rear elevation facing Hermit Place is fairly weathered in appearance and has a mix of new and old openings, it is proposed that new rendering will be applied once the new openings have been formed. The rendering will be painted white on completion.

The proposed roof extension will be formed of a mansard roof set back within the existing parapet line on the front and back of the two-storey element. The roof will be finished with natural slates on all four faces. 2no. flat rooflights are proposed to provide additional natural light to the en-suite and bedroom.

New windows and doors to the flat facing Hermit Place will be aluminium framed double/ triple glazed units coloured RAL7040 externally. See drawings for detail of set back and door elevation.

External lighting will be provided above both new residential entrances by surface mounted wall or soffit lighting.

All the materials have been selected to give the rear of the building a distinctive and contemporary appearance whilst also complimenting the surrounding properties.

## 4. Amount

The proposed scheme will create a total of 195m<sup>2</sup> (GIA) of residential floor space and 76m<sup>2</sup> (GIA) of retail space. The existing property consists of 256m<sup>2</sup> (GIA) of retail space. The following accommodation will be provided: -

- A three-bedroom five-person mews house over the ground, first and second floors facing Hermit Place with an internal terrace at first floor level – 118m<sup>2</sup> (GIA).
- A two-bedroom three-person apartment over the first and second floors facing Belsize Road with a private entrance and corridor on the ground floor and internal terrace at first floor level – 77m<sup>2</sup> (GIA).
- Retail space on the ground floor and basement – 76m<sup>2</sup> (GIA).

## 5. Layouts

The existing building covers the site to the boundary on all sides. The proposal is a roof top extension (with other minor alterations) and so the footprint is not extended. The proposed design makes efficient use of the shape and size of the existing site.

As the development is positioned between two roads the detailed design will include noise mitigating measures such as acoustic glazing and ventilation. The final design and necessity of these will be subject to approval of the Local Planning Authority and Building Control.

A 2.0m screen is proposed between both private terraces which will prevent overlooking from the first floor of both properties. The dressing room window to the rear of the mansard roof will be frosted to prevent overlooking.

Similarly, the window to bedroom 2 within the flat facing Belsize Road will be frosted up to a height of 1.7m to prevent overlooking from this bedroom into the new flat facing Hermit Place. The window serving the stairwell within this flat will also be frosted full height.

Private external space has been provided to both flats in the form of internal terraces. Both terraces are accessed via doors at first floor level and contain flat rooflights to the floor below. These will be screened off to provide privacy and protection from falling through.

## 6. Scale

The proposed extension is in keeping with recent extension on neighbouring sites and the scale is appropriate for this area.

## 7. Landscaping

As the existing building occupies the whole of the site, there is no space for landscaping. However, the internal terrace areas to both flats will be able to provide some low level potted planting.

## 8. Access

The site is accessed off Belsize Road with rear access off Hermit Place via Kilburn Vale. The proposed access to the rear flat will be solely off Hermit Place and the existing rear access to the remainder of the site will be removed.

There is no provision for car parking on site. However, cycle storage has been considered within both apartments.

The site is well served by buses that run frequently along Belsize Road and the over ground train service via Kilburn High Road which is approximately a three-minute walk from the application site.

The proposed building will be designed to be fully compliant with Part M of the Building Regulations.

## 9. Policy

The following policies of the Camden Local Plan 2017 as summarised below are relevant to the issues raised by this planning application.

Policy H1 – Maximising Housing Supply, particularly self-contained homes.

Policy H2 – Maximising the supply of self-contained housing from mixed use schemes

'In all parts of the borough the council will encourage the inclusion of self-contained homes in non-residential development

Policy E1 - Economic Development

Safeguard existing employment sites

Policy D1 - Design

All developments including alterations and extensions, to be of the highest standard of design

Policy D2 - Heritage

No substantial loss or harm, no demolition

Enhances the appearance of the area

Policy D3 - Shopfronts

Original frontage preserved (The original frontage has been drastically altered. The proposed scheme will preserve those features remaining and incorporate these into a new frontage.

Policy TC2 – Housing above and below shops

Policy TC3 – Shops outside of centres

Policy T1 – Car free

Policy T2 – Cycle provision

## 10. Conservation Area

Belsize Road and Hermit Place are within the Priory Road conservation area. The frontage to Belsize Road is to be restored. The Priory Road Conservation area statement 2000 states that the character of Hermit Place is 'affected by semi-industrial use'. It is considered that the proposal will enhance the appearance of Hermit Place.