

# ARCHITECTS DESIGN STATEMENT

FOR CONVERSION & REFURBISHMENT OF  
27a AND 27b BELSIZE CRESCENT, NW3 5QY.

Prepared For Camden Council.  
July 2018.

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## 1.1 Introduction.

This report is prepared in support of a full planning application with the London Borough of Camden Council regarding the proposal to convert and refurbish two separate flats into a single family dwelling within the Belsize Village Conservation Area at 27a & 27b Belsize Crescent, NW3 5QY, for our clients Sam Vanderpump and Mark Vanderpump.

The design has been developed by David Leech Architects responding to the client's requirements to re-configure their home to better suit the needs of a family of four.

The design has been progressed in dialogue with Camden Council with the final proposal developed in response to pre planning discussions and guidance.

In addition, due to the sensitive nature of the Conservation Area the design has been developed with input from Dorian Crone, Heritage Consultant

The approach offered is driven by the holistic understanding of the whole house, its current situation and condition, and the surrounding Belsize Park Conservation Area. Working within the guidelines and policies as set out by the council sensitive modification and appropriate amplification are recurring themes within the project.

The report seeks to demonstrate how the contemporary design proposal was informed with a balanced approach to the needs of the applicant, those of the adjoining properties, and the conservation area as whole, and how the subsequent proposal complies with national and local planning policies in an attempt to provide a family house of the highest architectural quality; importantly both contemporary and relevant for today, and sensitive and measured to its' history.

This document sets out to demonstrate that the architectural design has ambitions to be an exceptional and innovative solution complying with all the policy and guidelines as set out by the London Borough of Camden Council.

We hope that this Design and Access Statement will help clarify our case for planning permission for the development as submitted. to provide an outstanding family home of the highest architectural quality in keeping with the area and the Camden Council's development ambitions.



Exterior & Interior model study, 27ab Belsize Crescent.

## 2.1 The Applicants.

Mrs. Samantha Vanderpump and Dr. Mark Vanderump are the owners of numbers 27a and 27b, Belsize Crescent, Nw3 5QY. They currently use both properties as their family home but there is no internal connection between the flats.

They are a family of four with two daughters having attended local schools. They bought 27a, the lower ground floor flat in 2001, and subsequently rented the upper ground floor flat 27b in 2011 to provide more space for their family. In 2016 they purchased 27b.

The family are active in the area, both Samantha and Mark work locally and are members of the Belsize Resident's Association

## 2.2 The Architects.

David Leech Architects is an award winning practice established by David Leech in 2015 after 12 years working as a senior project architect at several renowned European practices including the Pritzker prize winning Herzog & de Meuron architects in Basel, Caruso St John and 6a architects in London and Grafton architects in Dublin.

In the short period since setting up his practice the office has been awarded a number of national and international awards for its residential architecture; these include the Architecture Association of Ireland Award 2018, shortlisting for the Architectural Review AR House award 2018 and finalists in the World Architecture Festival award for International House of the Year which will be presented in November 2018.

In addition, the practices domestic work has been published in numerous international design and architecture journals, magazines and newspapers and featured on television and interviews.

In addition to practice, David Leech teaches architecture at the CASS School of Architecture and at the School of Architecture, Kingston University. David has lectured on the residential architecture of the practice in the UK and Europe.

David is also a member of the Islington Council's Design Review Panel and Lewisham Design Review Panel.

The practice is ARB accredited and a member of the Architecture Foundation.



Single Family House - David Leech Architects 2017.



Using physical model making to test ideas - David Leech Architects.

### 3.0 History.

Please note this section is supported by a full heritage assessment of the site and the proposed alterations produced by Dorian Crone, Heritage Consultant.

### 3.1 Site History - Belsize Crescent.

The application site for this development is located at nos. 27a and 27b Belsize Crescent.

Belsize Crescent is a curving late Victorian residential terrace built in the 1870's and 1880's of stucco and London stock brick with classically influenced detailing.

The terrace was developed by Wilett on a field formerly associated with Belsize Farm.

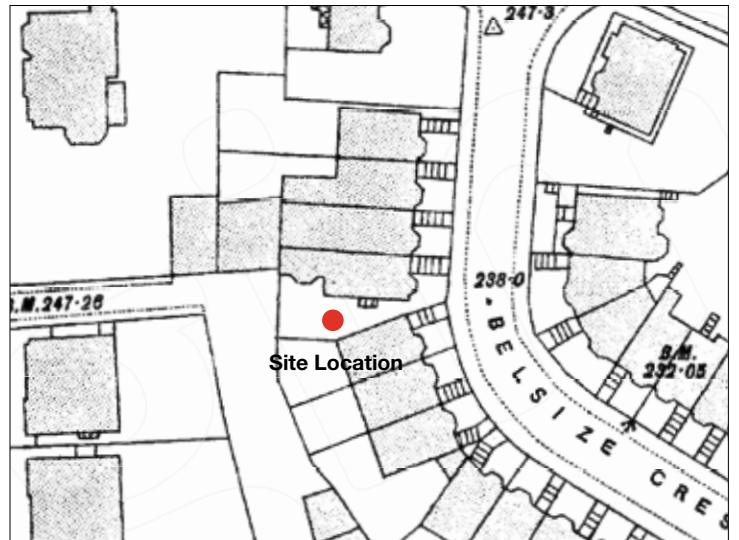
The Belsize Conservation area is an important example of C19th speculative development on a grand scale.

The limited palette of materials gave a strong coherency. The terraces were set back from the street, originally all with planted front gardens as thresholds to the roadway. This greenery softened the view along the road, making for less urban frontages and streetscape.

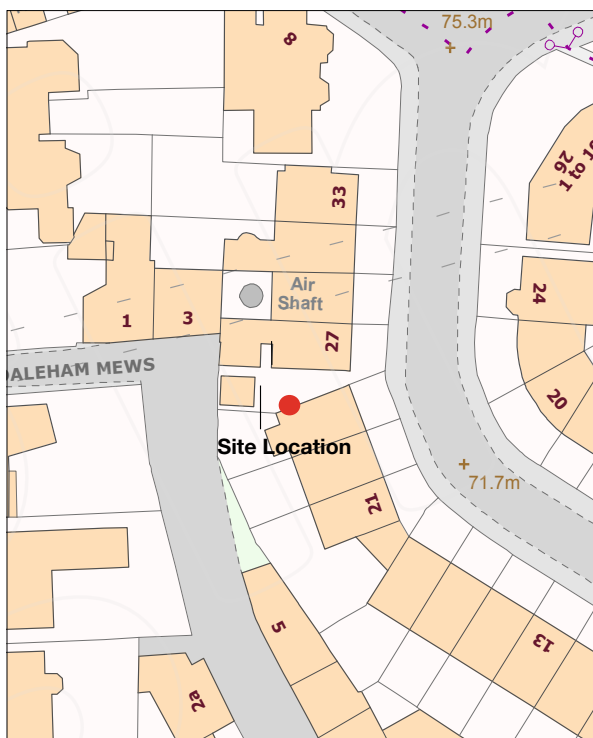
To the rear of the site is Daleham Mews, a narrow street with a mixture of houses, studios, garden



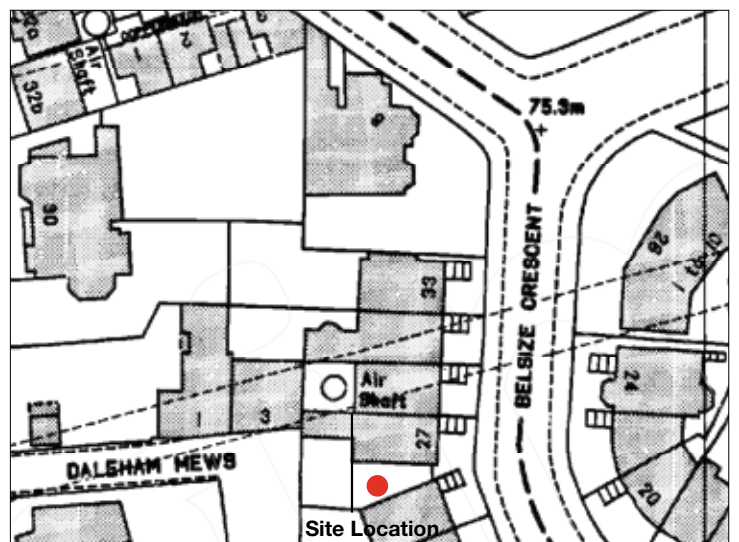
1870 map.



1890 map.



2016 map.



1970 map.

### 3.2 Site History - No. 27.

No. 27a and No. 27b are the current lower ground floor and upper ground floor flats in what would have originally been a very large Victorian single family home at 27 Belsize Crescent.

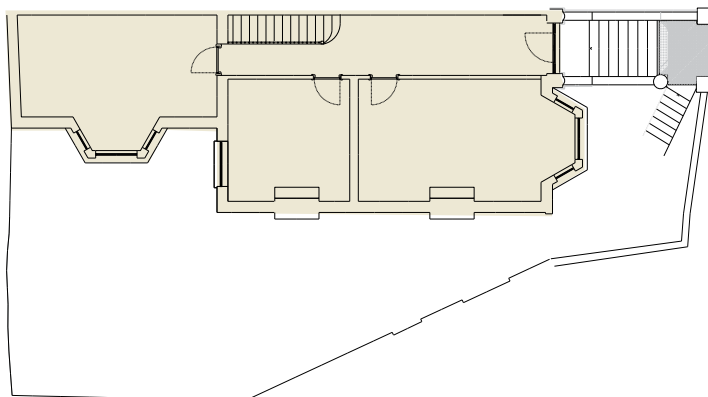
No.27 has undergone extensive remodeling internally and externally and in its current condition is noted in the Belsize Conservation Area Plan as not making a positive contribution to the conservation area. This is partly due to the poorly conceived and executed alterations to the original house that were carried out in the past to covert the single occupancy home into 7no. flats which are now all in separate ownership.

In 1973 planning permission was granted to convert the main body of the original Victorian house into six units of single bedroom and studio type flats. As part of this works the connection of the original 3 storey return was separated from the main body of the house and converted into a stand alone 2 bedroom house with access from Daleham Mews (see red shaded area in plan). Original windows were modified and new openings were added along the side wall facing the garden. The construction of the development appears to have strayed somewhat from the granted permission and the quality of these units and their internal layouts are poor and of questionable quality particularly for the reconfiguration of an original house of such providence. At the lower ground the house was excavated to provide 2 studio type units with access from within the shared garden.

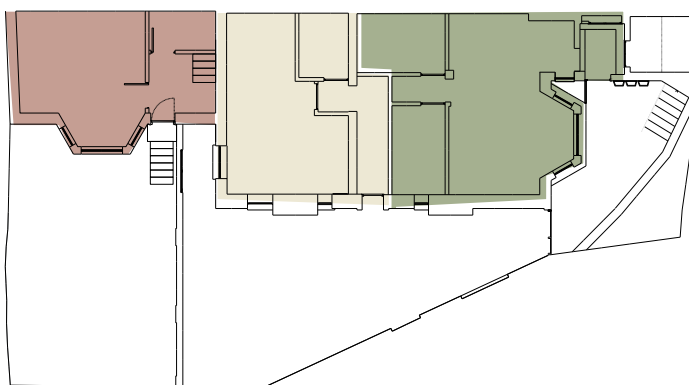
In 1994 a further planning application was made to convert the 2 lower ground floor units into a single two bedroom flat with sole access to the garden. No modifications were made to the external walls and unfortunately the consequence of this is that the current flat feels somewhat cut off from the garden that it adjoins.

As part of the historical works the front garden was paved over and detailing to the front facade onto Belsize Crescent was simplified creating an unsympathetic elevation to the street. In addition the bay window to what is now 3a Daleham Mews was removed and a possible external stair to the garden was demolished. The combined effect has been to reduce the fine house to a much transformed shell of its original self; neither representative of the grand character of its single occupancy past or advantageous for the new multiple dwelling units.

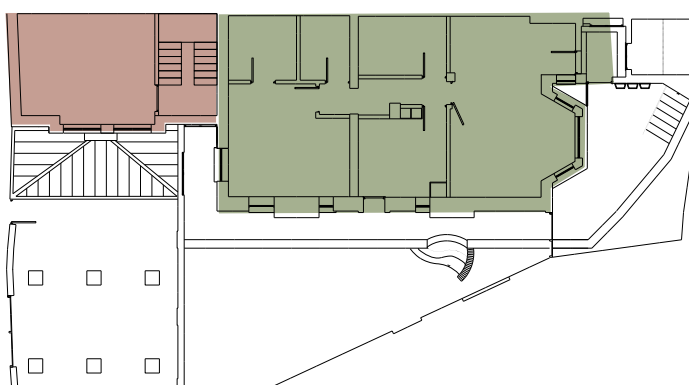
In our proposal we will look to rectify this by restoring the character of the house to the street and by modifying the openings to the side and rear of the house to better address the garden aspect and the new internal arrangement.



Single Dwelling House - pre 1970.



7 Multiple occupancy units - 1973  
2 no flats on lower ground  
return converted into single occupancy dwelling.



6 Multiple occupancy unit - 1994  
2 no flats on lower ground converted into single flat with garden access.

4.1 Site Location.



Birdseye view taken from Bing maps. Site highlighted in red.



Aerial view taken from Google maps. Site highlighted in red.



#### 4.2 Site Description - Front facade & streetscape.

The application site - No.27a and 27b Belsize Crescent - consists of a one bedroom upper ground floor flat and a two bedroom lower ground floor flat and front yard and side garden.

The lower ground floor flat is accessed through a private entrance off the lower front yard and the upper ground floor flat is accessed through the main shared entrance lobby.

The properties do not have a shared internal connection.

A large tripartite bay window projects at the front at the lower ground and upper ground floor adjacent to a recessed main entrance door framed by a shallow porch.

The original front garden has been paved over with concrete tiles forming a hard and unfortunate threshold with the street.

A narrow doorway under the external stairs, leads to the low entrance porch for No. 27a.

No.27b is accessed externally via the main staircase and shared entrance hall

Most of the original detailing has now been stripped back, however the elegant proportioning and larger scale modeling of the facade is still evident, giving some feeling for its original character.



Front Elevation with stripped back detailing and hardlandscaped front.  
No.27 Belsize Crescent



Front Yard. with bin storage  
No.27 Belsize Crescent



Streetscape  
No.27 Belsize Crescent

#### 4.3 Site Description - Rear and side facade.

No.27 is interesting in the way it breaks the terrace with the addition of a side garden which negotiates the curve of the crescent.

Originally this side garden may have had an external stair from the upper ground floor or 'piano nobile' as indicated on the 1890 historical map.

After the conversion of the house into flats the garden is now in the sole ownership of the lower ground floor flat at No.27a. Windows from no.25 Belsize Crescent face onto this garden but have obscure glazing from their habitable rooms to allow for privacy and protect the amenity.

The garden is accessed from an unfortunate full width solid fenced gate from the front yard, and a bedroom door from No.27. There is no connection from the living spaces to the garden amenity.

The rear and side elevations have been significantly and radically altered by the conversion of the main house into flats and of the original return into a separate dwelling house in the 1970's. This new dwelling, is accessed from Daleham Mews.

The conversion of the interior into multiple dwellings has had a transformative effect on the understanding of the original house and how it should now be viewed.

The original larger rear windows have been reduced in size and the timber sashes have been replaced with metal frames. In addition the original bay window on the return (3a Daleham Mews) has been removed and replaced with a pastiche type construction.

The overall effect means that little of the original houses features are now evident and instead a confused and unclear facade is presented by the ad hoc development.

Unfortunately in its new existence as a vertical block of individual flats, the internal layouts and exterior modifications do little to take advantage of or acknowledge the buildings new role.



#### 4.4 Site description - Internal arrangements.

No.27b Belsize Crescent is located on the upper ground floor level of the original house. In the Victorian house this floor typically would have been considered the 'piano nobile' and would have held the main reception spaces for welcoming visitors and entertaining.

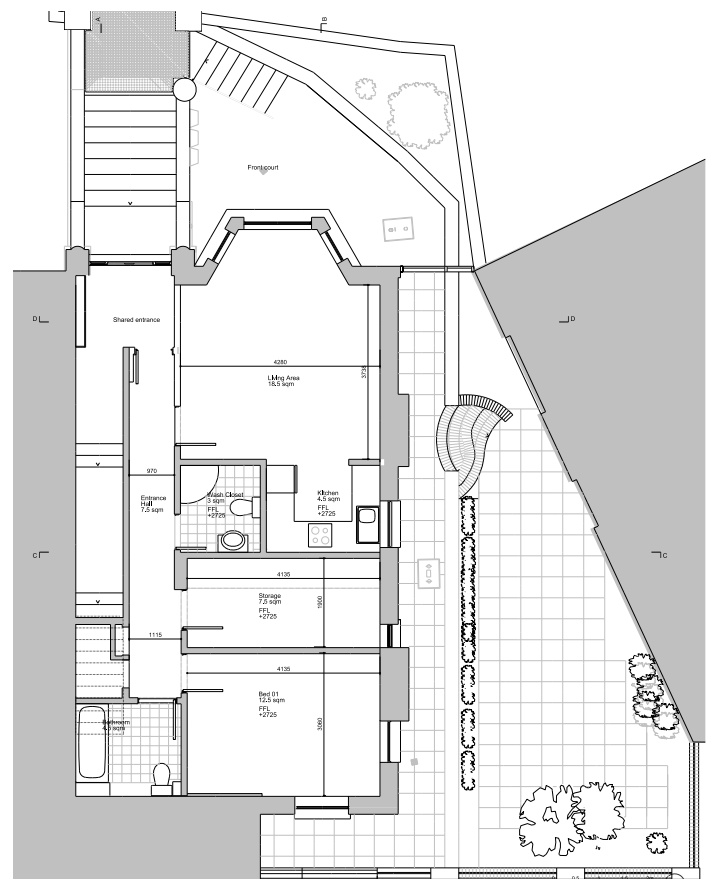
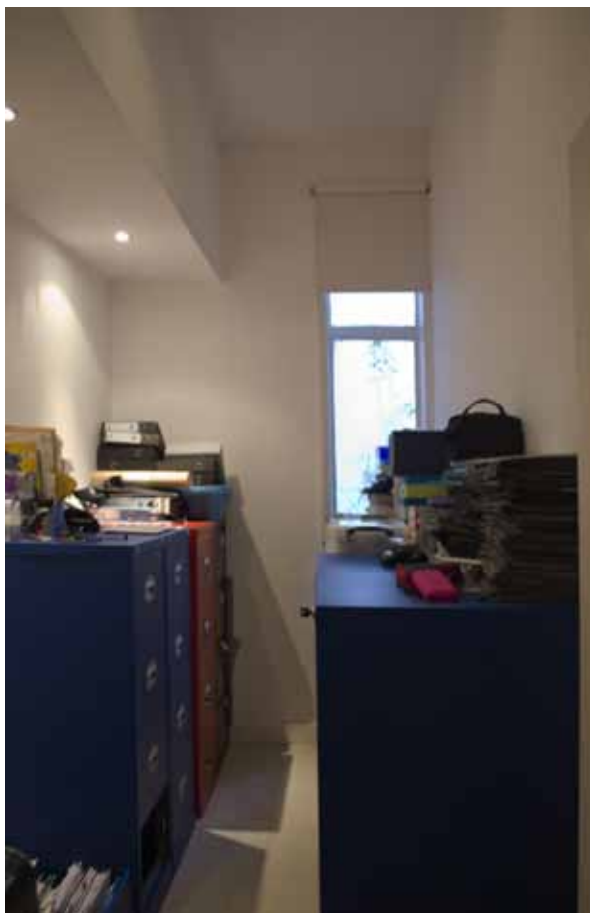
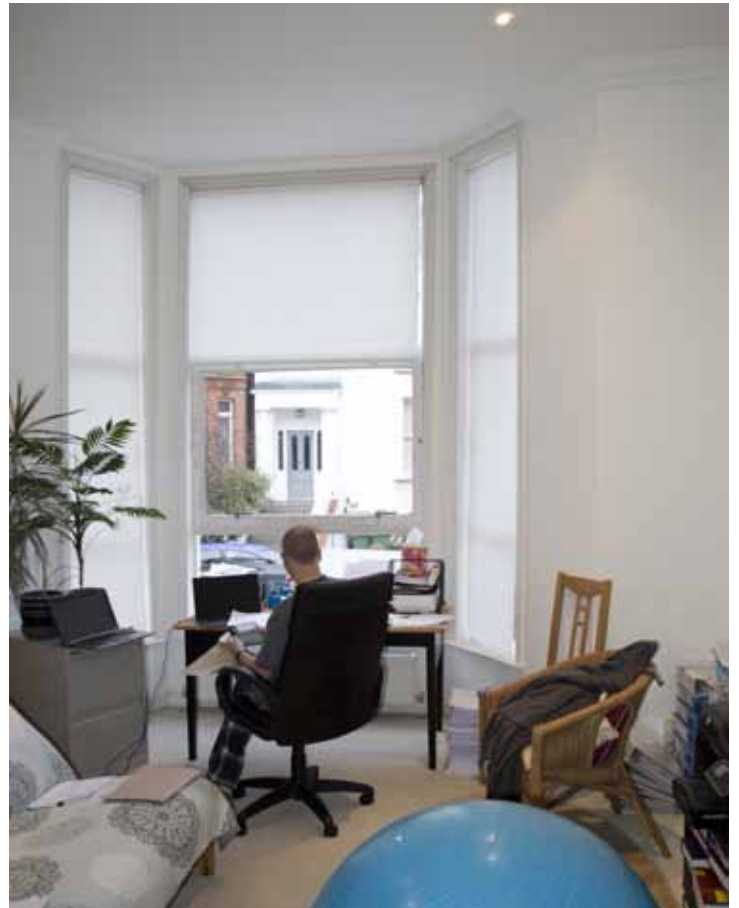
The floor is characterized by very tall ceiling heights which once would have contained very large scaled rooms of a grand atmosphere.

Unfortunately during the conversion very little was done to acknowledge or to take advantage of the spacious character and generous proportion.

Instead there is the impression that the floor was divided up to maximise the number of rooms for rental purposes. With a long corridor and cellular rooms, (one room is 1.7m wide 3.5m tall) the flat feels awkward and uncomfortable and not in keeping with the character of the street.

In the current arrangement this flat is used for bedrooms and study space with the all the living spaces for the family contained in the lower ground floor flat.

However there is massive potential under exploited and unexplored.



## 5.0 Design Proposal.

### 5.1 A house within a house.

Nos.27a and 27b are the lower and upper ground floor flats within the envelope of No.27 Belsize Crescent. The two flats are within one ownership but do not have direct internal connection or vertical access.

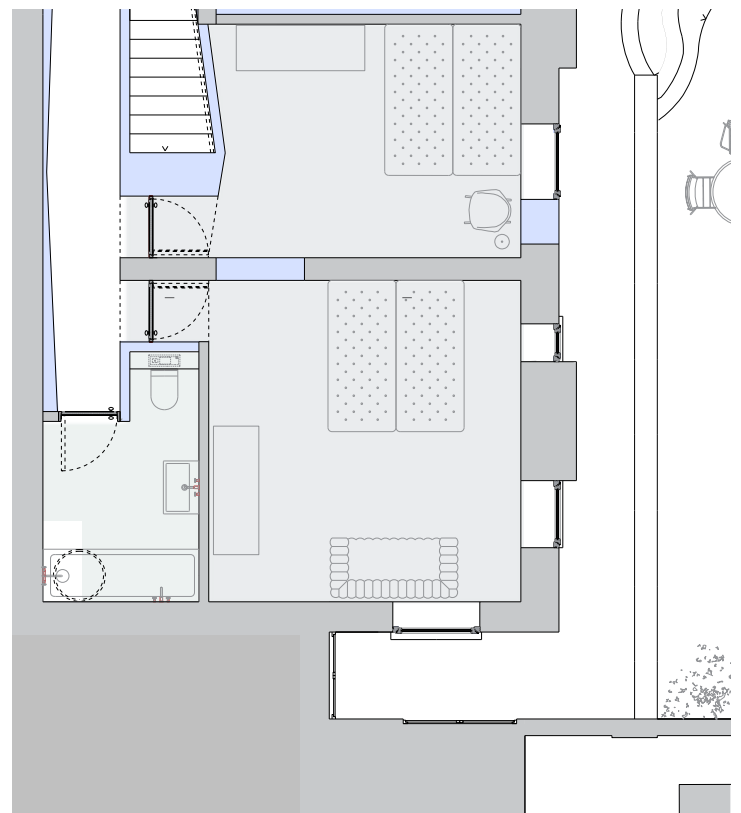
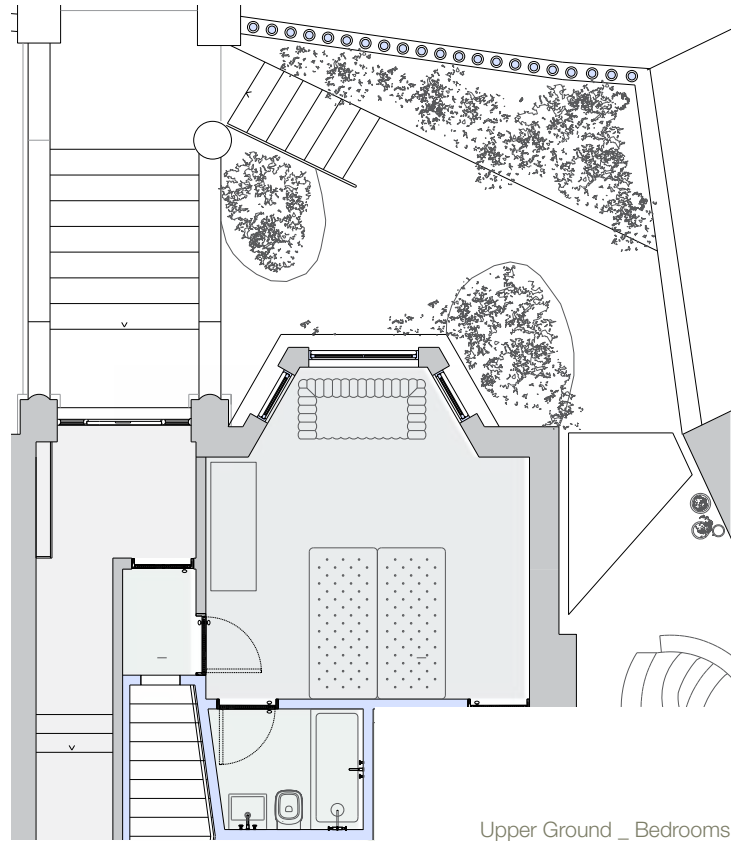
The proposal as submitted for planning permission seeks to convert the two flats into one 3 bedroom family dwelling, of 130sqm, within the body of the original Victorian townhouse - a house within a house.

Located within a conservation area the proposal seeks to work closely with the existing building and the proposal tries to restore the character and atmosphere of the original Victorian townhouse in spirit but not in mimicry.

Looking at the project on a room by room basis, three methods are employed internally to restore, reveal or invent rooms appropriate to the character and atmosphere of the proposed inhabitation.

We have studied the existing house to understand the possibilities and the constraints of the physical fabric. The final design seeks to take advantage of the many positive attributes of the existing house to produce a new dwelling of the highest architectural standard.

Working to the strengths of each existing flat, the new 2 storey dwelling mixes functions across the two floors.



The new house seeks to make a much more direct connection with the private side garden at lower ground floor level, allowing the new dwelling to take full advantage of this private amenity.

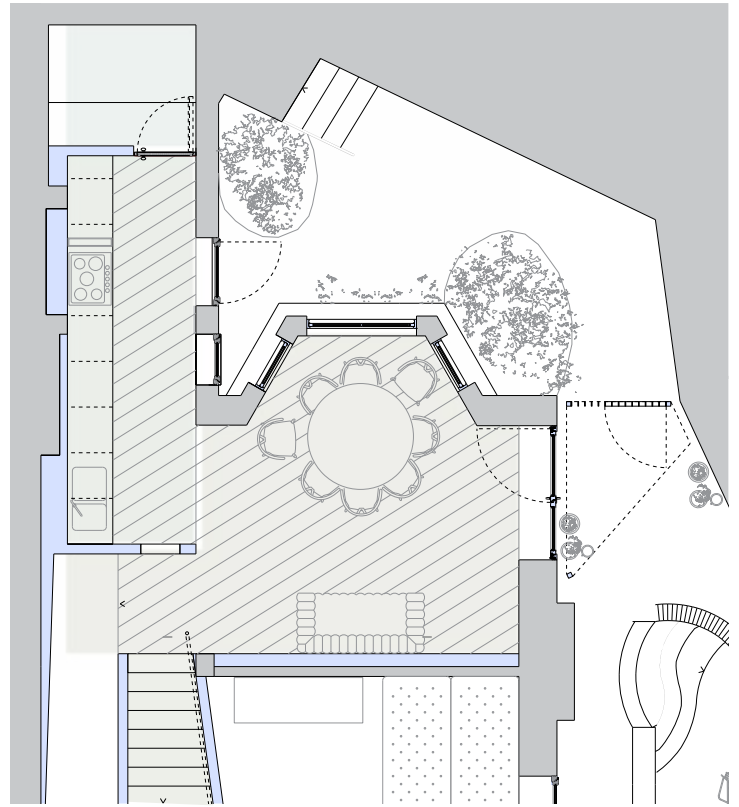
The new dwelling also seeks to take advantage of the very tall ceiling heights and grand proportions of the 'piano nobile' of the upper ground floor.

The mix of functions from the more intimate to the more public activate and give life across both floor plates. Areas of rest and activity it is a house with many aspects contained in a limited body. Both efficient and generous.

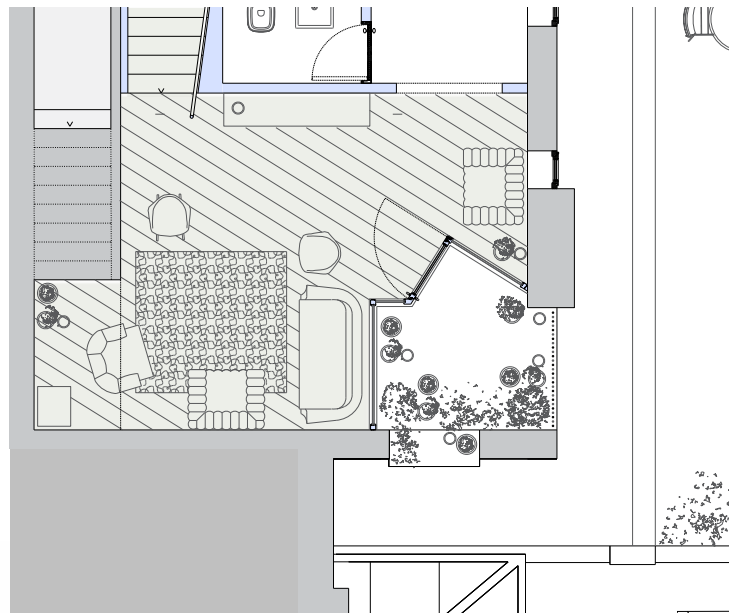
The main bedroom suite is located on the upper ground floor taking advantage of the high ceiling and bay window. The suite contains sleeping area, sitting area, ensuite and storage, totaling 21sqm.

Two other double bedrooms (13 & 18sqm) are paired together at the rear on the lower level. They have lower ceiling heights with views out to the private garden. These rooms share the family bathroom which also doubles as a wash closet for visiting guests at this level, accessed off a kinked corridor lined in books.

Similarly, a suite of living spaces, totalling 40 sqm, crosses across the 2 floors, allowing the living areas to be both connected immediately to the private garden and to also enjoy the generous tall ceilings of the upper ground level. We call this approach vertical living.



Lower Ground \_ Living areas



Upper Ground \_ Living areas



Front and Rear interior model

## 5.2 Vertical living.

At the heart of the modifications is a suite of new connected family living spaces that take advantage of the existing positive attributes and conditions discovered and rediscovered on site.

These living rooms are spread across the lower ground and upper ground floor levels to take advantage of the strengths of the existing house - significantly its' generous proportions on the piano nobile and the wonderful benefit in London of having a large well-lit private garden at lower level.

Currently the garden and outdoor spaces are detached from the living spaces of the existing flats. The side garden is accessed only from the front yard or a smaller bedroom from No.27a.

The design seeks to re-orientate the house at both levels towards this amenity.

On the lower level the garden is connected physically and visually to the lower level family room with the introduction of a new opening in the side wall with a covered porch as a new threshold.

This family living space is casual, with a porch where dirty boots can be taken off, a big table for eating, talking and working, adjacent to a long linear kitchen with ample storage and its' own external access.

The more private areas on the lower level are accessed from a discreet corridor access separating the public and private domains.

On the first floor the garden and outside is connected visually and part physically with the addition a new loggia. This loggia is accessed from the new salon type living space on the upper ground floor.

This raised outdoor room gives a view to the garden beneath while also allowing the user access to the fresh air and the weather in an immediate manner. Densely planted, it will connect this floor to nature in a direct way while also protecting the amenity of the clients and the neighbours.

These upper and lower living spaces are joined by a generous staircase. Spatially the stair is thought of as a poche of the two living floors, a sort of room itself with a curved ceiling, cranked plan and imposing handrail. This space isn't circulation but a pause or a jump.

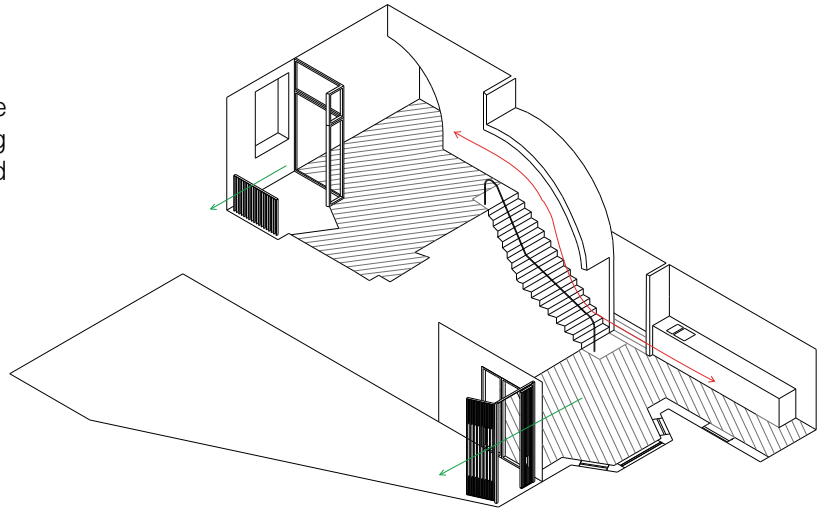
These spaces across floors allow for a free flow of family life but are differentiated in dimension, height and orientation for comfort, intimacy or celebration.

Easily accessible storage is provided throughout the house from fitted furniture to the dedicated store room off the main kitchen space.



Abstracted axonometric view describing vertical interconnection between the inhabited living spaces. These rooms are connected visually and materially.

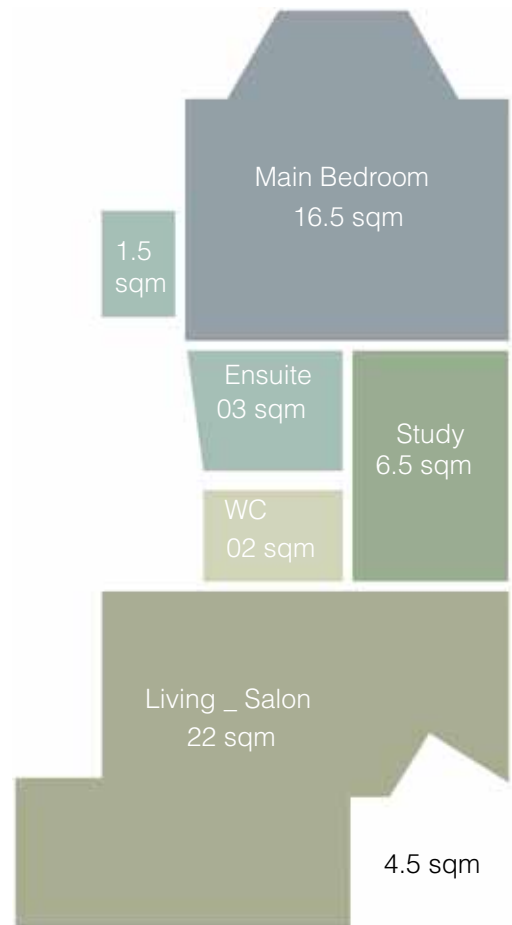
This vertical living allows the owners to take advantage of all the strengths of the existing house to produce something at once familiar and special.



Upper & lower living connection and exterior/garden connection



Lower ground floor\_ Functions and Area



Upper ground floor\_ Functions and Area

### 5.3 Salon & loggia.

This living room on the upper ground floor is designed in the spirit of 'the Salon' within a grand European apartment of the 19th century. - separated by distance but contemporary in time to the Victorian language of the existing house.

The principal rooms in Victorina houses are often noted for their shaped plans.

The loggia in form is reminiscent of an inverted version of the bay windows to the front of the house. Forming a poched plan, this shaped room of the salon with its poche is evocative of a Victorian bayed room without pastiche or mimicry.

The high ceilings and grander proportions are tempered by pockets of space around the intruding loggia. These spaces define more intimate moments within the room.

The recessed glazing line of the loggia also helps to provide privacy as well as light into the room. The distance of the occupants from the original envelope line of the building provides privacy while the carefully enlarged opening provides daylight deep into the large inverted space.



A house within a house.

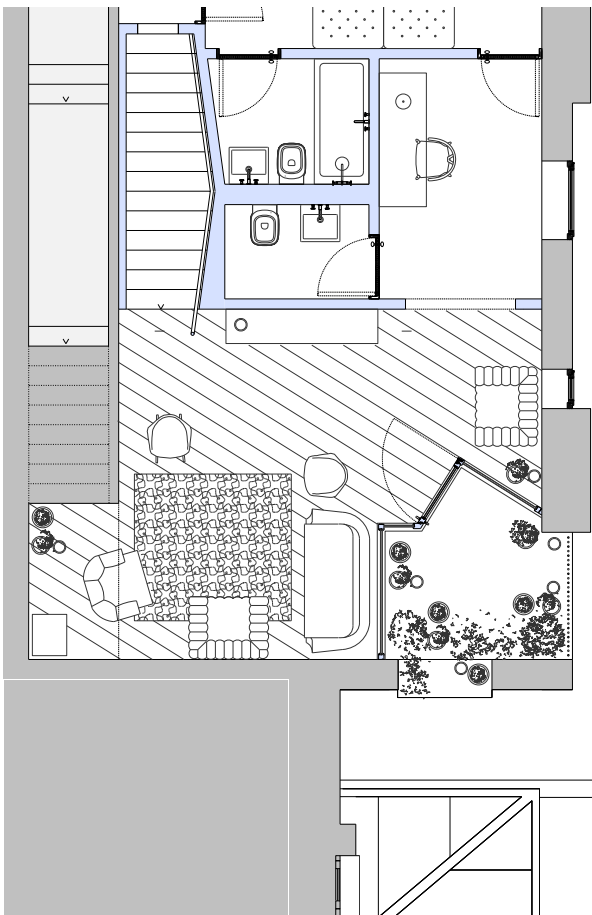


View of the salon from the stair showing shaped loggia as inverted bay and poche spaces for intimacy within a larger space.





View of salon and staircase from loggia garden.



Poche or pocketed plan of salon room



View of new internal staircase with curved ceiling.

## 6.0 Pre-Planning Application Response.

The final design proposal is the outcome of a series of initial and interim design iterations to test possible ways to convert the upper and lower ground floor flats into a single family 3 bedroom dwelling.

The design has been progressed in close collaboration with a Heritage Consultant, Structural Engineer and the Planning Department at Camden Council.

This section will address all the points raised by Camden Council in their pre-planning letter under individual paragraphs and headings of Design and Amenity to show how the design team has responded to these queries to resolve the design for a successful application.

The design presented broadly sets out the ambitions and the main drivers of the project, notably

- to connect the lower and upper ground floor flats at 27 Belsize Crescent to form a single family dwelling.

- to improve the street frontage by reinstating the bottle balustrade and sash type windows and reinstating the planted threshold between the house and street similar to the original intention of the Victorian design.


- to create living spaces of appropriate character and scale that can directly relate and connect to the privilege provided by the private side garden.

- to modify the existing side facade, acknowledging the present non original condition and the reality of multiple ownership to provide a more appropriate and beneficial treatment for the internal arrangement and rooms behind.

We look forward to Camden Council's decision and a hopeful positive outcome.

Date: 11 December 2017  
Our Ref: 2017/4608/PRE  
Contact: Nastassja Lazarus  
Direct Line: 020 7974 3000  
Email: Nastassja.Lazarus@camden.gov.uk

[office@davidleech.co.uk](mailto:office@davidleech.co.uk)



Camden  
Planning Solutions Team  
Planning and Regeneration  
Culture & Environment  
Directorate

Dear Mr David Leech,

**Re: Flat A & B, 27 Belsize Crescent London NW3 5QY**

**Amalgamation of two flats into one dwelling; side extension at lower-ground floor level; alterations to openings on the side elevation at lower-ground and upper-ground floor levels; alterations to create a loggia to the side-rear at upper-ground floor level; re-instatement of Victorian bay windows to the front elevation; re-landscaping of the front garden.**

I refer to our pre-application meeting held on 13/09/2017 about the above proposal.

Set out in the attached document is a detailed note of the principal issues discussed at the meeting and advice on planning obligations and what you need to do in order to submit a valid planning application for your proposal.

**1 Drawings and documents provided by Agent:**

- Pre-planning application (overview and brief), dated August 2017
- Existing Plans, Sections and Elevations.

**2 Proposal**

**2.1** The pre-application scheme proposes the following development:

- i. Amalgamation of 2 flats, 1 at lower-ground floor and 1 at upper ground floor;
- ii. Re-landscaping of front garden;
- iii. Proposed side extension;
- iv. Alterations to window and door openings to the side elevation;
- v. Alterations to create a 'loggia'; and
- vi. Window replacements/alterations to bay windows at the front elevation.

**3 Site description**

3.1 The pre-application site contains an end-terrace, four storey, plus loft extension at 27 Belsize Crescent, containing 7 flats in total. The pre-application scheme relates to flats 27 A (occupying the lower-ground floor level) and 27 B (occupying the upper-ground floor level) of the property. The property is located within the Belsize Park Conservation Area, though the property is not a listed building, nor is it identified as a positive contributor. The Belsize village sub-area narrative makes particular reference to the loss of original detail at No. 27 through unsympathetic alterations at No. 27.

**Relevant planning history**  
F7/13/4/16113 – Conversion, to create 7 self-contained units and external alterations – Granted 29/03/1973

### Policy H3 Protecting existing homes

The Council will aim to ensure that existing housing continues to meet the needs of existing and future households by:

- a. resisting development that would involve a net loss of residential floorspace, including any residential floorspace provided;
  - within hostels or other housing with shared facilities; or
  - an ancillary element of another use, wherever the development involves changing the main use or separating the housing floorspace from the main use.
- b. protecting housing from permanent conversion to short-stay accommodation intended for occupation for periods of less than 90 days; and
- c. resisting development that would involve the net loss of two or more homes (from individual or cumulative proposals), unless they:
  - create large homes in a part of the borough with a relatively low proportion of large dwellings;
  - enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed; or
  - enable sub-standard units to be enlarged to meet residential space standards.

Exceptionally, the Council may support development that involves a limited loss of residential floorspace where this provides for the expansion of existing health premises to meet local needs.



## 6.0 Pre-planning Application Letter Response.

### 6.1

#### *Design*

##### *Re-landscaping of front garden.*

We note Camden Council's support of our proposal to protect and enhance the street frontage as submitted in our pre-planning application and under the advice of our Heritage Consultant we seek to progress this further by the re-instatement of original type bottle balustrade to the front wall and reinstatement of the original sash windows to the bay fronted windows in addition to deep planting and the reduction in area of non original hard-landscaping.

We believe that these improvements would positively contribute to the street scene in this conservation area and specifically to the dialogue between our building and the listed heritage asset of no.24 Belsize Crescent which is located directly opposite no.27.

In addition, further to the pre planning advice we are proposing to remove the current non original solid timber fence and gate and replace with a design more sympathetic to the gap condition between no.25 and no.27 Belsize Crescent. It is proposed to replace the full width solid fence with a free standing filigree gate kept off the building line on each side by 100mm to acknowledge the importance of the separation between the two frontages.



### 6.2

#### *Design*

##### *Replacement of non-original fenestration to the front facade.*

We note that the Council raised no concern with regard to our pre-planning proposals to reinstate sash type window frames to the bay windows at the lower and upper ground floor bay fronting onto Belsize Crescent.

The proposed windows are proposed to be of white painted timber but double glazed to prevent noise and heating loss and located within the window opening to replicate the original position of the Victorian frames.



View of front garden with reinstated bottle balustrade from path.

### 6.3

#### *Design Proposed side extension.*

Further to the pre planning advice we accept Camden Councils concern with regard to building an extension to the interior space and thus reducing the presence of the gap condition.

This part of the original proposal as submitted for pre-planning has been removed.

Instead the design proposes a new free standing covered gate to give a certain level of privacy between the front and side garden and to act as a threshold between a new connection to the interior living spaces and the side garden.

The filigree structure is open to the air and is held off the existing building walls to highlight the gap condition.

The fence and gate will be of a metal materiality to evoke associations with the wrought ironwork typical of the Victorian period of construction but translated into a contemporary interpretation to avoid replication or pastiche.



View of front garden & new filigree gate

### 6.4

#### *Design Bricking up of existing front floor to LG floor.*

Further to the pre planning advice we accept Camden Councils concern with regard to this aspect of the proposal as submitted at pre-planning.

In this respect it is now proposed to keep this doorway acknowledging the location of an opening here as a common feature of the existing terrace.

### 6.5

#### *Design Alterations to the side elevation at LG level.*

We note that the Council raised no concern with regard to our pre-planning proposals.

We have progressed the design further to locate, style and size the majority of the openings even more to form a consistent elevation with the openings overhead based on Council advice. Although this is not visible from the street the intent is to provide a facade of highest quality from every aspect.



Elevation of new gate design.

6.6

*Design*

*Alterations to openings to the side elevation at UG level.*

Further to the pre planning advice we accept Camden Councils concern with regard to this aspect of the proposal as submitted at pre-planning.

Further to their advice we have looked at producing a more consistent and uniform facade with only limited exceptions.

In this respect the enlargement of the opening between the truncated chimney breasts has been omitted from the scheme and instead it is proposed to keep the original sized window openings slightly modifying the taller window so it's head height is the same as the neighbouring window producing a more unified overall composition with the rest of the facade.

These smaller windows are balanced by 2 larger apertures forming the upper ground floor loggia and the new connection between the lower ground living space and garden.

The size and proportion of the external openings is closely and carefully tuned to the interior activity of the internal plan arrangement and the rooms behind. Care has been given to assure the new arrangement benefits from appropriate light levels, natural ventilation and good proportions.

With regard to this a further independent Visual Impact Assessment has been produced to qualify this understanding.

The VIA is separate document addended to this planning application.



Proposed side elevation.



View into salon room from external loggia.



Sectional perspective view taken from 1:40 card model showing distribution of functions across two floors.

6.7

*Design*

*Alterations to create loggia to the rear / side elevation at UG level.*

Further to the pre planning advice we acknowledge Camden Councils concern with regard to this aspect of the proposal as submitted at pre -planning and have worked further to clarify and justify this aspect in respect to the design.

The final design proposal takes on board Camden Councils concern and the design has been modified to address these concerns.

It is now proposed to not modify the rear opening at upper ground floor level but instead keep this opening as currently sized and remove the non original window frame.

In addition the extent of enlargement to the more discreet opening to the side has also been reduced so that in proportion and size it more closely matches that of the smaller windows but also that of the new lower ground garden opening giving a balance to the facade.

We believe this is in keeping with Camden Councils concerns to avoid forming an incongruent elevation but at the same time forming openings and connections to the client' garden in keeping with a qualitative and high quality piece of contemporary architecture in a conservation area.

With regard to this a further independent Visual Impact Assessment has been produced to qualify this understanding.

The VIA is separate document addended to this planning application.



Proposed view from loggia.



Proposed view from Daleham Mews.



Proposed view down entry to Daleham Mews.

## 7.0 Pre-Planning Application Letter Response

### 7.1

#### *Amenity*

##### *Re-landscaping of front garden*

We note that the Council raised no concern with regard to this aspect of the design.

### 7.2

#### *Amenity*

##### *Replacement of non-original fenestration to the front facade.*

We note that the Council raised no concern with regard to this aspect of the design.

### 7.3

#### *Amenity*

##### *Bricking up of existing front floor to LG floor.*

We note that the Council raised no concern with regard to this aspect of the design.

### 7.4

#### *Amenity*

##### *Alterations to the side elevation at LG level.*

We note that the Council raised no concern with regard to this aspect of the design.

### 7.5

#### *Amenity*

##### *Proposed side extension.*

Further to the pre planning advice we accept Camden Councils concern with regard to building an enclosed side extension.

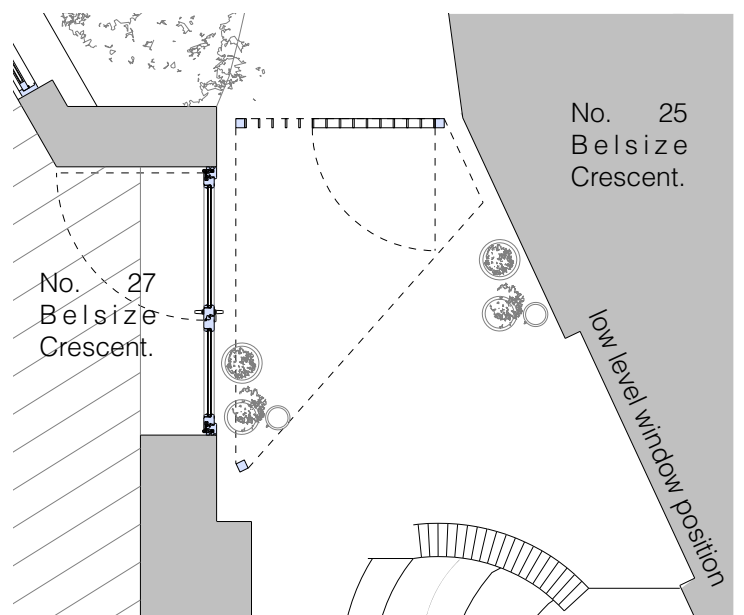
The enclosed side extension as described in the original preplanning proposal has been removed and replaced with a smaller & lighter open filigree covered fence and gate.

The new structure allows light and air through and it is now set apart from the low level neighbouring window which overlooks our client's garden. We believe these modifications should negate any negative impact caused by the preplanning proposal on the neighbour's daylight and amenity.



Side facade of No.25 Belsize Crescent with obscure glass to staircase fenestration looking onto private garden and site at 27AB Belsize Crescent.

Please note that the glass in the windows to habitable rooms on the side facade of No.25 Belsize Crescent are opaque or obscured to provide privacy to our client's garden at No.27 AB Belsize Crescent.



Final planning proposal showing new lightweight filigree structure as a free standing object amplifying the gap condition between the 2 buildings.



7.6

*Amenity*

*Alterations to the side elevation at UG level.*

We note the Council's concern with regard to the enlarging of the windows between the truncated chimneys.

The arched window described in the Council's pre-planning response letter is to the stairwell / circulation space of No.25.

However it is now proposed to omit these alterations (enlargement of windows) at No.27 due to the concerns noted about facade composition in the early design section and therefore this concern with amenity is avoided.

7.7

*Amenity*

*Alterations to create loggia to the rear / side elevation at UG level.*

We note the Council's concern with regard to the enlarging of the existing side and rear windows to form a loggia for the new living space to the rear at the upper ground level.

Since the pre-planning response letter, a number of studies and subsequent modifications have taken place so that the design can work for all parties to protect the privacy of No.27 and that of the neighbours' amenity.

It is now proposed that the rear window opening will not be enlarged so that the outlook from this opening will not change from the current situation; albeit that the glass will be removed and a new glazing line established within the perimeter envelope of No.27AB.

On the side facade where the current window faces the blank facade of No.25 Belsize Crescent it is proposed to remove the fenestration and enlarge the opening so that more daylight can enter deep into the proposed plan of the new enlarged room behind.

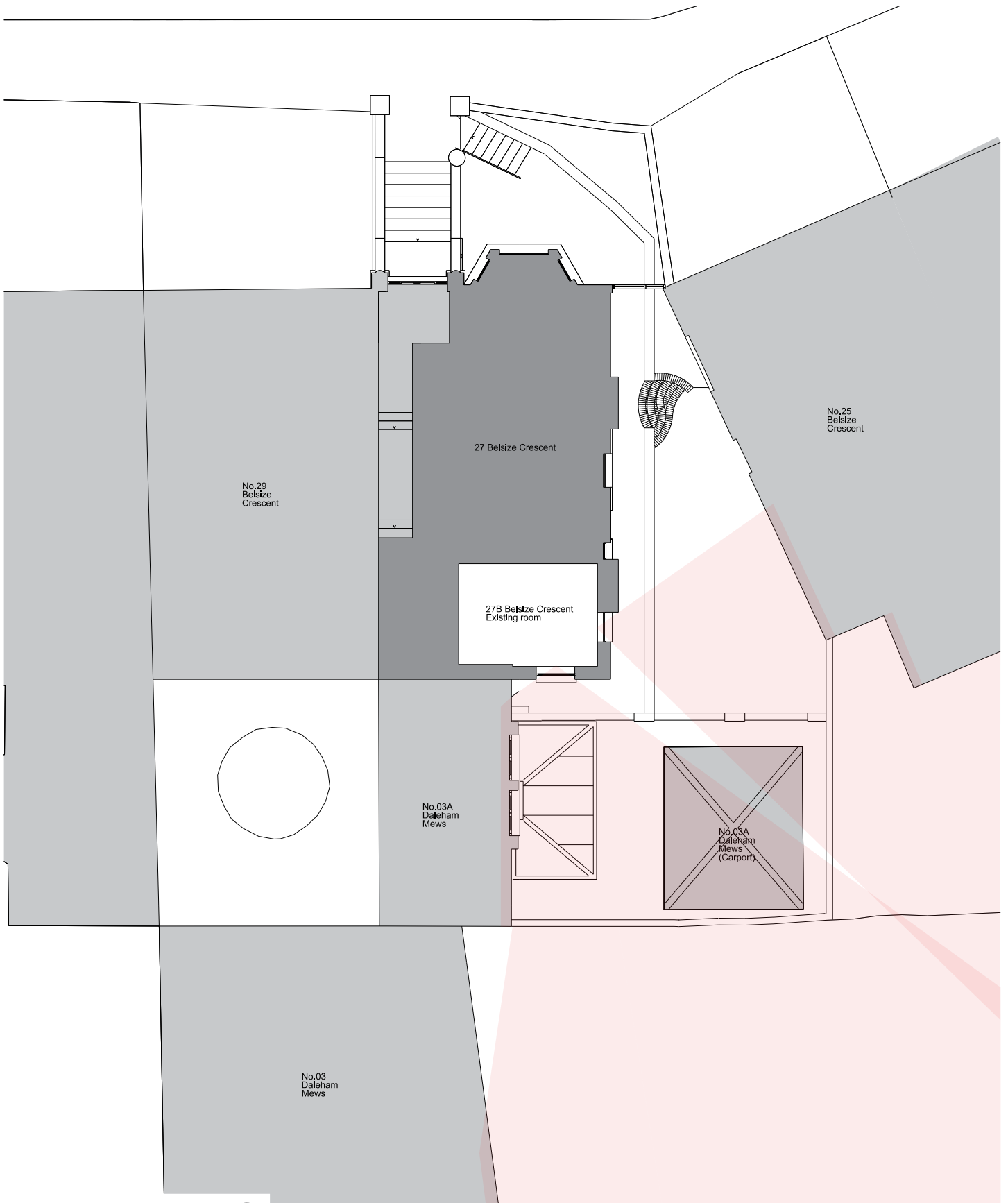
This alteration was studied to determine if there was any negative impact and it was determined that in fact there is a positive to neutral improvement as described in the following sections.



Pre-planning proposal with enlarged rear opening.

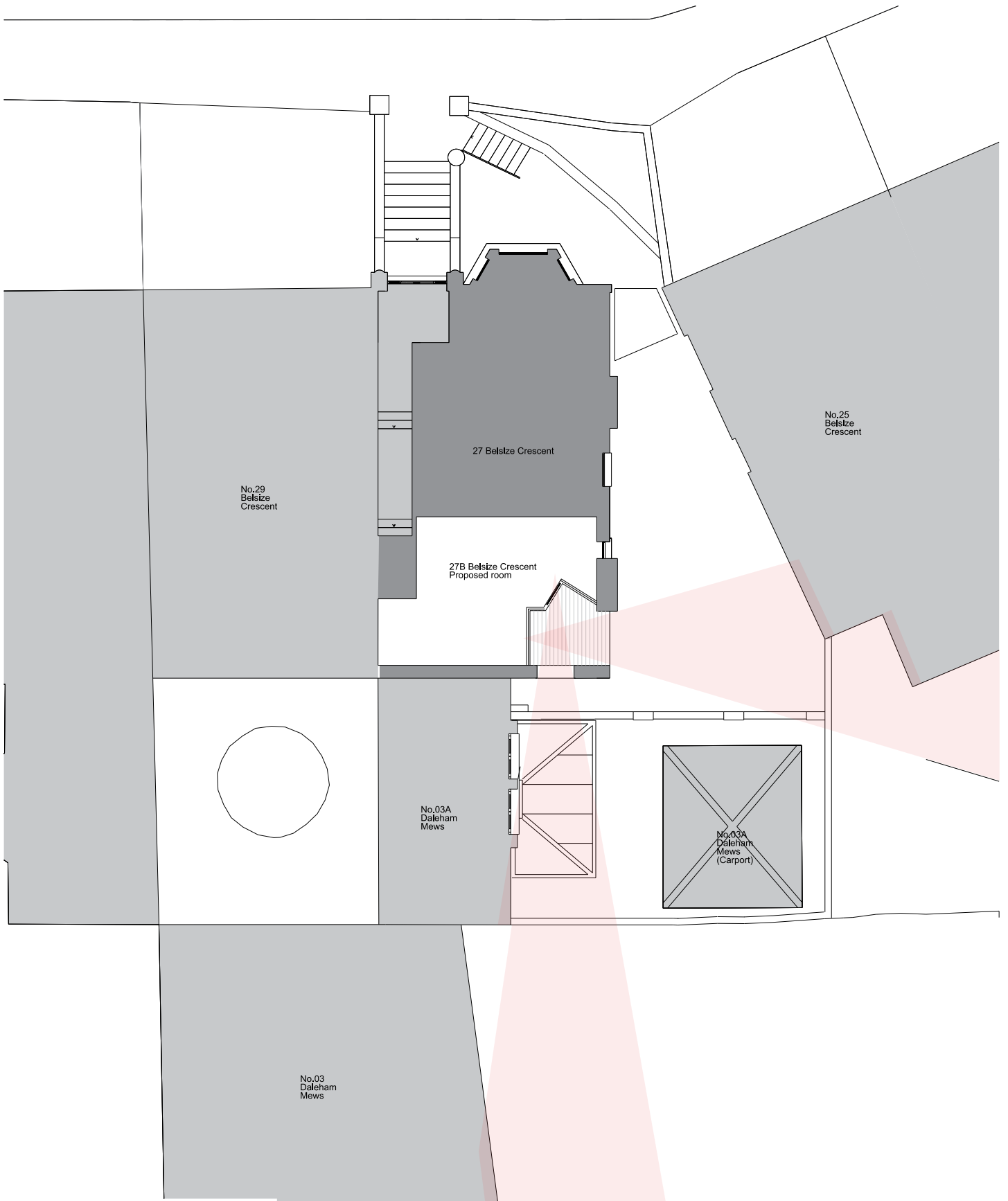


Final planning proposal keeping existing opening size and proportion to rear.



Existing sightlines and viewing cone - Daily use

The existing room at the rear of the upper ground floor No.27B is currently used as a study and bedroom. The room is lit from 2 windows to the rear and side. These rooms provide aspect over the side garden and a long view down Daleham Mews. From the windows a wide view of the surroundings is possible, and vice versa from the surroundings there is a clear view into the room in daily use. The proposal seeks to improve this relationship by moving the glazing line inwards so that only during occasional use will the more direct connection be apparent. The opening to the side takes advantage of the sheltered aspect and is proposed to be enlarged to provide light deeper into the plan.



Proposed sigtlines and viewing cone - Daily use

Overlooking to the rear, towards Daleham Mews, will be improved by the works due the positioning of the new glazing line further back into the interior of the proposed room. The consequence of this is that during daily use the viewing cone to and from the new upper ground salon living room is greatly reduced. This benefits both No.27 and the neighbouring 3A Daleham Mews. Only during occasional use when the loggia is occupied will the viewing cone to the rear and side return to that of the existing situation. We believe that this is an improvement in amenity and a positive contributor to the success of the new design. Similarly, even though the side opening is enlarged to let south light deeper into the plan, the viewing cone is reduced because of the position of the new glazing line, thus improving the relationship with No.25 Belsize Crescent.



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