

DESIGN AND ACCESS STATEMENT + HERITAGE STATEMENT.

MINOR MATERIAL AMMENDMENT AT 20 BELSIZE SQUARE, LONDON, NW3.

To be read in conjunction with existing and proposed drawings, and site photographs.

Reference: *1257 Rev- D&A MMA 1806-18*



PREPARED BY HUB ARCHITECTS AND DESIGNERS LTD

DESCRIPTION OF PROPOSAL:

Variation to condition no. 2 of an existing consent (2018/1956/P) to include a new conservation rooflight to the rear roof pitch of 20 Belsize Square.

SITE/AREA HISTORY:

Belsize Park (& the property concerned) is a distinct and substantial area of mid 19th century villa development that has a strong consistency in the heights of its buildings, which are mostly three storeys with lower ground and sometime an attic level, their relationship to the streets with front gardens set behind boundary walls, and their Italianate styling. Within this area there are three areas of separate character. The building is part of a group of buildings that make a positive contribution to the character of the conservation area as they represent the core area of the Belsize Park development undertaken by developer Daniel Tidley.

The streets are predominantly residential, characterised by repeated forms of the stucco villas, whose design gives a strong identity and unity of appearance to the area. The predominate type is the paired villa, which is symmetrical, has hipped slate roofs with overhanging eaves which are supported by brackets, the elevations have large rusticated quoins, recessed sash windows diminishing in size on successive upper floors with classically detailed surrounds, canted three-light bays on the ground floor and steps up to porticoes. Other distinctive features of Tidley villas are their curved glass bay windows at the rear and front doors with two panels, characteristically of etched glass with rounded heads.

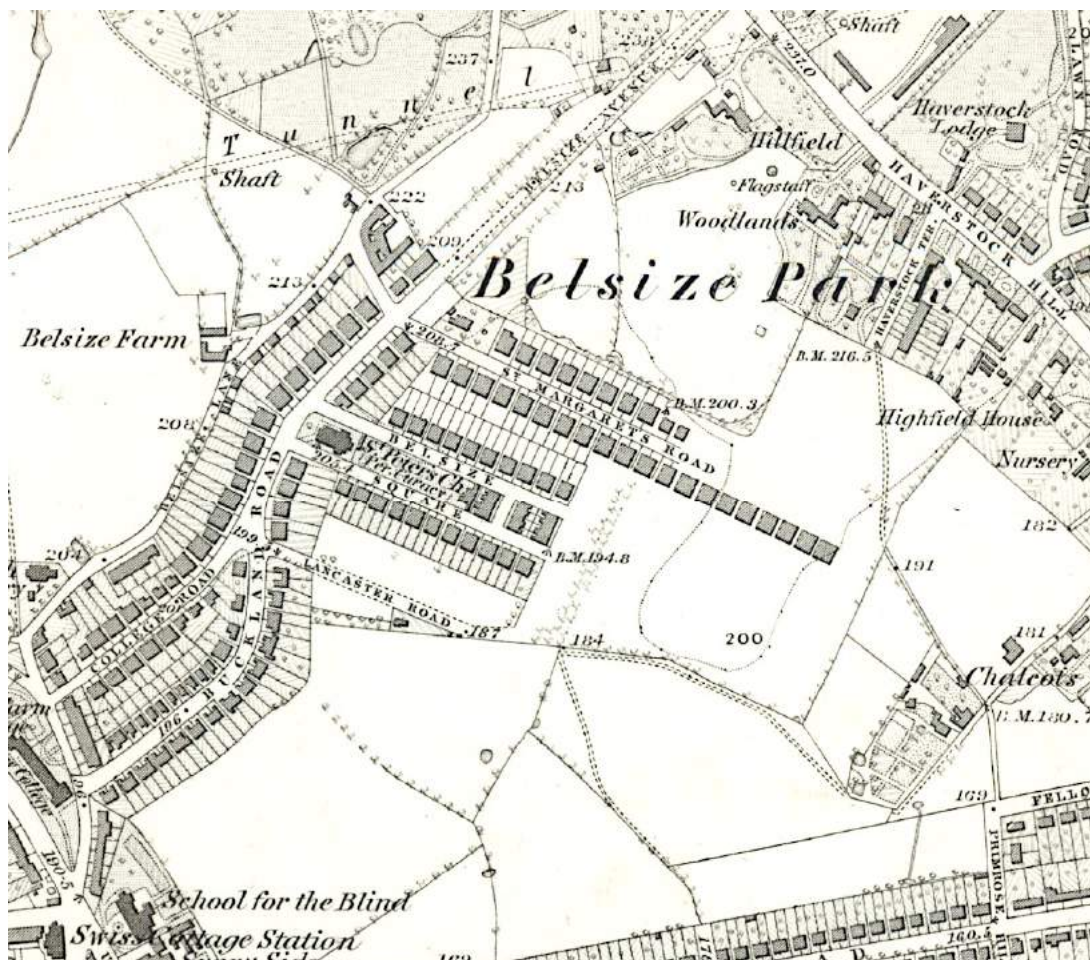


Fig 1. Ordnance Survey map extract 1866.

THE SITE:

The site is located in the Borough of Camden & it is within the Belsize Park Conservation Area. The property is a mid 19th century semi-detached property that is part of an Italianate villa in a Kensington Style, with ornate Classical details, a grand portico and ornate balustraded boundary wall and railings.



Fig 2.1. Aerial view. Site outlined in red.

USE:

The property is currently a single-family dwelling (C3).

DESIGN:

The design of the proposed rooflight will have minimal to no impact on the surrounding properties. The addition of 1 no. rooflight will greatly improve the quality of light to the bedroom space below. A conservation rooflight (or similar approved) is proposed to reduce any impact and remain in keeping with the surrounding environment and conservation area. A review of the Aerial image above (Fig 2.1), signifies that the principle of rooflights on this type of property in this location have been deemed acceptable.

LAYOUT:

The proposed internal layout will remain unchanged.

LANDSCAPE:**Rear garden:**

The rear garden will remain as existing. No changes are proposed with this application.

Front Garden:

The front garden will remain as existing. No changes are proposed with this application.

ACCESS:

The proposal will have no impact on external or internal access into and within the property.

AMOUNT:

No changes are proposed with this application. The total existing & proposed GIA will remain the same.

SCALE:

The proposal will have no impact on the scale of the property as this remains as existing.

APPEARANCE, CHARACTER & MATERIALS:

A conservation rooflight (or similar approved) is proposed to reduce any impact and remain in keeping with the surrounding environment and conservation area.

RELEVANT POLICY:**Article 4 Directions, Belsize Conservation Area:**

Adding a rooflight to the rear pitch of a single dwelling does not require planning permission as outlined in Camden Council's Article 4 Directions, Belsize Conservation Area Fact Sheet (page 4, item 12).

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PLANNING HISTORY:

- 2018/1956/P – Granted April 30 2018 – Full Planning Permission
Conversion of 2 x 4 bed flats into a 1 x 6 bed single family dwellinghouse.
- 2017/5214/P – Granted Oct 16 2017 – Certificate of Lawfulness (Existing)
Use of property as 2 self-contained maisonettes at Lower & upper Ground floors (Flat B) and at First and Second Floors (Flat A).
- 2016/5512/T – Appeal Decided Sept 12 2017 – Application for Works to Tree(s) covered by TPO. (TPO REF C958) Front Garden: 1x Horse Chestnut – Fell.
- 2018/0232/T – Approve Works (TPO) Feb 16 2018 – Application for Works to Tree(s) covered by TPO. (TPO REF C958) Front Garden: 1 x Horse Chestnut – Reduce height to 13m and thin by 40%.
- 2014/5933/T – Refuse Works (TPO) Nov 18 2014 – Application for Works to Tree(s) covered by TPO. (TPO REF C958) Front Garden: 1 x Horse Chestnut – Reduce height to around 8m above ground.
- 2010/6186/T – Objection to Works to Tree(s) in CA Dec 15 2010 – Notification of intended Works to Tree(s) in a Conservation Area. Front Garden: 1 x Chestnut – Fell to ground level.
- 2010/5169/T – No Objection to Works to Tree(s) in CA Oct 20 2010 – Notification of intended Works to Tree(s) in a Conservation Area. Rear Garden: 1 x Lime tree – Reduce by 30%, some thinning also to be done.
- 2011/3367/T – Refuse Works (TPO) Aug 22 2011 – Application for Works to Tree(s) covered by TPO. (TPO Ref:C958) Front Garden: 1 x Horse Chestnut – Fell.

CONCLUSION:

In summary, the addition of a rooflight to the rear pitch of the property is in line with national permitted development rights and Camden Councils policy in regards to the Belsize Conservation Area. The proposal will have no negative impacts on the character of the Conservation Area and greatly improve the quality of the internal space beneath the proposed rooflight location.

HUB Architects and Designers Ltd

END.