



27 BELSIZE PARK

Design & Access Statement

552-BEL-001

SEPTEMBER 2019

LIPTON PLANT ARCHITECTS

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WE MAKE Design and Access Statement

SEPTEMBER 2019

This document has been produced by: REF: 552-BEL-001

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Contents

1.0	Brief
1.1	Primary Brief
1.2	Site Analysis
1.3	Site Context
1.4	Site Interrogation
2.0	Proposal
2.1	Existing Drawings
2.2	Proposed Drawings
2.3	Design & Access Statement

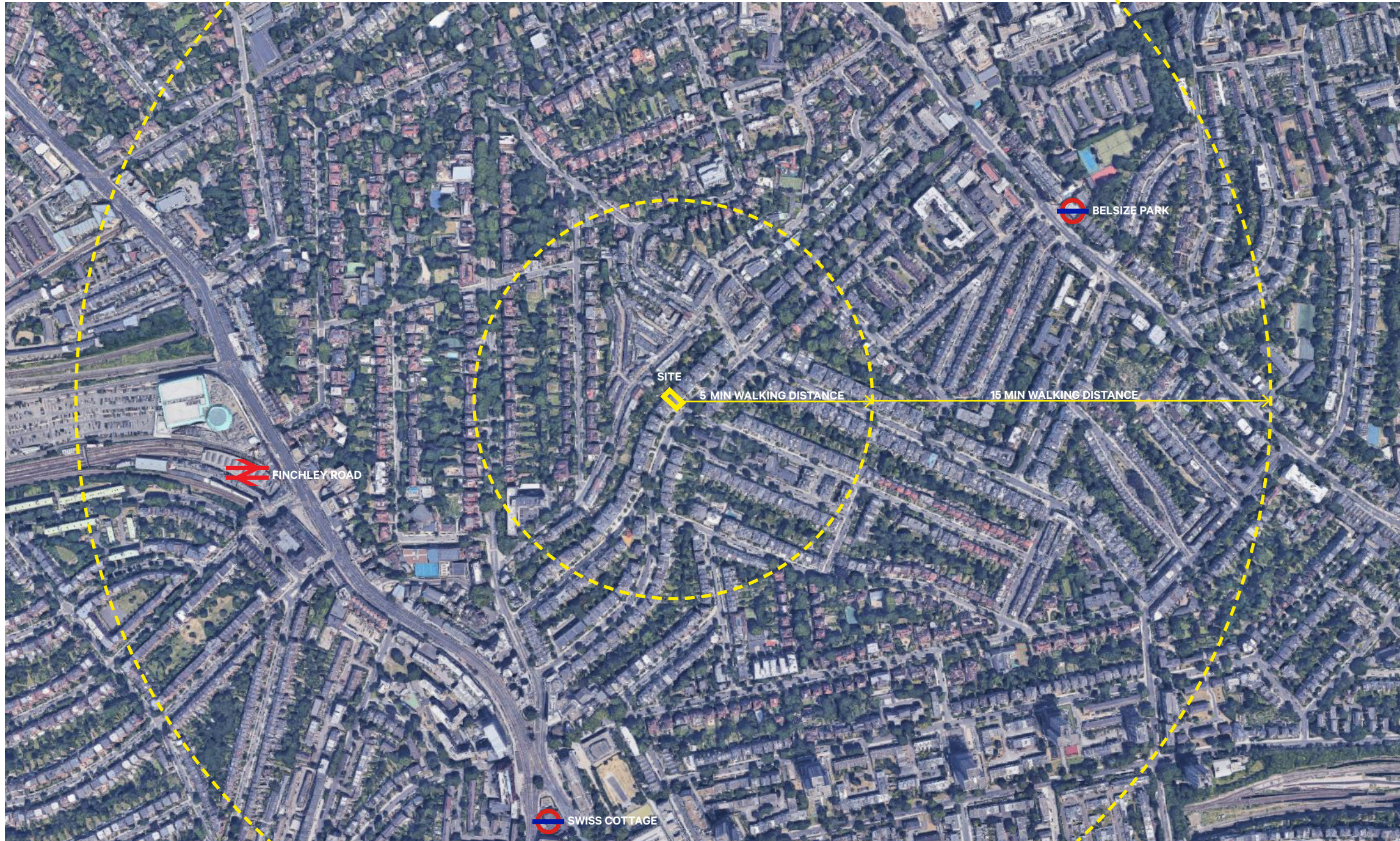
1.1 Primary Brief

Initial Brief Developed with the Client

- Demolish the existing, dilapidated dormer windows to the front, side and rear of the existing building
- Rationalise the internal layout to provide a cohesive design for a 3B4P dwelling
- Create a consistent form and design to the set of dormers on the existing building which currently does not exist
- Extension of the existing dwelling through dormer windows at the front, rear and side of the property to increase the internal area and improve natural daylight into the spaces
- Provided external amenity space to the dwelling with a proposed terrace to the rear of the property

1.2 Site Analysis

Aerial View



1.2 Site Analysis

Site Location Plan

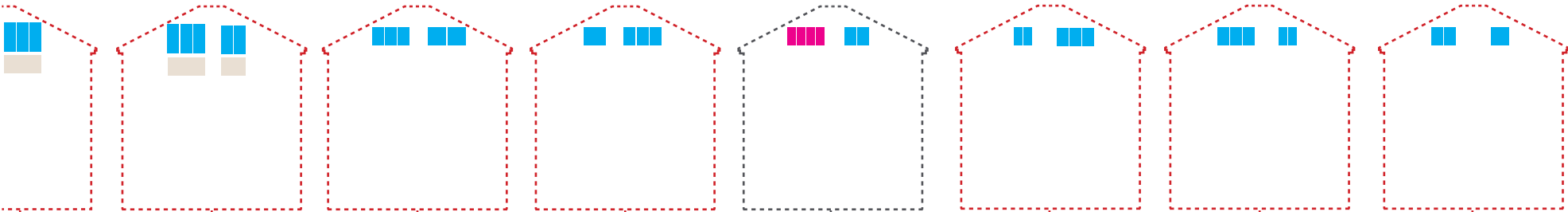


Block Plan of Site

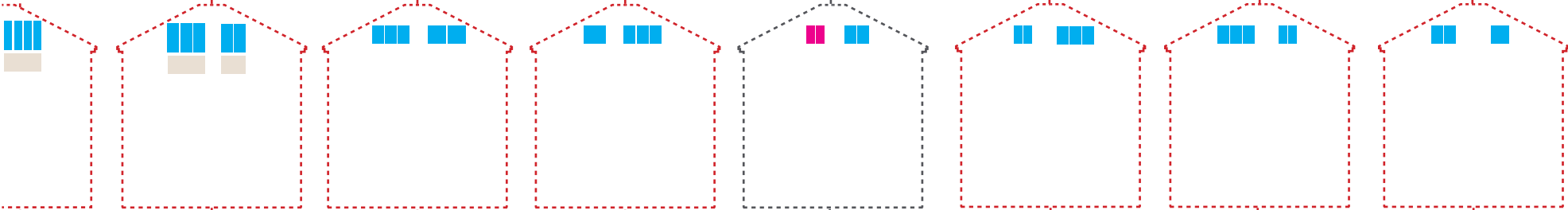
1.2 Site Analysis

Dormer Study - Front Elevation

Proposed:



Existing:



Front Street (South East) Elevation

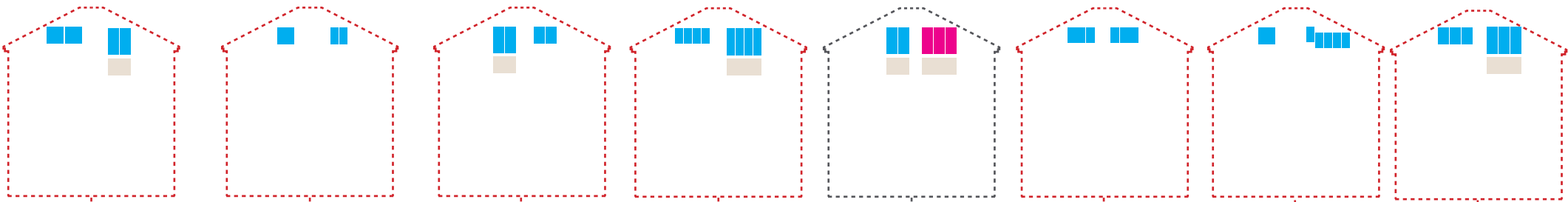
Key:

- Windows on Surrounding Buildings
- Windows on Existing Building
- Terrace

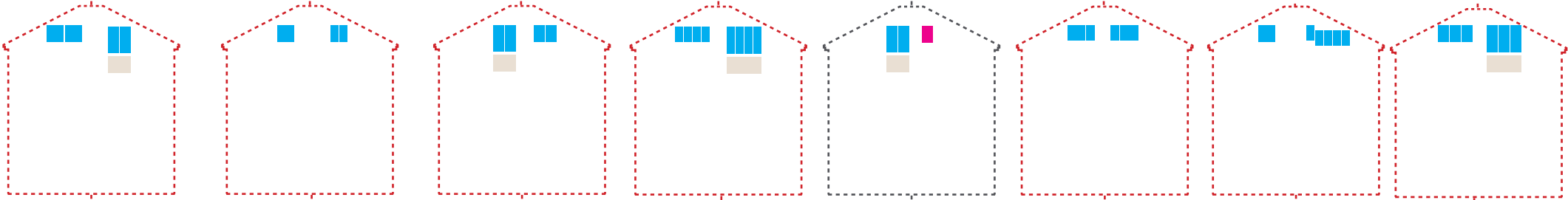
1.2 Site Analysis

Dormer Study - Rear Elevation

Proposed:



Existing:

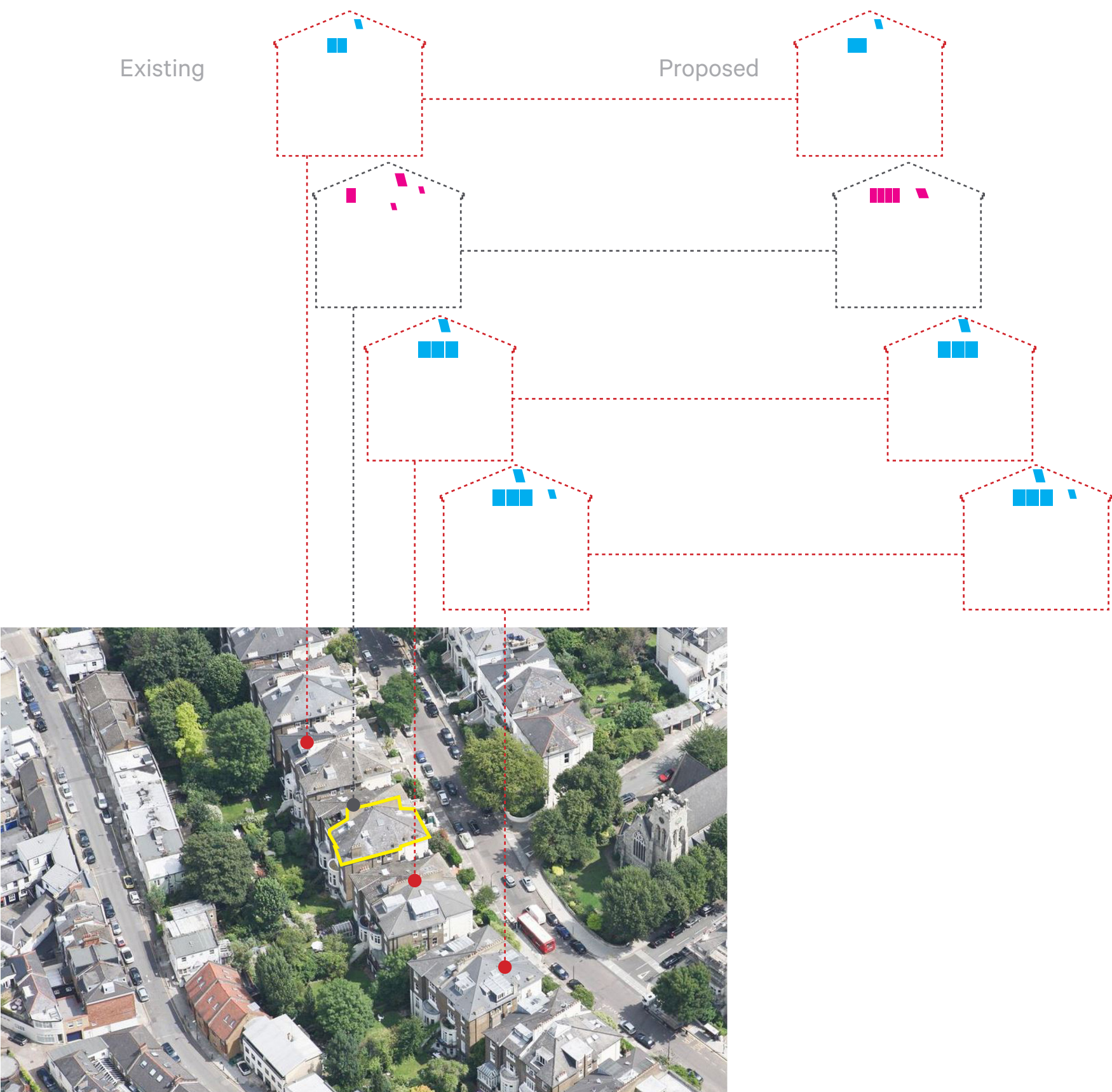


Rear Garden (Elevation

- Key:
- Windows on Surrounding Buildings
 - Windows on Existing Building
 - Terrace

1.2 Site Analysis

Dormer Study - Side Elevation

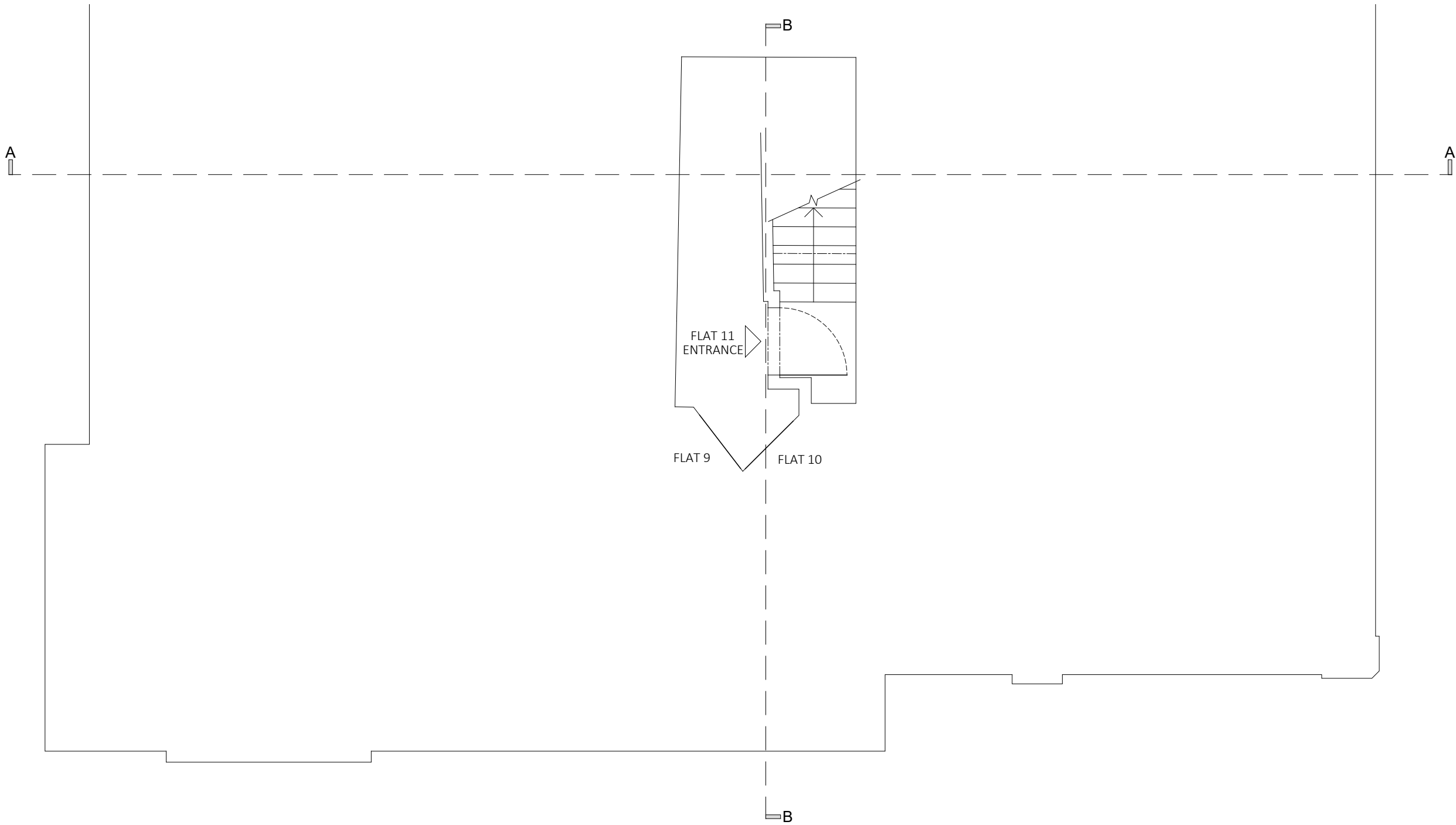


Side Row (South) Elevation

- Key:
- Windows on Surrounding Buildings
 - Windows on Existing Building
 - Terrace

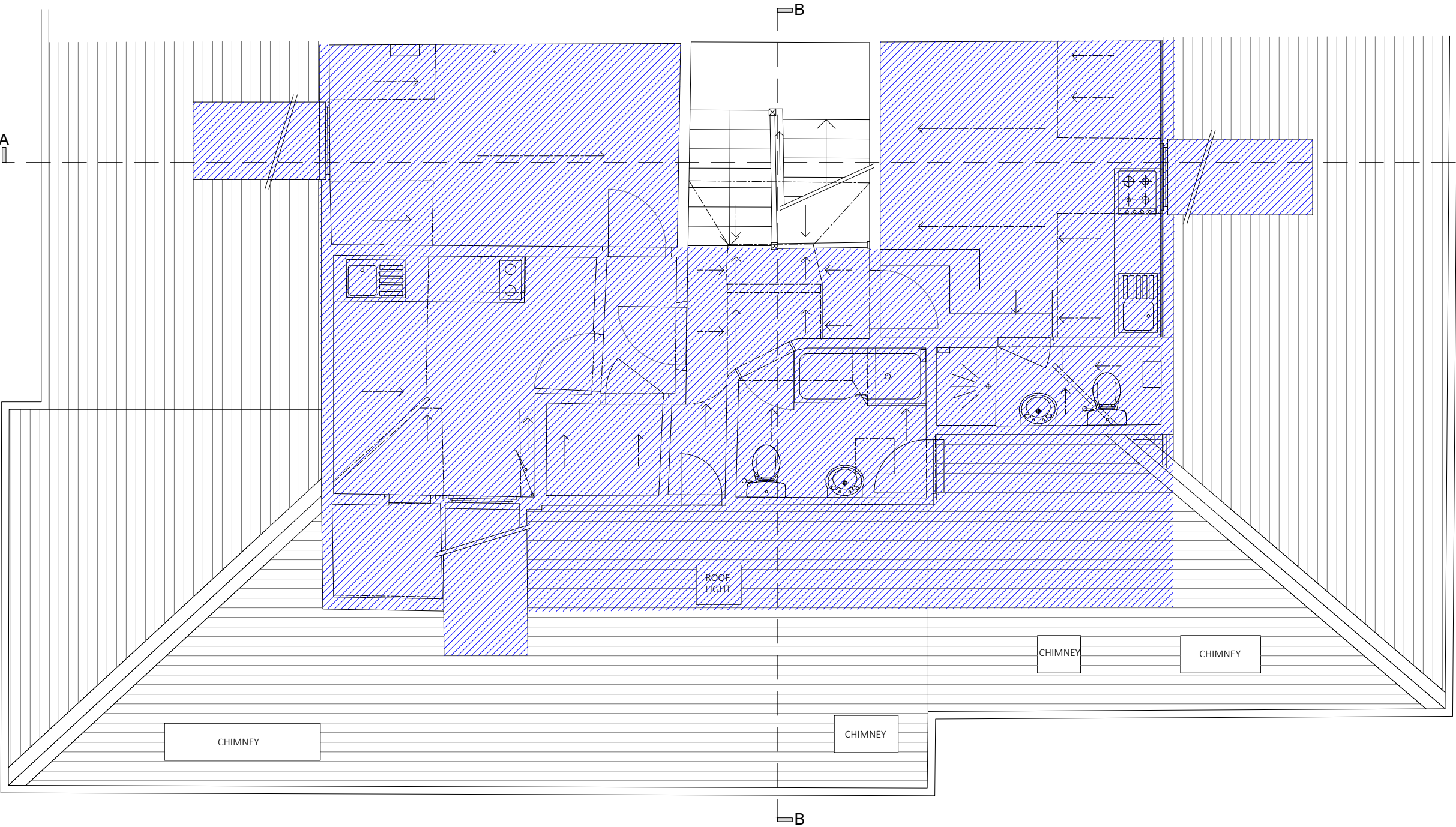
2.1 Existing Drawings

2nd Floor Plan



2.1 Existing Drawings

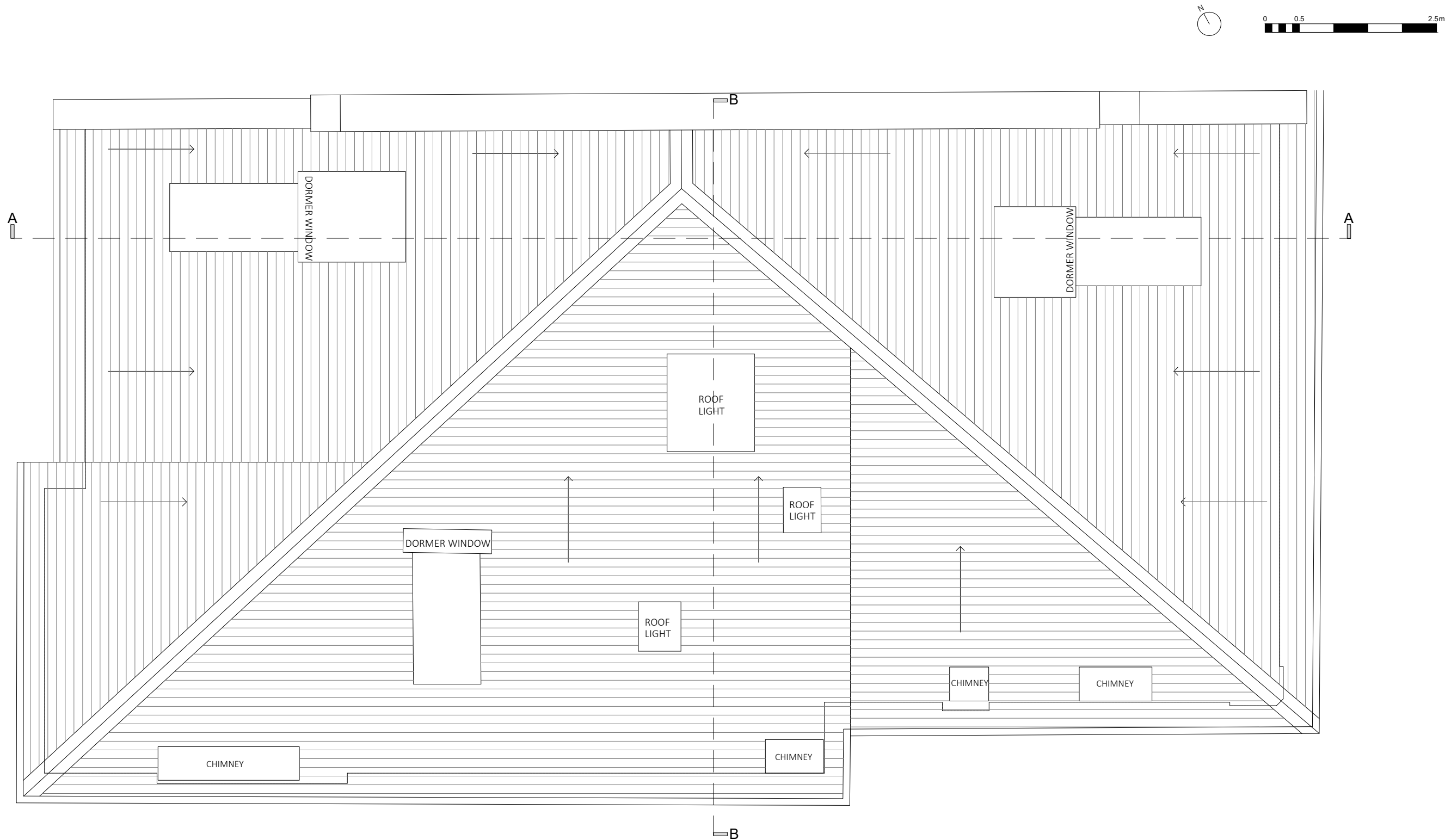
3rd Floor Plan



 DEMOLITION

2.1 Existing Drawings

Roof Plan



 DEMOLITION

2.1 Existing Drawings

Front Elevation



 DEMOLITION

2.1 Existing Drawings

Side Elevation



 DEMOLITION

2.1 Existing Drawings

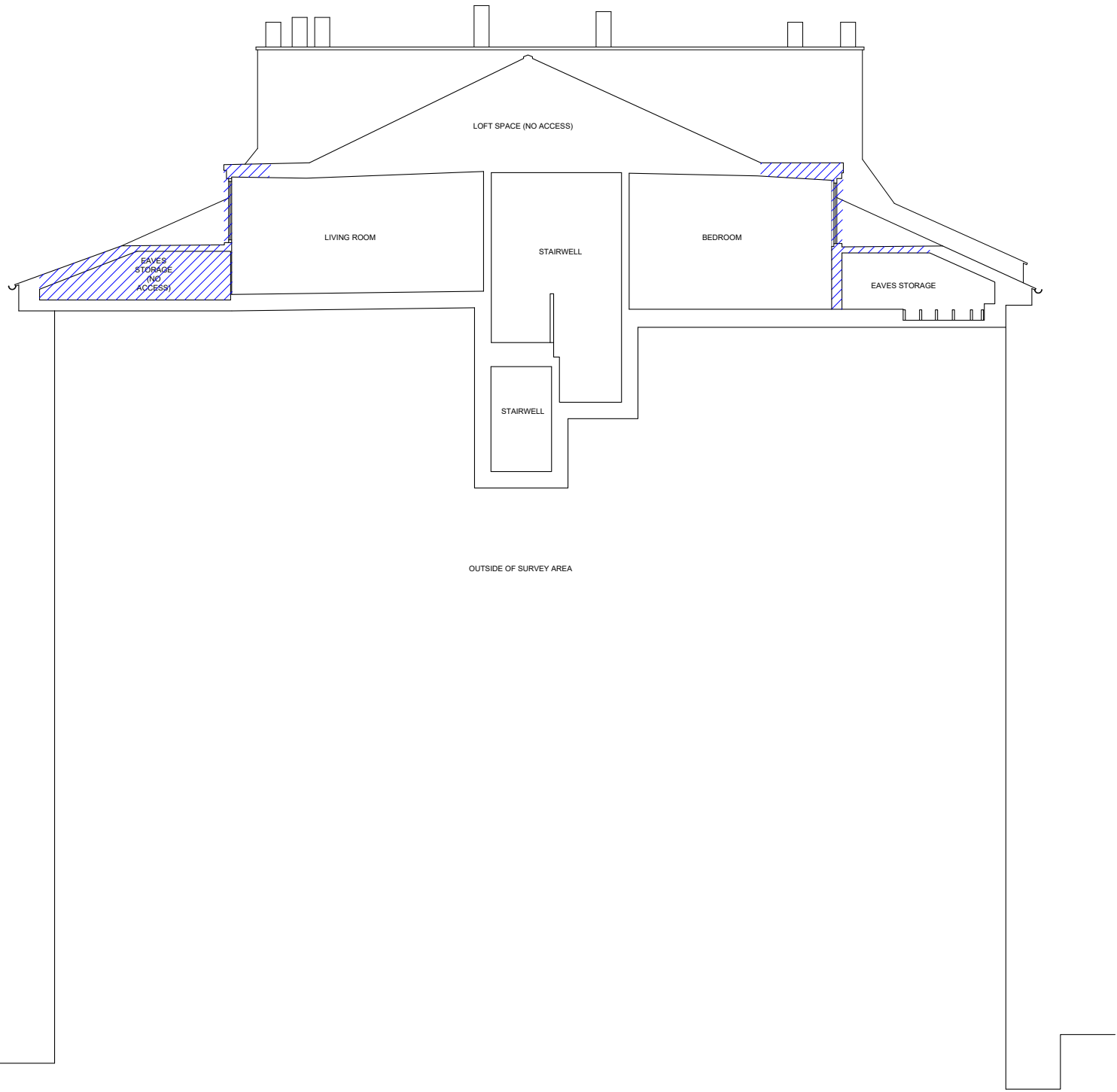
Rear Elevation



 DEMOLITION

2.1 Existing Drawings

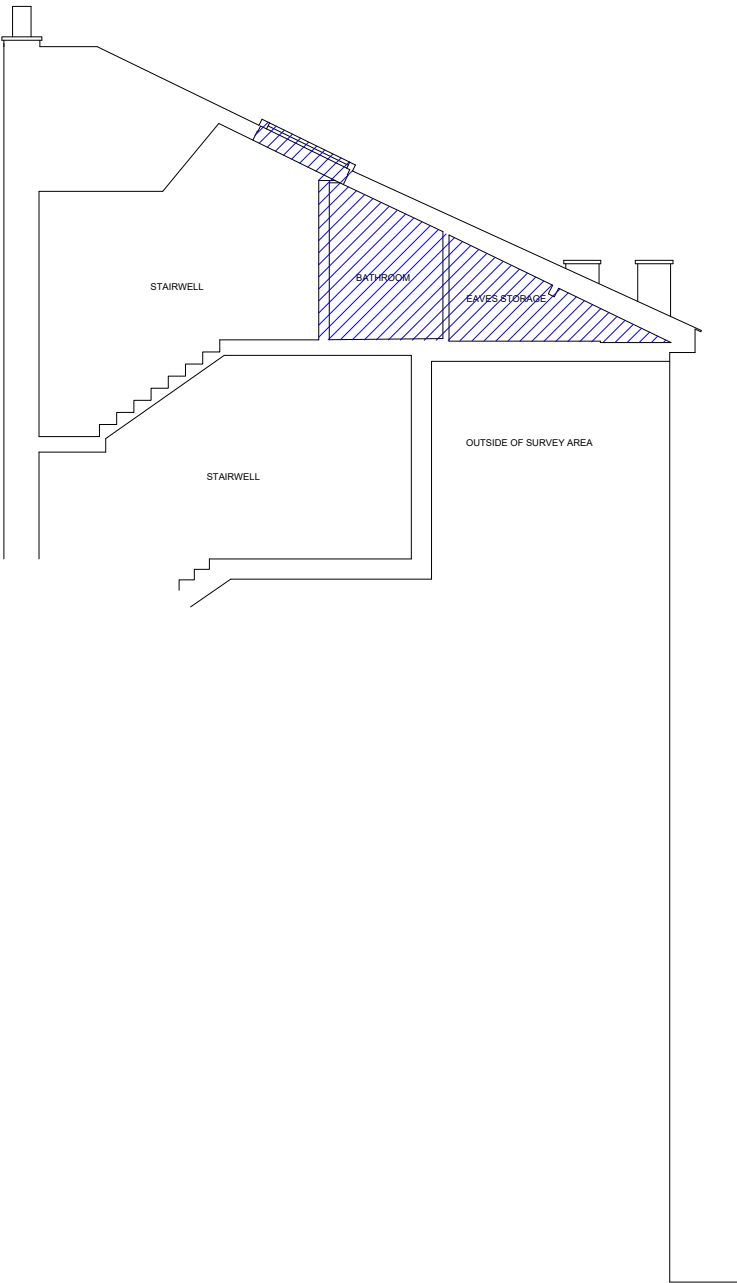
Section AA



 DEMOLITION

2.1 Existing Drawings

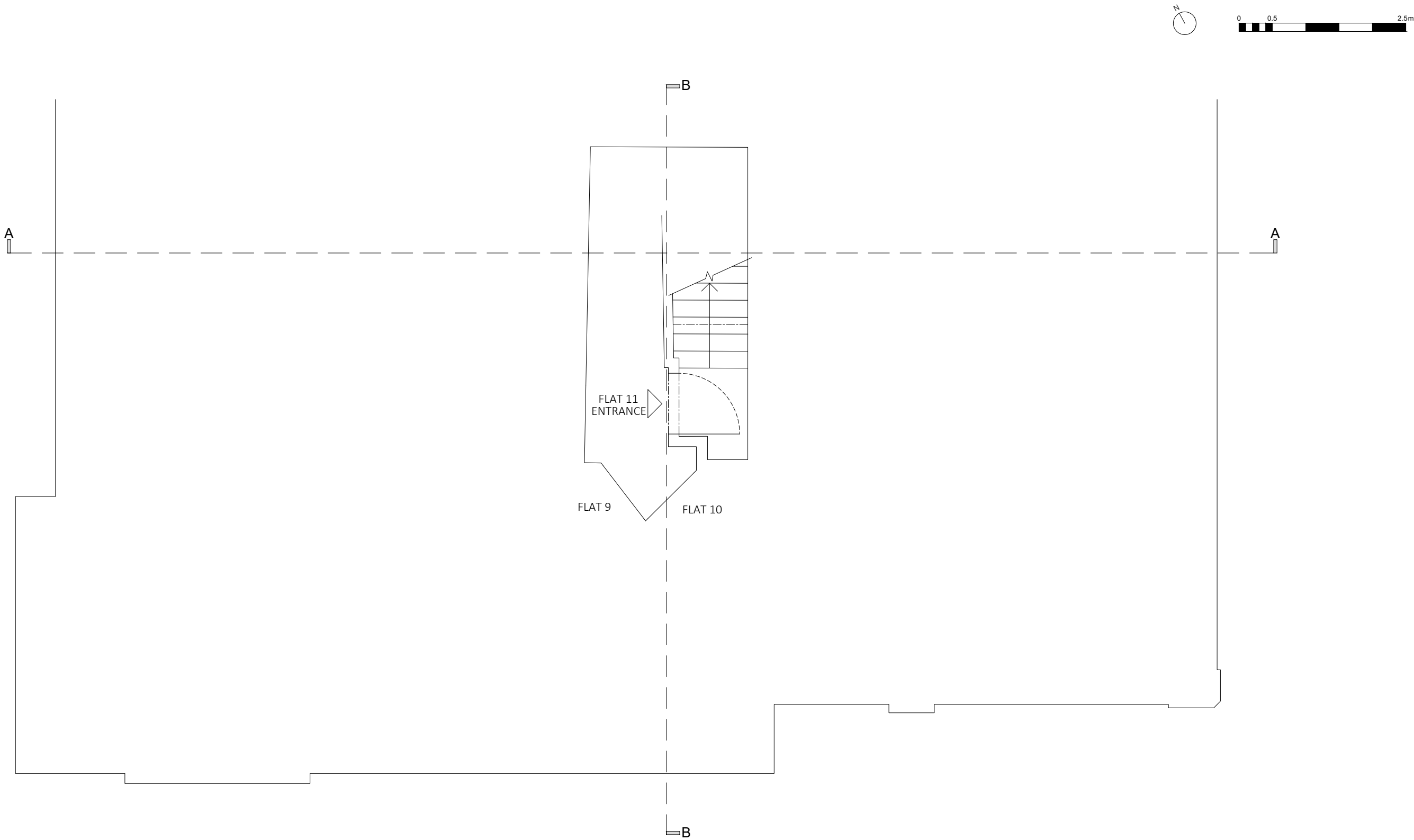
Section BB



 DEMOLITION

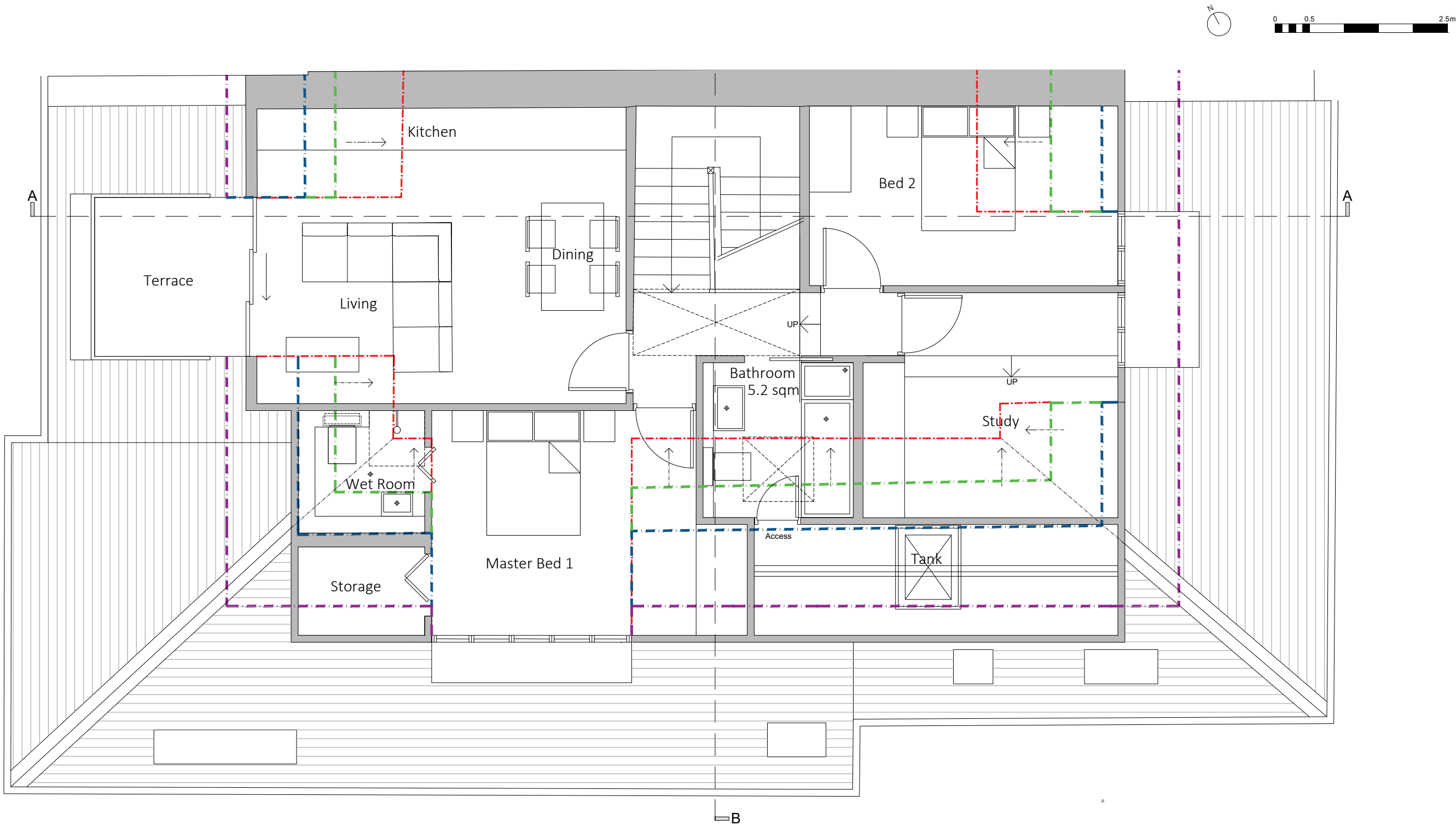
2.2 Proposed Drawings

2nd Floor Plan



2.2 Proposed Drawings

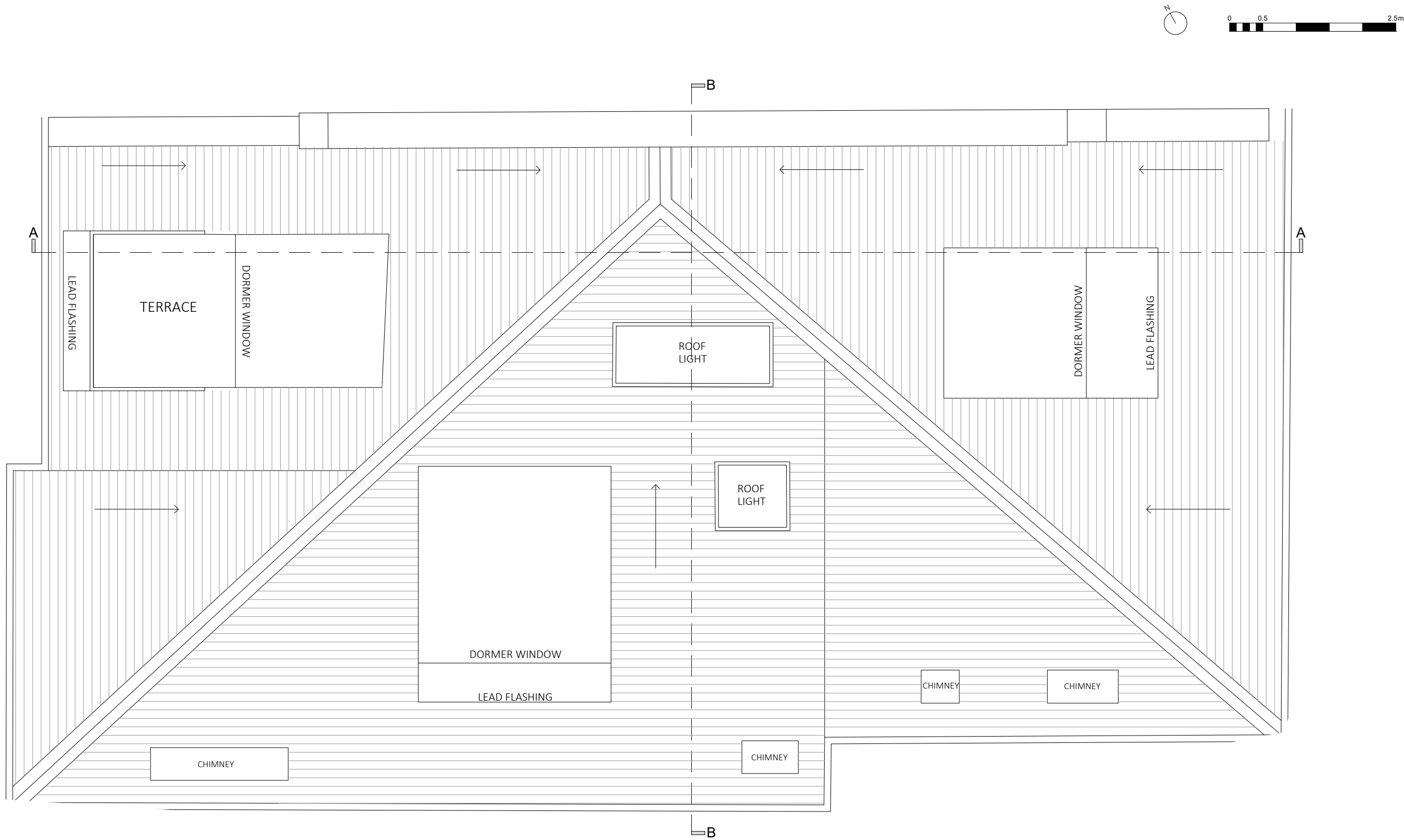
3rd Floor Plan



- Full Height Ceiling Line
- 1.8m Ceiling Height
- 1.5m Ceiling Height
- 1.0m Ceiling Height

2.2 Proposed Drawings

Roof Plan



2.2 Proposed Drawings

Front Elevation



2.2 Proposed Drawings

Side Elevation



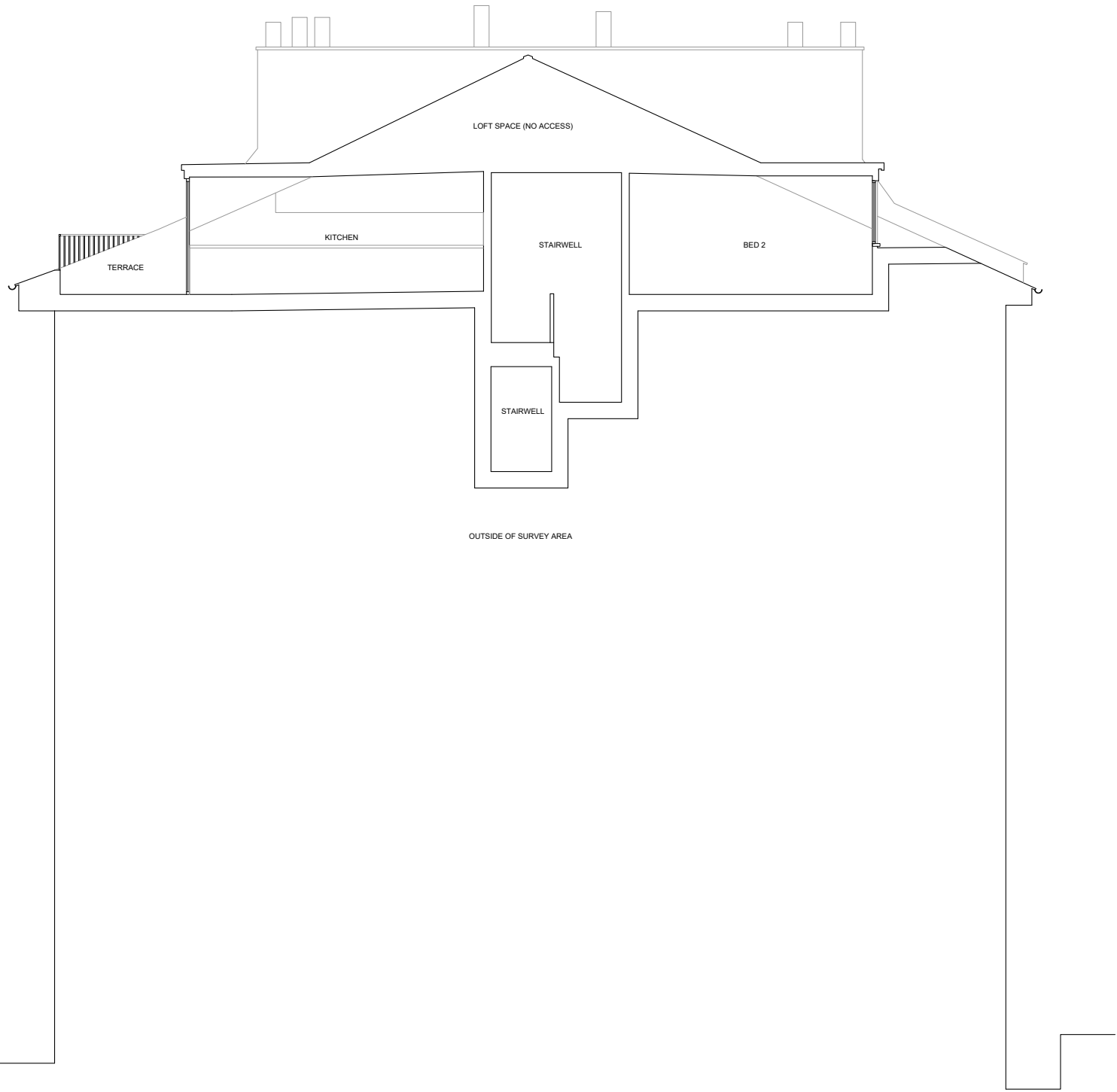
2.2 Proposed Drawings

Rear Elevation



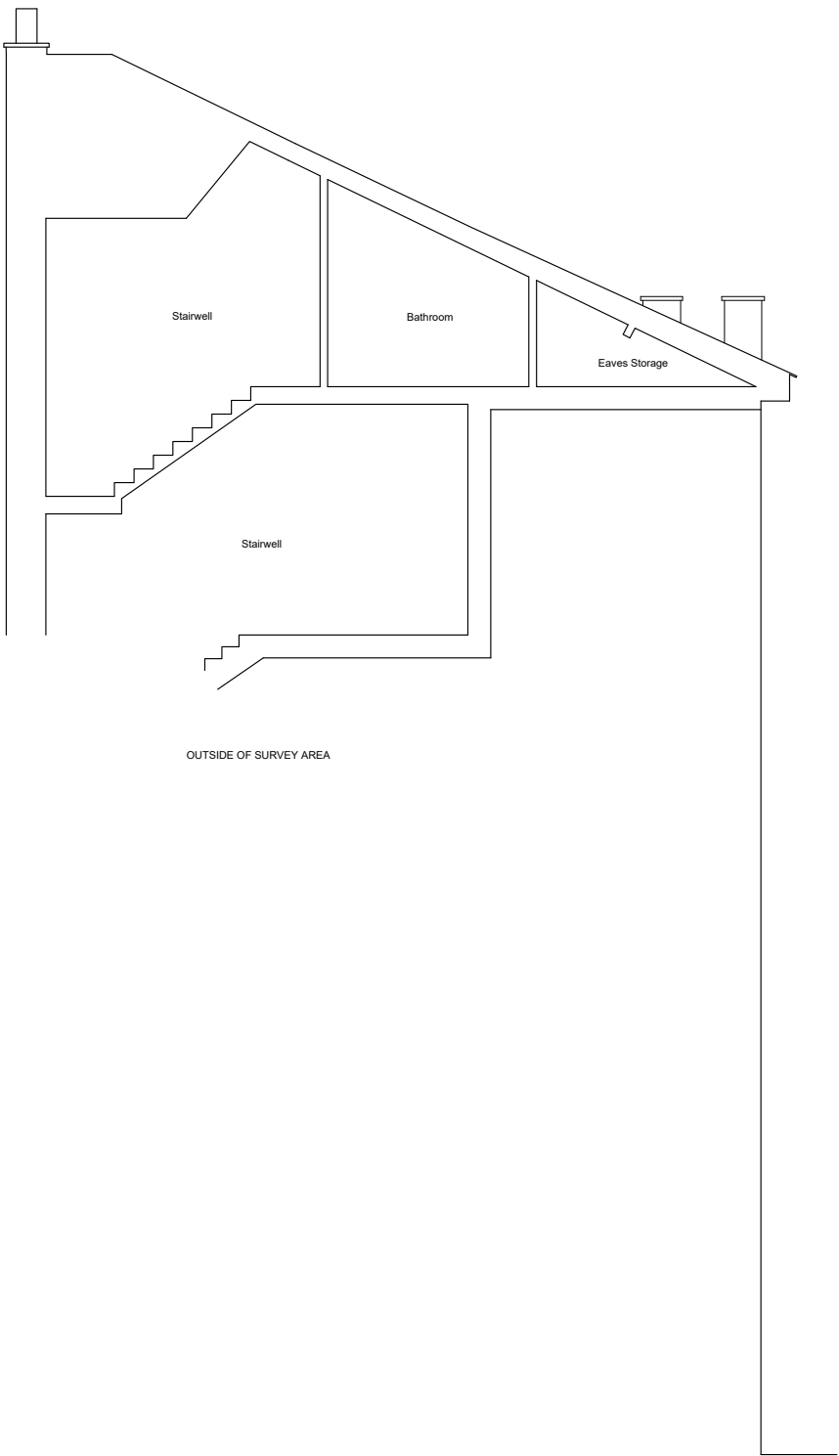
2.2 Proposed Drawings

Section AA



2.2 Proposed Drawings

Section BB



2.3 Design & Access Statement

1.0 INTRODUCTION AND CONTEXT

The application site is located on Belsize Park, a few minutes walk from Belsize Park tube station in the London borough of Camden.

The site is surrounded by 19th century Italianate villas which remain as residential properties. Belsize Park is located within Area 1 of the Belsize Conservation Area which is an area of considerable charm, with the particular character of the village being one of the main justifications for designations. Almost all the buildings on Belsize Park have roof top dormer windows of varying sizes and shapes. The proposed design seeks to celebrate and improve the Italianate Villas which sit tall and proud within the conservation area of Belsize Park.

The proposal is for the demolition of the existing dormers and roof lights which are dilapidated and sit haphazardly on the roof with no form or rhythm. The roof will then be extended through new dormer windows.

The proposal includes a dormer with a terrace to the rear, a dormer and roof light to the side and a dormer to the front elevation of the property.

The proposed dormers will replace the existing dormers and aim to increase natural daylight and improve the spacial configuration of the dwelling. The design carefully creates a matching set of dormers rather than individual dormers which sit incoherently on each elevation.

The proposed design will create a cohesive 3 bed dwelling rather than the existing disorganised space.

2.0 EXISTING SITE CONDITION

The site is in Zone 2 with great transport links via the Northern line, making it an appealing location for a broad range of people.

4.0 DESIGN –

The proposed dormer windows have been sensitively designed to be smaller than the existing windows below on each elevation

as well as match the style and materiality of existing dormer windows on neighbouring properties in the area as outlined by Camden Council documentation.

External amenity space is provided with a terraced dormer to the rear of the property. These proposed dormer windows will increase the natural daylight and space within the dwelling while sensitively blending in with the existing buildings in the Belsize Conservation Area.

5.0 APPEARANCE / MATERIALS

Dormer Windows – Timber Painted Casements
Dormer Cladding – Lead
Dormer Form – Flat roof to match existing dormers

6.0 LONDON SPACE STANDARDS AND HEALTHY STREETS

The flat satisfies the London Space Standards for overall area as well as per individual room and built in storage.

	LSS Area	Provided Area
Unit 1 (3B4P)	74m ²	74m ²

7.0 PART M COMPLIANCE

The proposal is an extension of an existing dwelling on the top floor of a three storey dwelling. The design proposal satisfies the requirements for minimum door widths, and all stairs and living areas satisfy Building Regulations Part M and K. Due to the nature of the site and the existing dwelling there is not a single core to the building and so lift access is not possible.

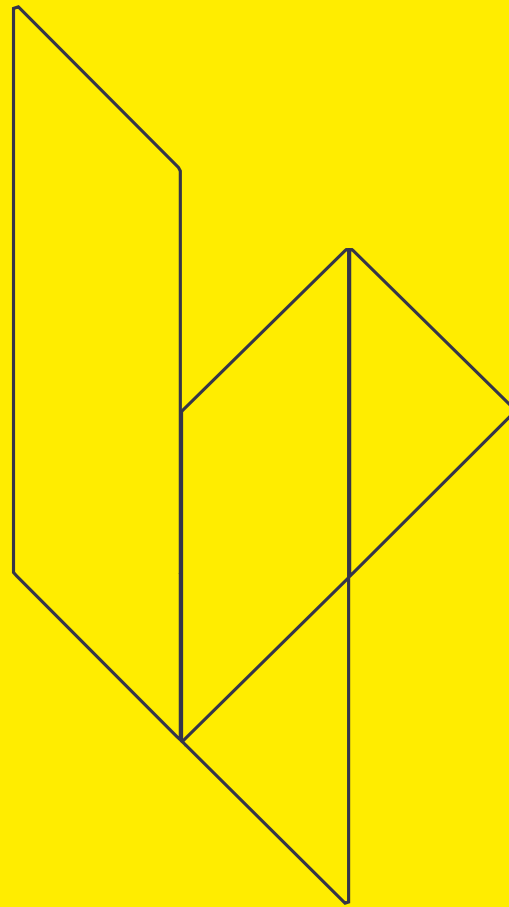
8.0 CONCLUSION

The design of the proposed roof extension (dormers) creates a high quality, contextual and sensitive scheme, mindful of the local conservation area.

The proposal enhances the appearance and character of the

Conservation Area through its sensitive use of high-quality materials and traditional materiality detailing.

The dormers are subordinate to the host property, set within the middle of the roof slope, in line with other neighbouring dormers and constructed in traditional materials.



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