

designteam

DESIGN, ACCESS AND HERITAGE STATEMENT

158B, Belsize Road

London

NW6 4BJ

June 2019

The Design, Access and Heritage Statement, are to be read in conjunction with the Full Planning Application In a conservation for 158B Belsize Road, London, NW6 4BJ

Design and Access Statement

Generally

The planning application relates to alterations to the upper flat (158 B Belsize Road) in the South Hampstead area of the London Borough of Camden, NW6 4BJ.

Specifically, the works comprise of a loft conversion to the upper flat and a change of use from one dwelling into two dwellings to accommodate two new flats.

Our proposal for a loft conversion uses the same external material as the existing building. Whilst remaining complimentary, we also propose a slightly more contemporary set of flats to bring the property into modern requirements for functionality whilst respecting the urban fabric of the neighbouring properties.

Consideration

In formulating our proposals we have been mindful of the existing condition of the property. We aim to enhance the fundamental values of the home by creating a space that can be used by all the family and is still a part of the property. We have been mindful to be sympathetic to the property and surroundings.

Use

- The proposed loft conversion would provide a use of the currently unusable loft space in order to achieve a change of use into two flats, the sizing of which will be in compliance with housing standards.
- The use proposed by this application does not change the dwelling's existing residential use. The majority of surrounding properties are also residential, and such a use is therefore appropriate in this location.
- Other nearby properties (in the surrounding area), have undergone comparable improvement and development works, in a similar strategy to create a new set of flats.

Location

- The proposal is mindful of its location and we are aware that the property is in the South Hampstead Conservation Area.
- The property is surrounded by terraced houses on Belsize Road and to the rear on Goldhurst Terrace. During the development of the design for this proposal, we have considered any possible impact on the neighbouring properties; we believe this proposal will have little impact on the neighbours.
- Due to the position of the property, the dormer will not be visible from the street.
- By enhancing the design of the property, we hope this will improve its image and the surrounding area.

Visibility

- The proposed extension will not be visible from any public paths or roads.
- The proposed dormer will only be seen from the rear properties at Goldhurst Terrace.

Design and Layout

- The reconfiguration of the property creates two good sized and comfortably arranged living units with the available spaces.
- The loft conversion has been designed in such a way as to retain the character of the building while allowing a generous sized internal space.
- Comparable loft extension exist in the area thus we feel the proposal fits into the developing character of the Belsize Road area.
- The shape and size of the proposed dormer are similar to that of those which exist on Belsize road. The detail of the rear window is also similar to that of the existing dormer extensions on Belsize Road therefore we believe the proposal be well suited in the proposal.
- We propose two new properties, a one-bedroom and a two-bedroom property, both of which meet housing standard specification.
- The reconfiguration seeks to use the available spaces more efficiently than the existing use while still allowing for generous spaces for the occupiers.
- The entrance to the flats will be retained in its current position, with an additional door leading to the second flat from the communal hallway.
- Within the formed loft space, the bedroom will occupy the higher spaces while the lower hierarchy rooms will sit partially within the eaves to ensure a comfortable main space.

Relationship with Neighbour's

- The relationship with the neighbouring properties has been carefully considered in the design proposal. The loft extension proposal affects the rear roof of the building, and due to its form and materiality, it will not have a negative impact on the property or surrounding properties. The rear properties of Goldhurst Terrace are considered not to be affected because of the distance between the respective buildings on each road.
- The proposed works will not be visually intrusive on the neighbours garden or property because the extension is modest in scale and due to the large amount of large scale vegetation in the area.
- The proposed extension will not overlook the neighbours or any public highway or public foot paths.

Appearance

- All materials have been selected based on careful consideration of the surroundings, the existing structure and properties within the vicinity.
- The materials are as follows:
 - The roof tiles will be replaced (the roof is in need to overhaul or replacement, this work is the opportunity to replace the existing roof and update the useful life of the roof). The tiles will be replaced with materials that match the existing tiles, consistent with the roof line of the surrounding properties area.
 - The dormer façade/cheeks will be finish in lead.
Softwood framed sash windows with low-E glass to match the existing materials.

Sustainability

- The extension, coupled with the fenestration upgrades, will be in-line with current UV regulations. This will improve and maintain an excellent EPC value (Energy Performance Certificate) for the property.

Heritage Statement

- Originally known as Swiss Cottage Conservation area until Feb 2011. This was changed to South Hampstead to reflect the historical development of Hampstead.
- First developed from farmland to housing in the late 19th century
- The area originally was part of the Maryon Wilson Estate but when development began along Priory Road (which was originally called Canfield Road). This was the gateway to the estate. In the area, most of the houses were detached houses.
- In the 1870s the rest of the area was developed and the streets named after Maryon Wilson estates in Essex and Sussex.
- The houses on Belsize Road were developed between 1879-1900.
- Beyond 1900 there was not much new development in the area except small changes such as extension and loft conversion to residential project. There has been restoration projects as a result of bomb damage from the Second World War.
- The character of the houses are in a rhythmically spaced brick dwellings. The properties are stepped back from the street and have modest size gardens.
- The front elevations have decorative details which have been preserved in the properties lifespan.
- The rear elevation of the properties have been modestly preserved with a few properties have made changes that affects the overall image of the conservation.
- The loft conversion we have proposed will not change the effect or image of the conservation area.

Conclusion

This proposal is to build a loft conversion onto an original terraced house and for a change of use from one dwelling into two dwellings. In formulating our proposals, we have considered the current conditions of the property which is currently configured as flats. We have been sympathetic to the property and its surroundings.

- The design has been particularly mindful of:
 - The Council's Core Strategy, London Plan, relevant Supplementary Planning Guidance Papers and Conservation Policies for South Hampstead.
 - Retaining & enhancing the property's original features, designing the dormer in a sympathetic approach.

Site Images



158 Belisize Road highlighted in Red with comparable existing dormer extensions highlighted in Green.



These statements were prepared by:

DESIGN TEAM

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