

Design and Access Statement

‘Alterations to side elevation of lower ground floor flat’

34a Belsize Park Gardens, NW3 4HL

October 2019



Format Extend Ltd. on behalf of M. Green and A. Fox

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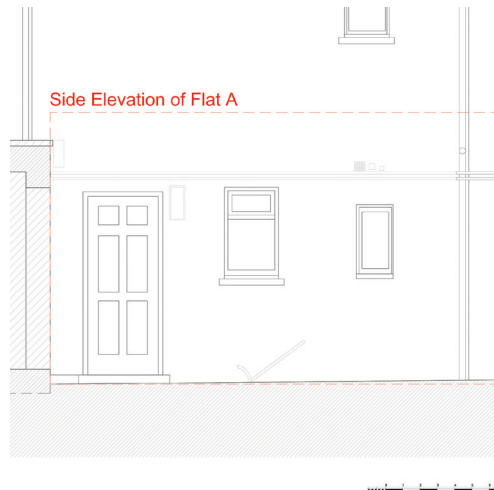
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I. Introduction

I.1 This Design and Access Statement accompanies the planning application submitted by M. Green and A. Fox for 'Alterations to side elevation of lower ground floor flat, including moving front door, blocking up 2no. existing windows and insertion of 2no. new windows to facilitate internal alterations' at 34a Belsize Park Gardens, London NW3 4HL

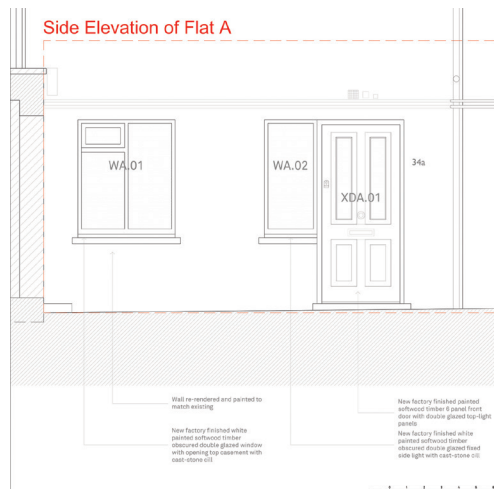


I.2 This statement is detailed but must be read in conjunction with all other application drawings and documents.



I.3 Following the extension of 34b Belsize Park Gardens, adjacent to the site, the applicants have purchased the former communal entrance hall space and wish to re-arrange the internal layout of the flat at 34a.

I.4 The proposed alterations have been designed with respect to the and will have minimal visual impact on the host building.



2. Setting

2.1 The site is a single storey flat occupying the front half of the lower ground floor of a Victorian Italianate Villa.

2.2 The flat which occupies the rear half of the lower ground floor (34b) has been extended to the side and rear.

2.3 Both flats are accessed via steps down from the road to the left of the main entrance of the building and along an alley.

2.4 The site is located in the Belsize Conservation Area.



3. Planning considerations

3.1 The current use of the flat is C3.

3.2 The proposed use of the flat is C3.

3.3 The current and proposed use is single family dwelling.

3.4 The host building has been extended twice:

3.4.1 Flat B (Rear Ground Floor), 2002, planning application reference: PWX0203144 - Erection of a single storey conservatory side extension to garden flat

3.4.2 Flat E (2nd Floor), 2004, planning application reference: 2004/1281/P - The installation of 1 x dormer window to the front, side and rear roof pitch with integral roof terrace to the rear/side roof pitch, installation of 2 x rooflights to the front roofslope and 1 x rooflight to the northwest elevation, in connection with the conversion of the roofspace to form additional habitable accommodation for the existing second floor flat.

3.5 The proposal for consideration does not seek to extend the building but does propose alterations to the exterior. These alterations would usually be considered permitted development but as flat the site does not benefit from PD rights.

3.6 The works proposed are not restricted by the Belsize Conservation Area Article 4 Direction.

3.7 In the design of the proposed alterations care has been taken to ensure that they preserve or enhance the quality of the conservation area.

3.8 In the design of the proposed alterations particular attention was paid to the following Camden Planning Policies: Local Plan Policies D1 'Design', D2 'Heritage', CCI 'Climate change mitigation', Camden's Design CPG March 2019, Belsize Conservation Area Appraisal and Belsize Conservation Area Design Guide.

4. Heritage

4.1 The site is part of the Belsize Conservation Area and is part of the original designation from 1973.

4.2 Belsize Park Gardens was originally developed by Daniel Tidey in the 1860s and is defined by large semi-detached Italianate villas with entrance doors to the outside of each pair, steps leading up to these and down to the lower ground floor level and large bay windows.

4.3 The site is situated on the lower ground floor of a building which differs from the norm and is a double fronted detached villa with central entrance and steps, although it shares similar stucco detailing to the rest of the street.

4.4 The host property has a large 4 panel front door with rounded heads to the top, long panels.

4.5 At ground floor level a tall and wide bay window common to the area is situated to each side of the main entrance, terminating below the first floor windows and extending down to the front elevation of the lower ground floor flat. The proposal does not seek to alter these bay windows.

5. Layout

5.1 The applicants have recently purchased the former communal hallway, once shared with Flat B. Following the extension of Flat B a separate entrance door was provided from the exterior to that flat and the previous entrance door from the communal areas was blocked up.

5.2 This left the applicants with a convoluted entrance route from the external door through the flat as shown below in Diagram 4.1.

5.3 The proposal seeks to simplify this route as shown in Diagram 4.2.

5.4 This provides the rationale for the external alterations proposed and for which permission is sought.

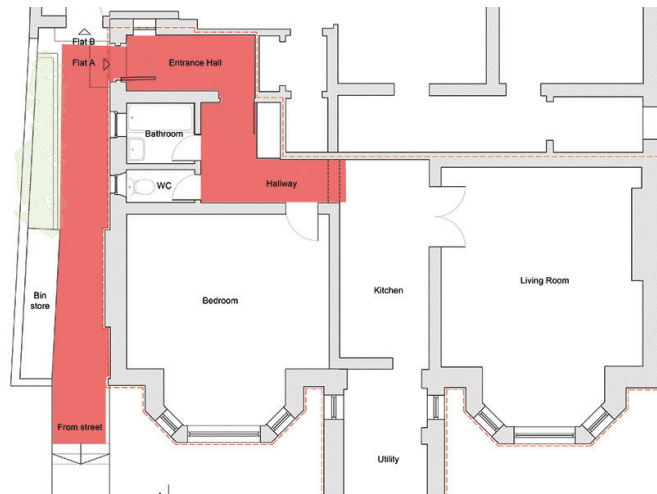


Diagram 4.1 - Existing entry route

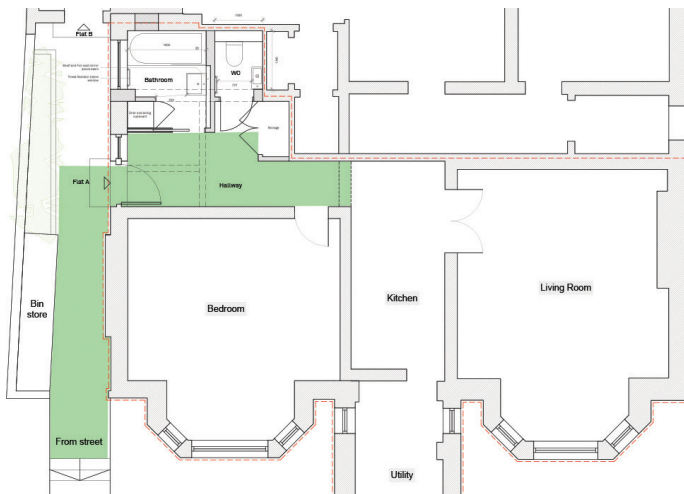


Diagram 4.2 - Proposed entry route

5.5 As well as simplifying this entry route the proposals will give more area to the bathroom and WC (from 3.9m² to 5.5m²) and add storage/ utility space (diagrams 4.3 and 4.4)

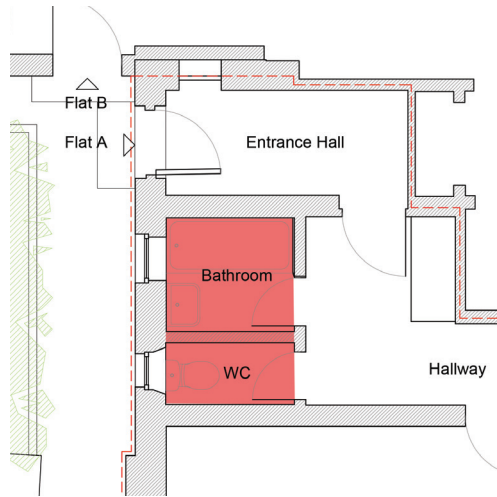


Diagram 4.3

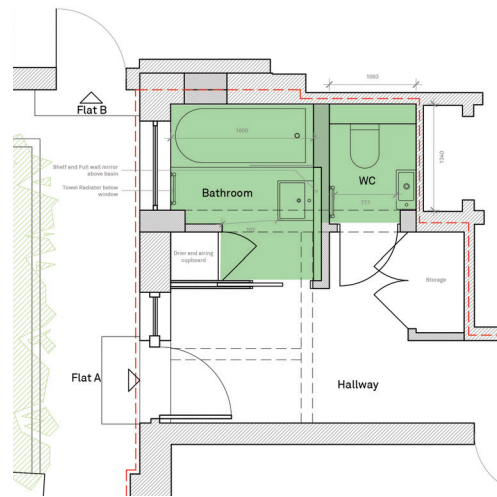


Diagram 4.4

6. Appearance

- 6.1 The side elevation of Flat A from no. 32 Belsize Park Gardens will be altered as shown in the drawings.
- 6.2 These alterations will only be apparent once a visitor has left the road and has passed some way along the alley towards Flats A and B 34 Belsize Park Gardens.
- 6.3 Views from the lower ground floor access to the lower ground floor flat at 32 Belsize Park Gardens will also be very restricted by the high hedges, wall and fencing.
- 6.4 None the less care has been taken that the new windows and doors will be suitable to the conservation area in accordance with Camdens policies and the Belsize Conservation Area Appraisal and Design Guide.
- 6.5 The current front door features a 6 panel 'Georgian' style with 2 glazed top-lights. Whilst attractive this is not of the era from which the house was designed.
- 6.6 The proposed front door is of a traditional Victorian 4 panel design with the 2 long top panels double glazed in 'sand blasted' effect obscured glass for security. The 4 panel design with slight variations in size and proportion and detailed design is prevalent in the area.
- 6.7 The door and frame will be factory finished painted softwood timber.
- 6.8 The new front door infill panels will be insulated for energy efficiency but are of a sandwiched timber construction and so will appear as painted timber.
- 6.9 The accompanying sidelight will also be painted timber and will be fixed, double glazed and obscured in the same fashion as the door glazing for security.
- 6.10 The glazing to the front door and the side-light serve to bring as much daylight into the entrance hall as possible in what is a tight and over-shadowed location.
- 6.11 The proposed new Bathroom window will be a painted timber frame

with single top-hung opening casement to the top left when viewed externally.

6.12 gain this window will be double glazed and obscured in a sand blasted effect for energy efficiency and security.



Photo 5.1 Example of Victorian 4 panel front door with obscured glazing such as proposed (Credit: London Door Company)

6.13 Repairs to the wall where the existing openings are altered or blocked up will be made in stucco render and painted in a colour to match existing.

7. Conclusion

7.1 The proposed alterations have been designed to improve the internal living space whilst giving due care and attention to the appearance of the external elevation within the sensitive context of the conservation area. As such the applicant kindly asks that Camden Council grant permission for the proposed alterations.

James O'Hara,
Director,
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