

PLANNING PERMISSION: EXTERNAL ALTERATIONS: 1 BELMONT STREET, CAMDEN, NW1 8HJ, LONDON

Belmont-Street_Planning App_REV_B

PREPARED BY RISNER DESIGN

JANUARY 2019

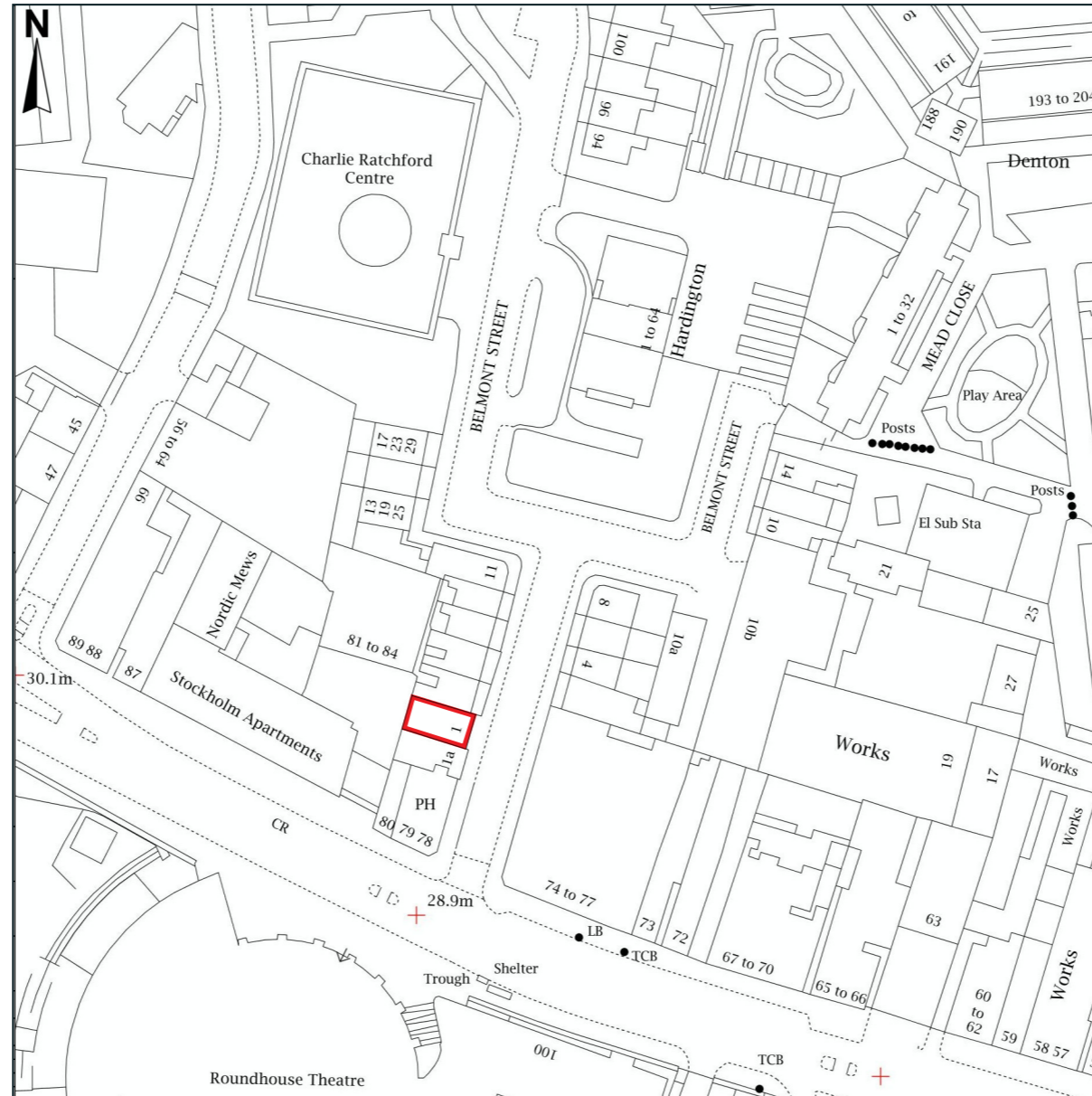
PLANNING HISTORY AND CONTEXT OF APPLICATION

1 Belmont Street is currently a disused ex motor bike shop. We have a separate application with the council (2018/3423/P) for the same property and was dealt with by our case officer at Camden Charlotte Meynell. This was a prior approval notice for the change of use which has been approved in principle and we are now just waiting for the legals for the S106 in regards parking.

This will form a new 2 bedroom residential unit over the ground and basement floors. This application is concerned with the necessary exterior alterations to the building frontage. These changes are necessary if the frontage is to reflect it's new use and to ensure the frontage is better integrated into the neighbouring properties and terrace. The rear windows are in a poor state of repair. These will be either refurbished or if that is not possible replaced with like-for-like replacements.



20 GREAT PETER ST
SW1P 2BU
VICTORIA
LONDON



LOCATION PLAN
 1 BELMONT STREET, NW1
 1:1250@A3

 1 BELMONT ROAD

Notes

Rev	Description	Date



The Tower @ St Matthew's | 20 Great Peter St | London SW1P 2BU

Project
 1 BELMONT STREET
 CAMDEN, NW1 8HJ

Issue
 PLANNING_REV_B

Drawing Title
 LOCATION PLAN

Drawing No.
 A-E-101

Scale @ A3
 1:1250@A3

Date
 13/12/18



FRONT ELEVATION



REAR ELEVATION



VIEW FROM INSIDE SHOP LOOKING OUT ONTO BELMONT STREET



EXISTING WINDOW LOOKING OUT TOWARDS THE REAR COURTYARD AT THE BACK

Notes

Rev	Description	Date



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1 BELMONT STREET
CAMDEN, NW1 8HJ

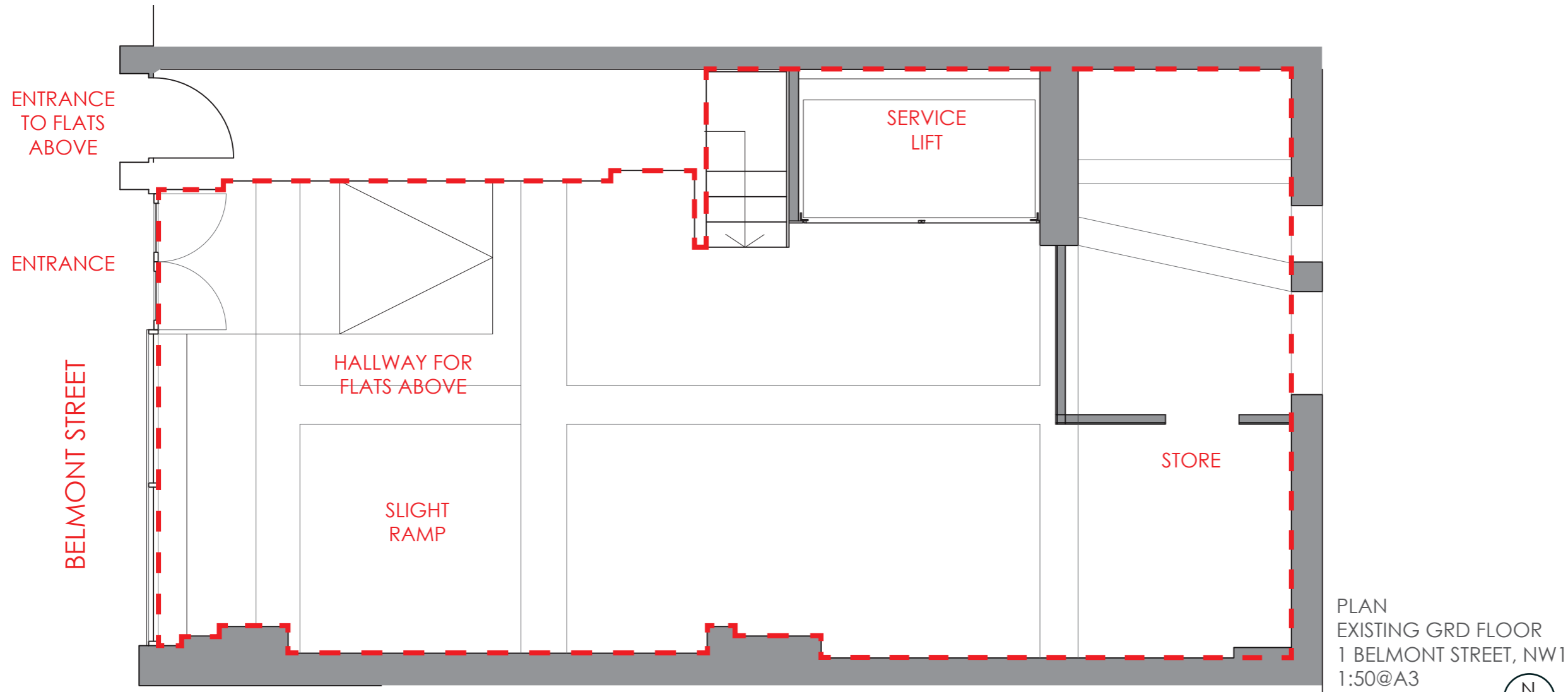
Issue
PLANNING_REV_B

Drawing Title
SITE PHOTOS

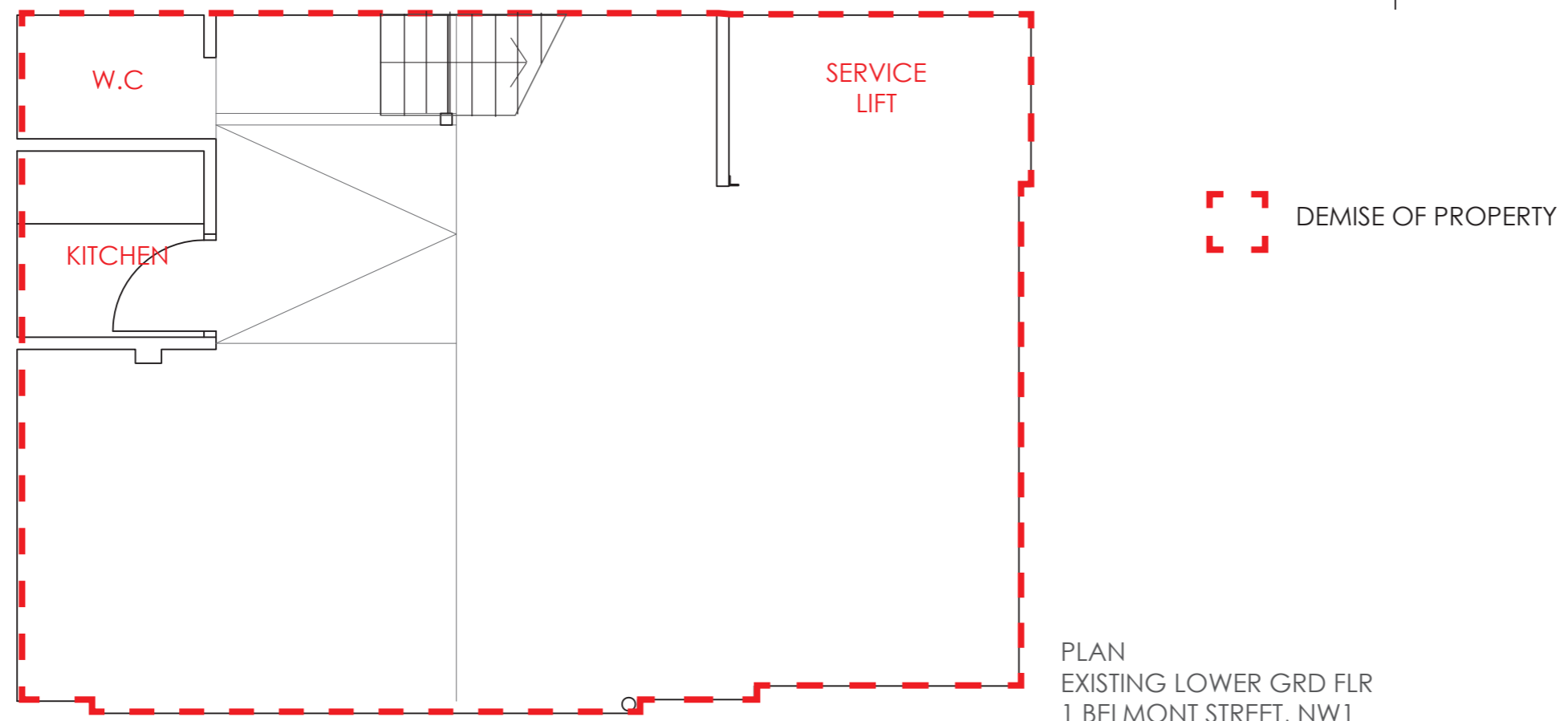
Drawing No.
A-E-201

Scale @ A3
NTS

Date
13/12/18



PLAN
EXISTING GRD FLOOR
1 BELMONT STREET, NW1
1:50@A3

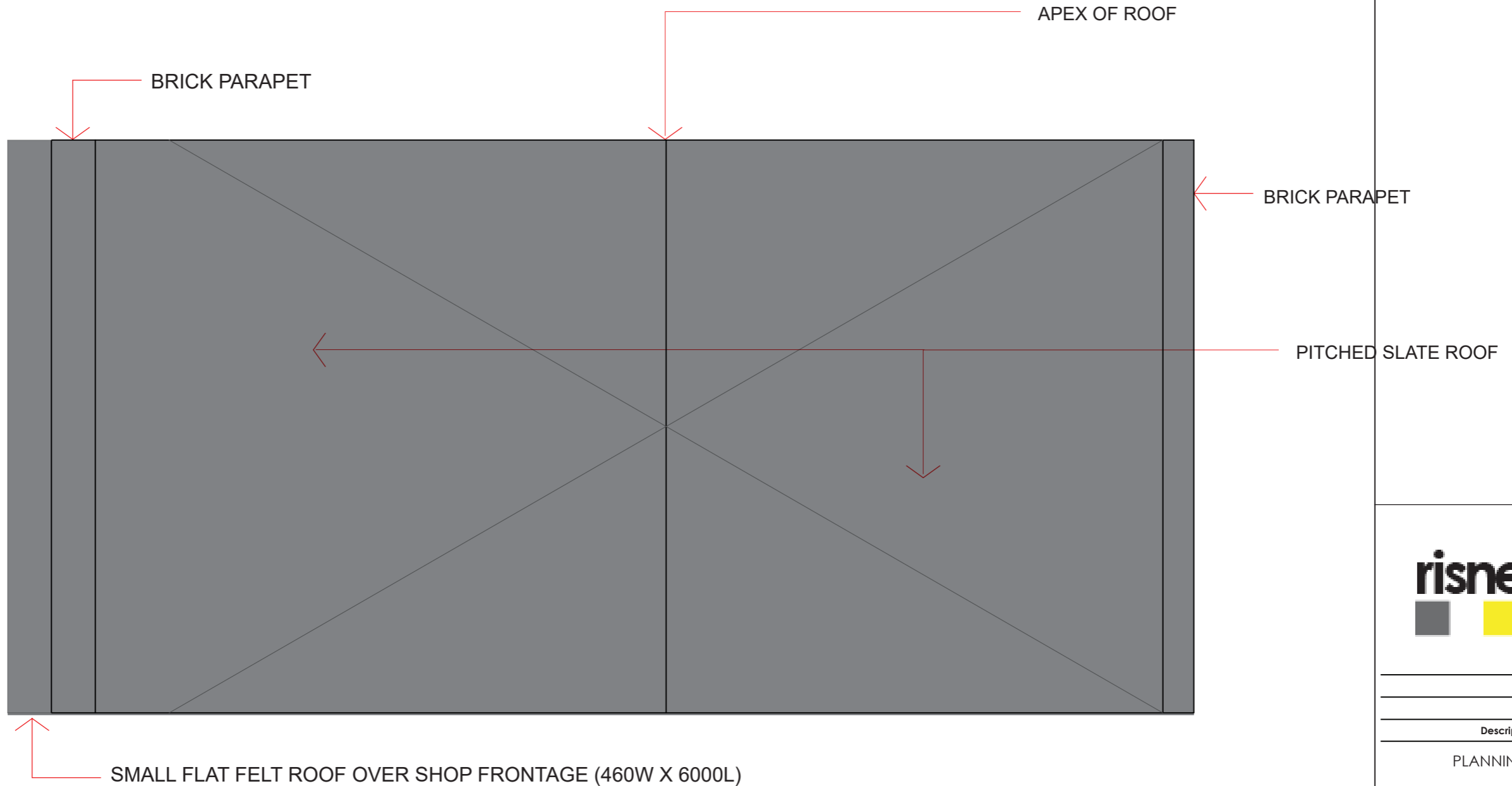


PLAN
EXISTING LOWER GRD FLR
1 BELMONT STREET, NW1
1:50@A3



NOTES					
<table border="1"> <thead> <tr> <th>Description</th> <th>Rev.</th> </tr> </thead> <tbody> <tr> <td>PLANNING_REV_B</td> <td> </td> </tr> </tbody> </table>		Description	Rev.	PLANNING_REV_B	
Description	Rev.				
PLANNING_REV_B					
<p>Risner Design The Tower, St Matthews Great Peter Street Westminster SW1P 2BU info@risnerdesign.com</p>					
1 BELMONT STREET, CAMDEN					
<p>DRAWING TITLE EXISTING INTERNAL LAYOUT PLAN: GROUND FLR AND BASEMENT</p>					
<p>Drawing No. A-E-102</p>					
<p>Scale @ A3 1:50 @A3</p>	<p>Date 13/12/18</p>				

BELMONT STREET



EXISTING ROOF PLAN
1 BELMONT STREET, NW1
1:50@A3



NOTES	
	
Description	Rev.
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1 BELMONT STREET, CAMDEN	
DRAWING TITLE EXISTING ROOF PLAN	
Drawing No. A-E-103	
Scale @ A3 1:50 @A3	Date 30/10/18




EXISTING FRONT ELEVATION (FROM BELMONT STREET)
 1 BELMONT STREET, NW1
 1:50@A3

--- DEMISE LINE



NOTES



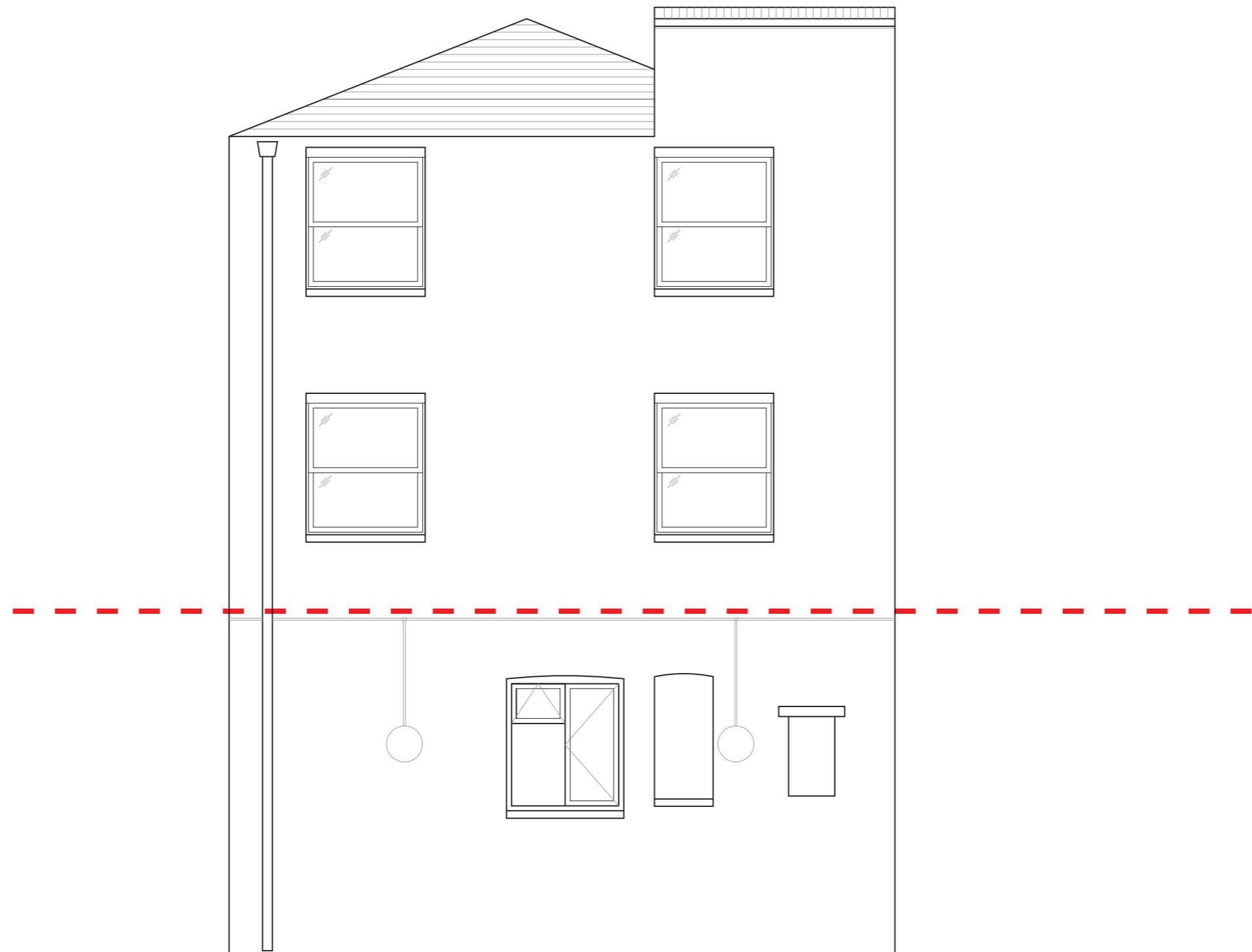
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1 BELMONT STREET, CAMDEN

DRAWING TITLE
 EXISTING FRONT ELEVATION_REV B

Drawing No. A-E-301	
Scale @ A3 1:50 @A3	Date 16/01/19



EXISTING REAR ELEVATION (FROM COURTYARD TO REAR)
 1 BELMONT STREET, NW1
 1:50@A3



NOTES

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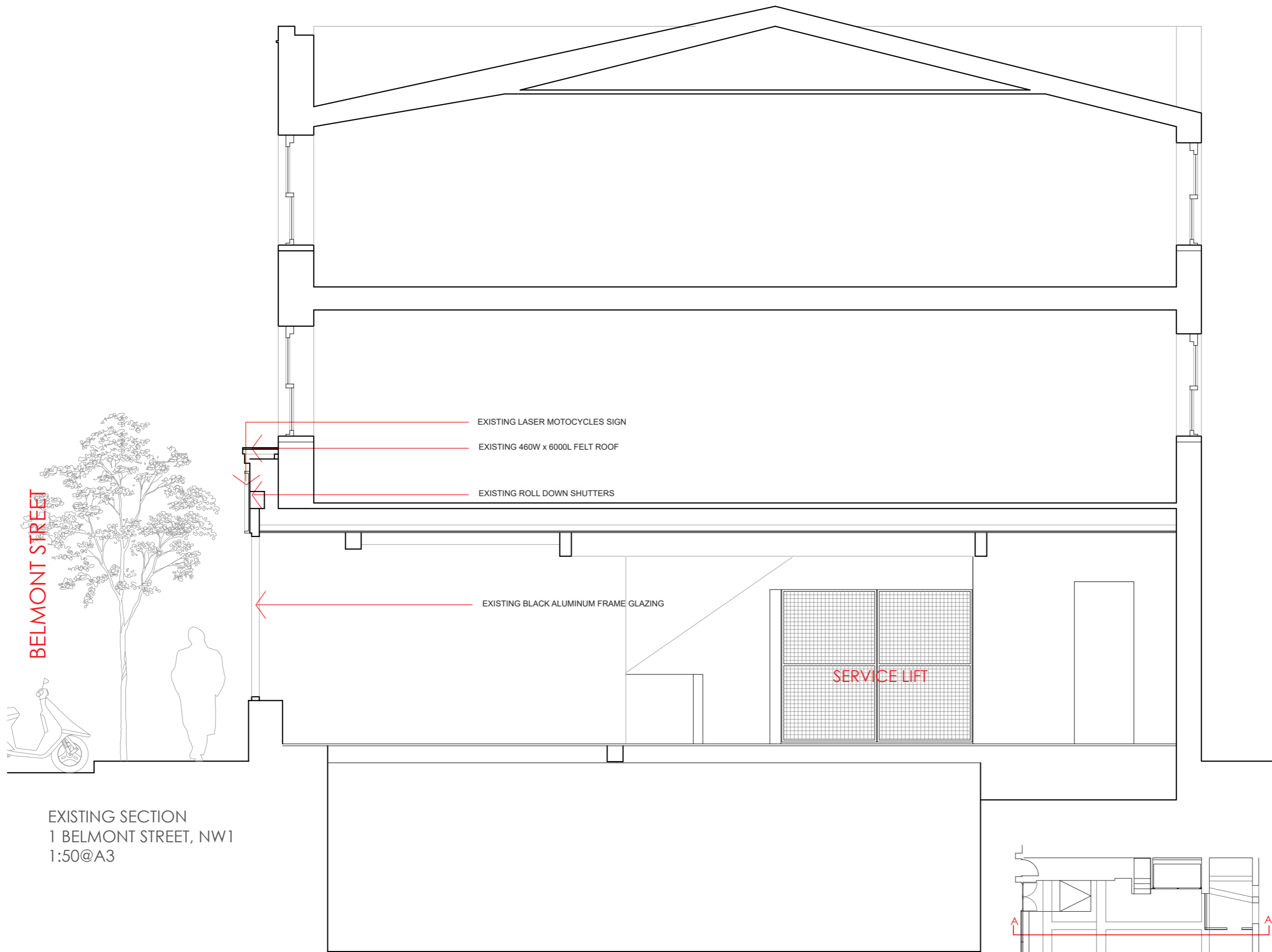
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PLANNING_REV_B	

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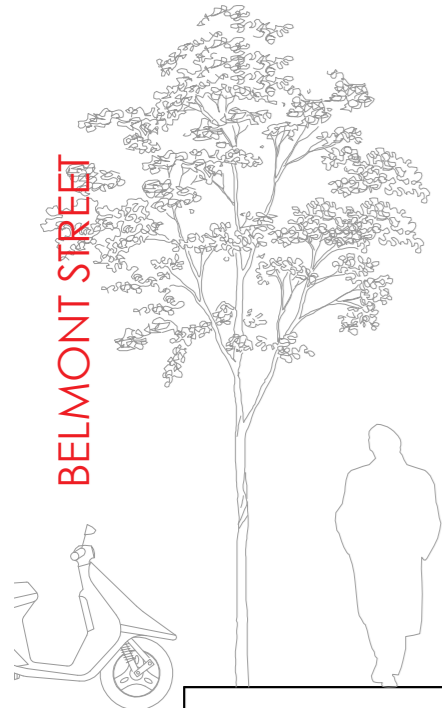
1 BELMONT STREET, CAMDEN

DRAWING TITLE
 EXISTING REAR ELEVATION_REV B

Drawing No. A-E-302	Date 16/01/19
Scale @ A3 1:50 @A3	



BELMONT STREET



EXISTING SECTION
1 BELMONT STREET, NW1
1:50@A3



NOTES

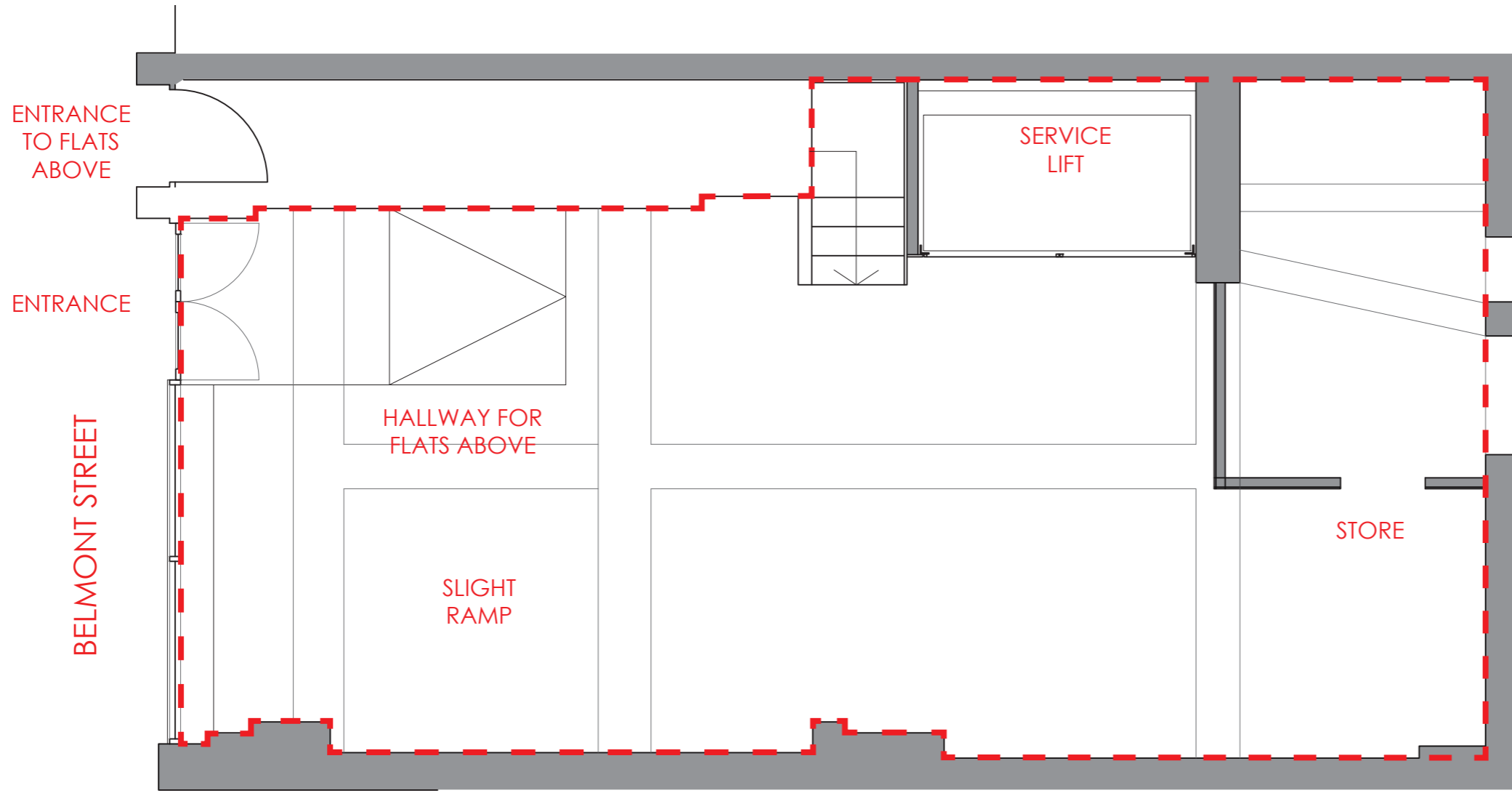
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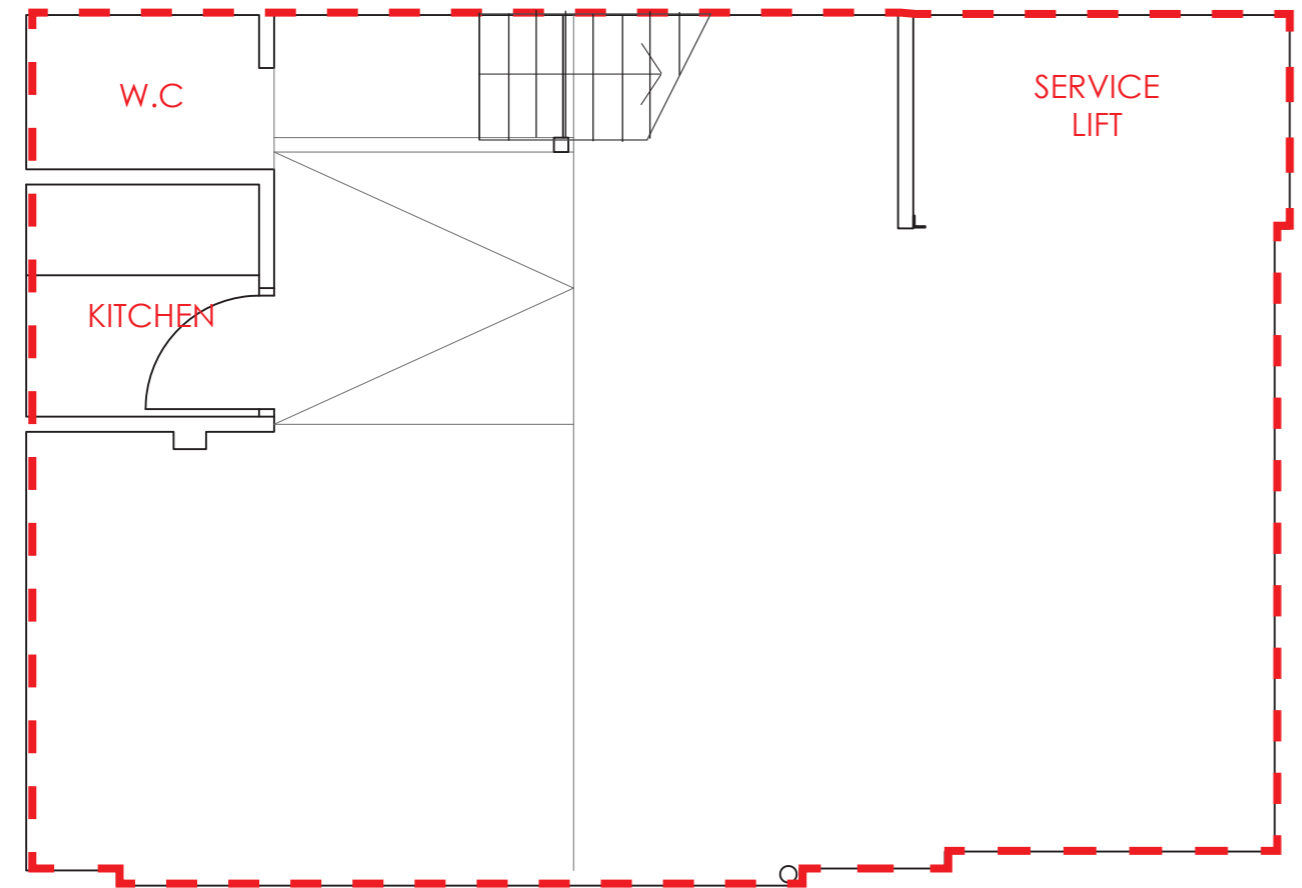
1 BELMONT STREET, CAMDEN

DRAWING TITLE
EXISTING SECTION AA

Drawing No. A-E-302	Date 13/12/18
Scale @ A3 1:50 @A3	



PLAN
EXISTING GRD FLOOR
1 BELMONT STREET, NW1
1:50@A3




PLAN
EXISTING LOWER GRD FLR
1 BELMONT STREET, NW1
1:50@A3

 DEMISE OF PROPERTY



NOTES



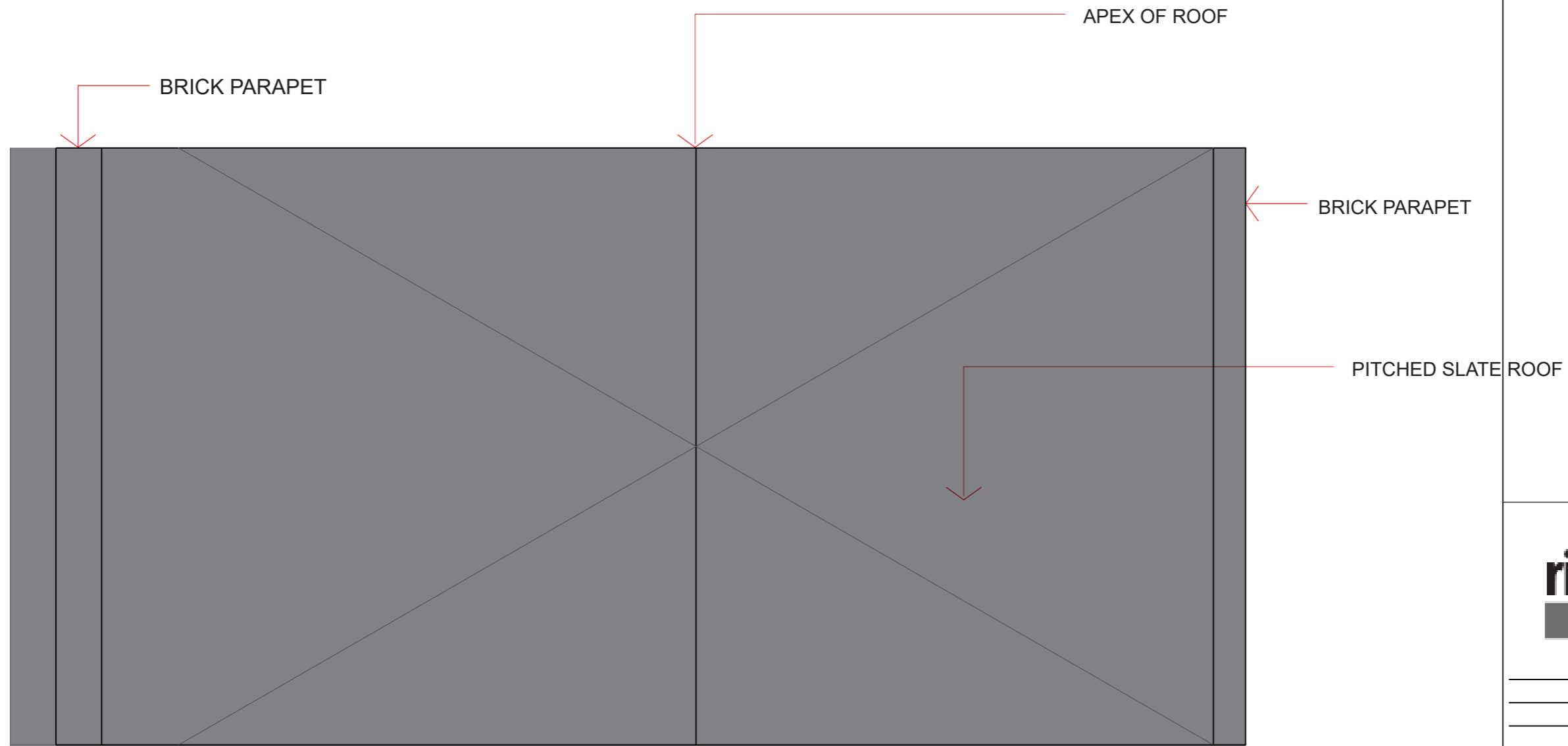
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1 BELMONT STREET, CAMDEN

DRAWING TITLE
PROPOSED GRD FLR AND LWR GRD FLR:
INTERNAL LAYOUT

Drawing No. A-P-101	Date 13/12/18
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PROPOSED ROOF PLAN
 1 BELMONT STREET, NW1
 1:50@A3



NOTES



Description	Rev.
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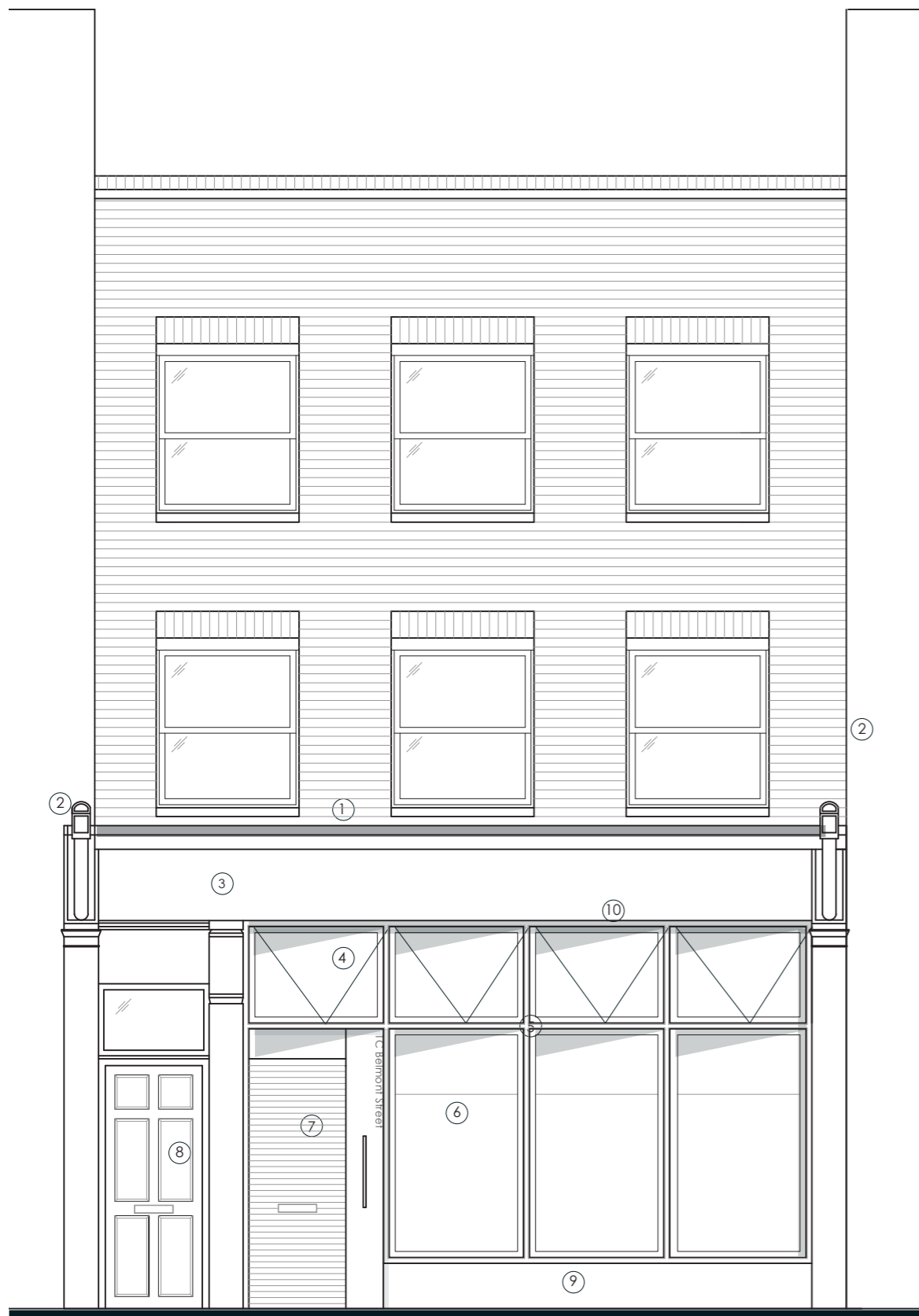
PLANNING_REV_B

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1 BELMONT STREET, CAMDEN

DRAWING TITLE
 PROPOSED GRD FLR AND LWR GRD FLR:
 INTERNAL LAYOUT

Drawing No. A-P-102	Date 13/12/18
Scale @ A3 1:50 @A3	



PROPOSED FRONT ELEVATION
1 BELMONT STREET, NW1
1:50@A3



PHOTO OF EXISTING FRONTAGE

- 1 Aluminium flashing with green roof and planting behind
- 2 Restore Victorian detailing on end pillars to highlight start of building frontage
- 3 Remove existing signage and extend rendered face across frontage to highlight continuous building frontage
- 4 Grey aluminium framed windows across top run of glazing 2.4m from ground level.
- 5 50mm Oak framed glazing bars with oiled finish
- 6 Fixed aluminium framed glazing with sandblasted finish up to 1.8m from ground level. Recessed behind oak glazing bars
- 7 Recessed bespoke pivoting front door with oak and grey aluminium finish. Oak panel to match the same size as existing front door leading to flats above.
- 8 Refurbished front door leading to flats above
- 9 White rendered finish to match long rendered horizontal above and rendered pillars to the side.
- 10 Remove existing roll down shutters

NOTES



Description	Rev.

PLANNING

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PLANNING_REV_B

DRAWING TITLE
PROPOSED FRONT ELEVATION

Drawing No. A-P-301	Date 13/12/18
Scale @ A3 1:50 @A3	



1. Repair works to masonry: remove render where it has blown due to water ingress and replace. Whole rear elevation to be repainted.
2. Replace all windows at ground level with timber windows, painted white.
3. Lower sill height of main window to 1100mm from ground level to provide a second means of escape in the event of fire.

NOTES



Description	Rev.

PLANNING

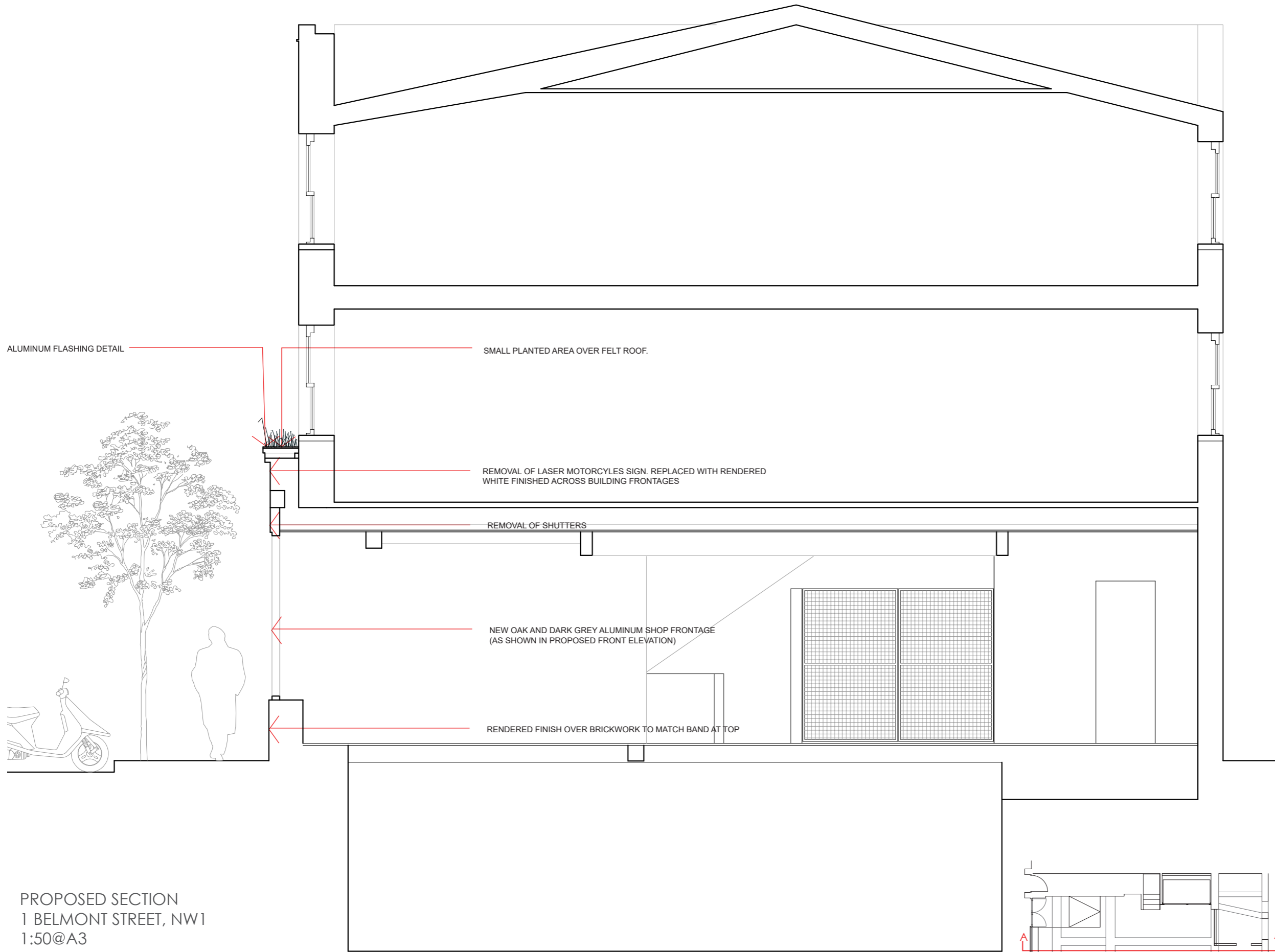
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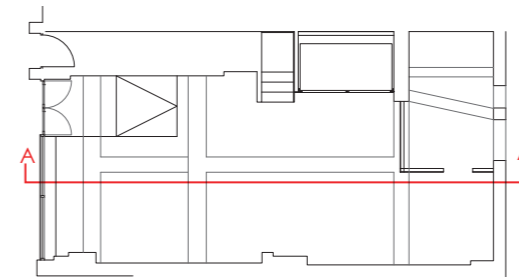
PLANNING_REV_B

DRAWING TITLE
PROPOSED REAR ELEVATION

Drawing No. A-P-302	Date 13/12/18
Scale @ A3 1:50 @A3	



PROPOSED SECTION
 1 BELMONT STREET, NW1
 1:50@A3



NOTES



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PLANNING_REV_B

DRAWING TITLE
 PROPOSED SECTION AA

Drawing No. A-P-301	Date 13/12/18
Scale @ A3 1:50 @A3	

PRECEDENTS: EXTERNAL TREATMENT



Notes

Rev	Description	Date

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Project
1 BELMONT STREET
CAMDEN, NW1 8HJ

Issue
PLANNING_REV B

Drawing Title
PRECEDENT IMAGES : EXTERNAL

Drawing No.
A-P-501

Scale @ A3
NTS

Date
30/10/18