

17 Belsize Park Gardens

PLANNING APPLICATION

23rd March 2020



“REVISION A”

PIETRO BELLI DESIGN

Pietro Belli
19B Lambolle Road
NW3 4HS
London

17 BELSIZE PARK GARDENS
Planning Application

Address: 17 Belsize Park Gardens - NW3 4JG London
Applicant: 17 Belsize Park Gardens LTD
Agent: Pietro Belli Design
Contact: Pietro Belli (info@pietrobellidesign.com)

Date: 23rd March 2020

PROPOSAL: Re-instating of capping stones to no. 6 existing piers; installation of Victorian style cast iron railings to top landing; construction of a bin store and a bike store; rebuilding of a leaning parapet wall and a pier to front entrance; paving of the entrance patio and stairs with traditional black and white Victorian tiles; reconstruction of staircase leading to basement level and associated works including new planters to front of the road.

This document accompanies the following submitted drawings:

17BPG_LOC PLAN (site plan and location plan)
17BPG_P01 (existing ground floor plan)
17BPG_P02A (proposed ground floor plan) REVISED
17BPG_E01 (existing front elevation)
17BPG_E02 (existing side elevation A)
17BPG_E03 (existing side elevation B)
17BPG_E04 (proposed front elevation)
17BPG_E05A (proposed side elevation A) REVISED
17BPG_E06 (proposed side elevation B)
17BPG_D01 (pier cap detail)
17BPG_REPORT (containing the design and access statement)



Satellite (Google Maps) view of the road, with No.17 Belsize Park Gardens highlighted

THE SITE

The property is a Victorian semi detached building located at No. 17 Belsize Park Gardens. In 1973 the Borough's Planning and Communication Committee agreed the designation of the Belsize Park Conservation Area and included Belsize Park Gardens in it. The character of the area and in particular of Belsize Park Gardens road is derived from mid-19th century Italianate stucco villas, whose design gives a strong identity and unity of appearance to the area.

Currently the property appears to have an outside entrance area in very poor conditions, caused by poor maintenance and small repairs made at different times. The piers and parapet walls that separates the property from the road, in particular the ones on the right hand side of the entrance are leaning (see photo 1). Moreover the pier caps appear to have been replaced at different times and have all different sizes and shapes (see photo 2). The main entrance stairs are covered by a bituminous black waterproofing, while the entrance patio is covered with concrete (see photo 5). The stairs leading to the basement flat and its bottom landing are in two different materials, concrete and terracotta tiles. In between the piers that sit along the main entrance stairs there are no parapets / handrails (see photo 3). Wheelie bins are standing right at the top of this latter staircase with an unpleasant appearance and bad smell consequences. Finally, at the bottom of such stairs there is an old bin shed that is not usable as the size of current wheelie bins is taller (photo 4).

Many properties along the same road have undergone renovation works on such external entry areas. As an example, the adjoining property, at No. 15 was recently granted consent to build a new wheelie bin shed which makes their entrance area look clean and tidy.



PHOTO 1 - Leaning pier and parapet wall



PHOTO 2 - Piers with different shape of caps



PHOTO 3 - No parapet or handrails between piers across the staircase



PHOTO 4 - Existing bin shed



PHOTO 5 - Existing entrance paving



PHOTO 6 - Proposed balustrade reference



PHOTO 7 - Proposed traditional black and white tiling reference

DESIGN PROPOSAL

The proposal aims to improve the external appearance of the building, reinstating its original Victorian character. In order to achieve this, a number of interventions has been identified:

- The existing pier caps look all different in size and shapes and will benefit from a renewal with a uniform look, as per proposed detail drawing 01.
- The entrance patio and stairs are proposed to be clad in traditional black and white small Victorian tiles, while risers along the stairs will be clad in white marble (see riser/going connection detail on dwg 17BPG_E05A).
- A cast iron Victorian style balustrade is proposed for landings (top and bottom), while a simple single handrail is proposed along the staircase, between piers and from pier to column. The proposed Victorian balustrade at top landing will be similar to the one in photo 6, which belongs to a property a few meters away along the same side of the road.
- A new wheelie bins shed will be built, matching the dimensions of the one across the party wall parapet, belonging to No. 15. This shelters 5 x 240 Ltr bins.
- Planters by the parapet wall separating such bin area from the road will be created to protect the view from the street.
- The staircase leading to the basement flat will be rebuilt so to have all risers of equal height and in order to allow for the bin shed to sit comfortably at the top landing. This staircase and the top and bottom landings will be clad in traditional Yorkstone tiles.
- A new shed will replace the existing one at the bottom of the stairs, and it will host No. 5 bicycles on semi-vertical bike racks.

ACCESS STATEMENT

These proposals do not affect the existing access arrangements to the property.



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