

HART BASKERVILLE ARCHITECTS

76 Denmark Road, Wimbledon
London, SW19 4PQ

May 2019

DESIGN AND ACCESS STATEMENT

61A Belsize Lane, London NW3 5AU

Rear dormer window, garage conversion and alterations to the front elevation

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I. INTRODUCTION



Belsize Conservation Area Plan

This document looks at the proposal for a rear dormer window, garage conversion and alterations to the front elevation of 61A Belsize Lane, in the Belsize conservation area of the London Borough of Camden.

The property is the third and northernmost in a series of three terraced houses along the southeastern edge of Belsize Lane. Built in 1986-87 just before the designation of the conservation area in 1988, it is of no particular architectural or historical relevance, albeit in keeping with the surrounding scale.

Although similar to the other houses in the terrace, 61A distinguishes itself to the front and rear in several ways, as well as presenting the only exposed gable end of the group. The main singularity



towards the front is the integrated garage and garage door on the ground floor, where the other two terraces have regular windows and separate garages. The ground floor is significantly larger as it extends beyond the gable behind the garages of 61B and 61C that front onto Belsize Lane. Of particular importance to this application is the fenestration layout on the second floor, also to the rear of the property where there are two sets of double windows, as opposed to the single tripartite windows of the other two houses of the terrace.

2. DESIGN EVOLUTION

The proposal has been developed following the advice issued by the local authority and conservation officers from a pre-application meeting in April.

The scale and position of the dormer has evolved from the original proposal which was seen to be too large, to the more modest current scheme set back from all of the roof's boundaries. The current proposal also aligns to the windows on the floor below, seamlessly setting the new addition into the existing composition.



1 - Pre-application



2 - Planning, current

3. THE PROPOSAL

The proposal includes the following alterations to the front and rear of the house. Rear dormer window, repositioned front roof light, garage conversion into habitable space and subsequent alterations to the front elevation -on the ground floor only.

3.1. Roof

The rear dormer has been designed to align with the windows on the floor below, and set back from all of the roof's boundaries in order to appear subservient. The rhythm of the fenestration has also been designed to fit in with the existing composition. For everything not glazing the material of choice is zinc, as it provides a good balance between the more traditional lead and contemporary methods and standards.



Rear dormer and window pattern sketch

On the front face of the roof one of the existing rooflights is to be replaced and relocated in order to allow for an improved layout on the top floor; as shown in the attached plans. The new roof light is to be of similar design to the remaining window on the same slope.

3.2. Front Elevation

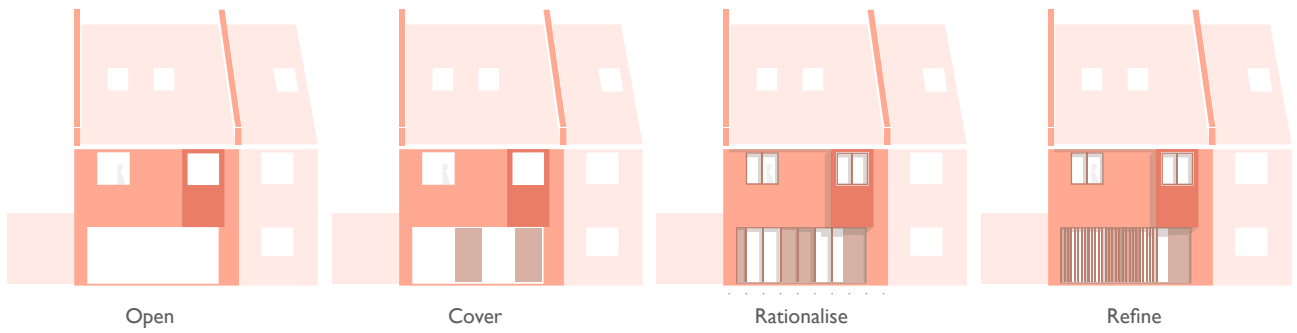
The design of the front elevation is sparked from the conversion of the garage and assumes the opportunity to rethink this singular composition in ways that bring more light in from the street without loss of privacy, as well as allowing the house to present itself in a more dignified manner. From the end of Daleham Mews the elevation is fairly prominent, as seen in the photo below, which also shows the potential benefit of an uplift.



View from Daleham Mews



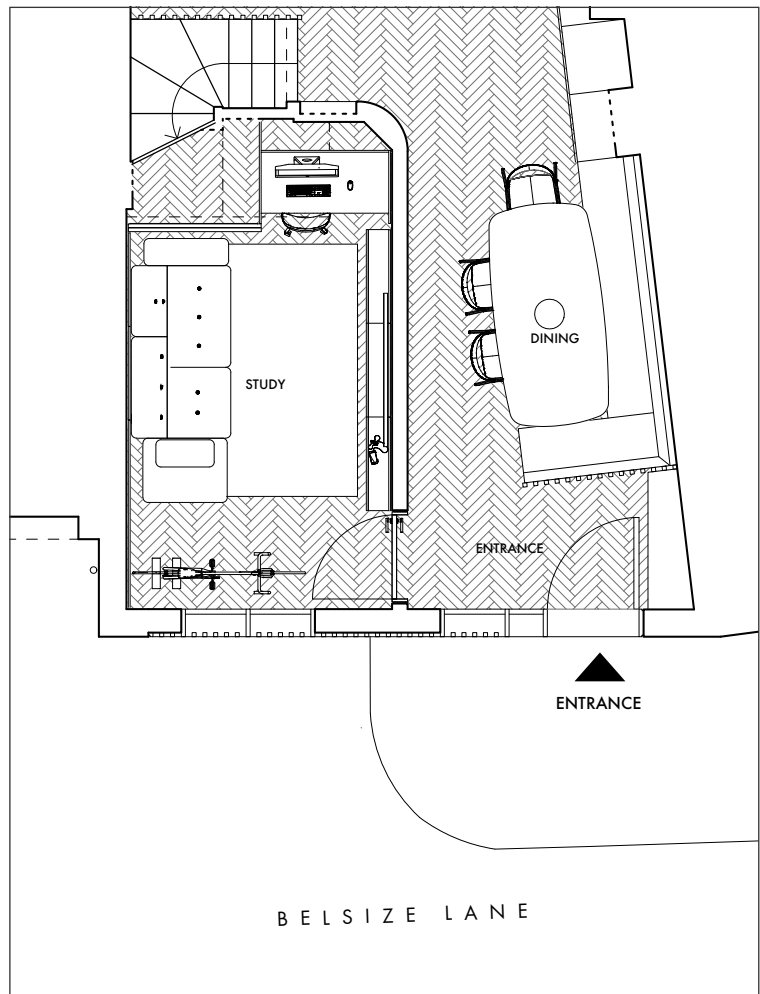
Proposed Front Elevation



The composition is not dissimilar to other garage conversions nearby such as no.16 Daleham Mews, featuring a vertical lattice of hardwood battens that provide a uniform frontage. This allows the idiosyncrasies of the plan to develop freely on a secondary plane. An outline diagram set out above describes the design steps leading to the proposal.

4. ACCESS

Access to and from the property will remain unchanged for pedestrians as the front door is proposed in the existing location. The omission of the garage and its door however, imply that this will be the only access to the house.



Partial Ground Floor, nts