

Design and Access Statement

2 Strathray Gardens,
Belsize Park, London
NW3
April 1st 2020



SL
ARCHITECTS

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INTRODUCTION

No 2 Strathray Gardens is a handsome late Victorian town house. The property is located within the Belsize park conservation area within the borough of Camden. It is detached and the house has been split into several flats. No 2C is a three-bedroom apartment set across the top floor of the building. It has access to a small terrace over a rear bay window.

The exterior street facing envelope is predominantly made of red London Stocks & appears with arts & crafts detailing to brick to windows surrounds. The rear west facing elevation is considerably simplified in its detailing with only the horizontal banding details continuing.

This planning application pertains to the replacement of an existing flat roof dormer with timber framed French doors opening out on to the small terrace. The dormer sits within a hipped red tile roof adjacent to a brick gable end. The existing concrete wall, forming the balustrade to the terrace, is most likely a later addition and seemingly not in keeping with the otherwise masonry elevation.

The height of the existing solid balustrade wall, from the original external terrace level, falls short of the building regulations balustrade height requirements at just below one meter. Remedial works to remedy a drainage issue have increased the height of the external finish level and further compromised the compliance of the balustrade height.

HISTORY

Several planning applications affecting the external appearance have been granted over recent years.

Planning was approved in April 2015 for the replacement of French doors, to match existing profiles, and the removal of a solid balustrade replacing it with a metal rail balustrade.

Approval was also granted in November 2005 for alterations to the existing roof to convert the loft level into habitual floorspace incorporating the erection of a glazed extension and roof terrace infilling the rear valley roof.

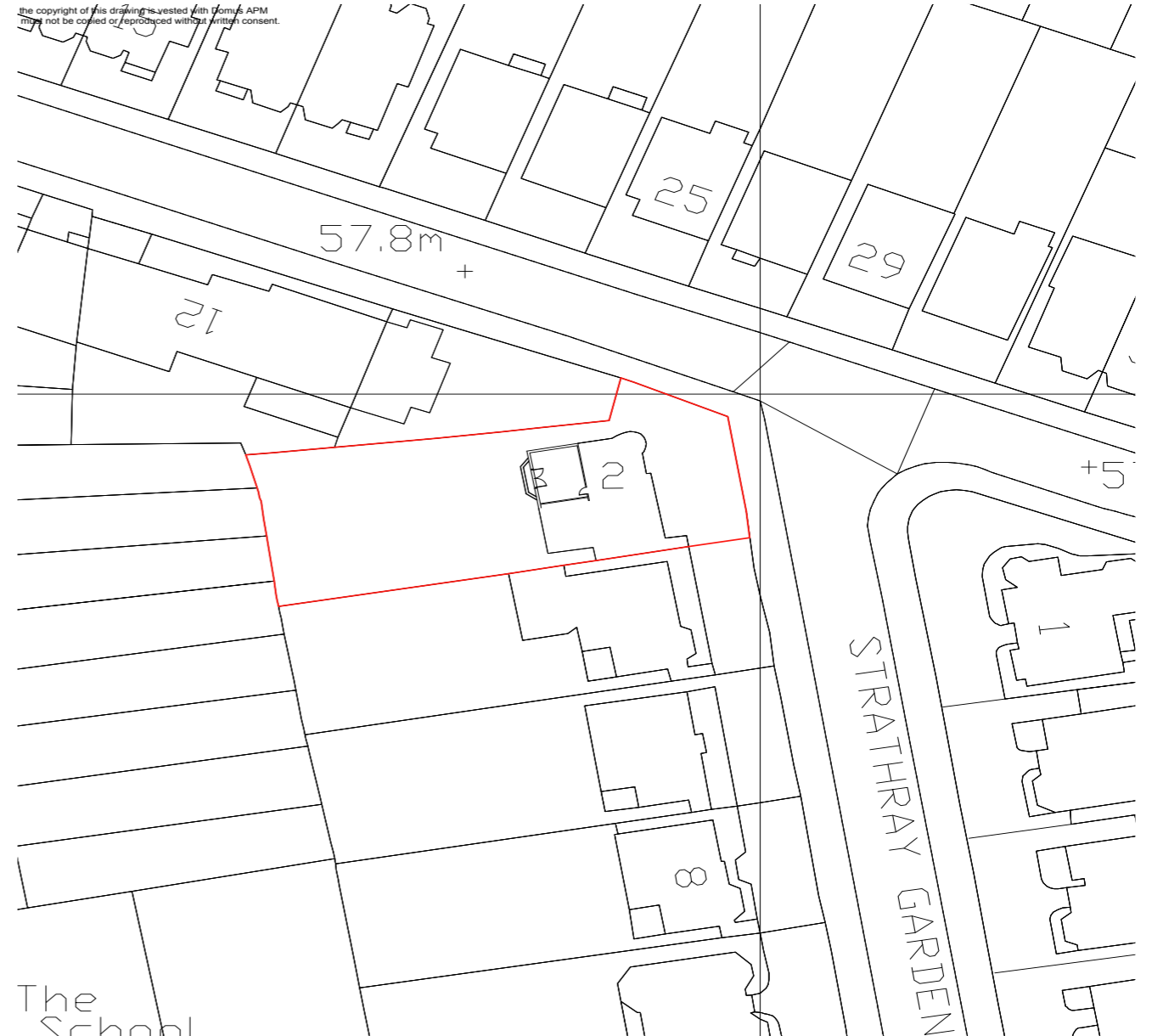
Permission has elapsed for both developments as they have not been carried out within 3 years from approval.

BRIEF

SLR architects have been commissioned to provide a scheme that meets the following brief:

To review replacement options for the French doors to the Living/ Dining room and the balustrade to the external terrace. Consideration should be made to the following;

- Provide an alternative to the solid balustrade to maximise the views out from the Living space
- Maximise the use, sense of space and access to the balcony.



Site Location Plan

SITE PHOTOS



Existing west elevation - Dormer construction with French doors to the third floor apartment.



Existing timber French doors showing projecting element of the roof into balcony zone



Side view of existing condition of flat roof dormer set within hip red tile roof.



Existing drainage outlet on to roof



Existing west elevation - Flat roof dormer with timber framed French doors and solid concrete wall forming a balustrade to the terrace.



French doors Internal View - Living / Dining area

SITE PHOTOS



Contemporary neighbouring property on Lancaster Grove with structural glazing and zinc cladding at high level



View from balcony - offers privacy in the summer



Contemporary neighbouring property to north of the boundary with large aluminium framed windows



Eaton Avenue - example of timber framed sash windows at low level, with light framed highly glazed areas above and roof level glazing.



Rear view from the school - shows a variety of roof top dormers and no one coherent language



North elevation of 2 Strathray Gardens from Lancaster Grove

PROPOSAL AND PRECEDENT IMAGES

The planning application seeks to embrace Camden CPG and local plan policies D1 & D2 promoting design quality and excellence in architecture whilst being sympathetic to the heritage of the existing building and its context within a conservation area.

The proposal is to replace the existing flat roof dormer with a lighter, fully glazed, high quality structure which would seek to compliment, rather than compete with the traditional brick facade. Historical examples of contrasting lighter glazed elements with the solidity of the brick facade and traditional sash windows can be seen, street facing, on Eaton Grove.

The intention to replace the old French doors with aluminium framed bi-fold doors, fixed side lights and a roof light is to maximise the sense of opening up the interior to the limited external space. The division of the structural opening into 3 equal doors evokes the wider proportions of the side lights to the bay below.

Whilst not replacing like with like, it responds to the context of being at the top storey of a rear elevation which is surrounded a varied roof scape. There are an eclectic selection of roof top additions. The recently built flats to the north of the site on corner of Lancaster Avenue provide a contemporary reference point with aluminium framed windows, zinc and glazed roof components, whilst other neighbouring properties have more traditional materials, both sit harmoniously beside each other.

The scheme sits within the height and depth of the existing dormer, the transparency of the proposals would not seek to detract from the solidity of the masonry or roof scape. The existing chimney stack to the secondary street elevation to the north would still be the dominant roof feature.

The proposal is to also remove the existing concrete balustrade wall to the terrace, the wall sits above the bay window, and is most likely a later addition to an otherwise brick elevation. We propose to install a wrought iron balustrade to provide safe guarding and a clear sight-line. This would be in keeping with the existing balustrade, to the first-floor terrace, on the west elevation, and the replacement balustrade proposals previously approved by Camden Council.



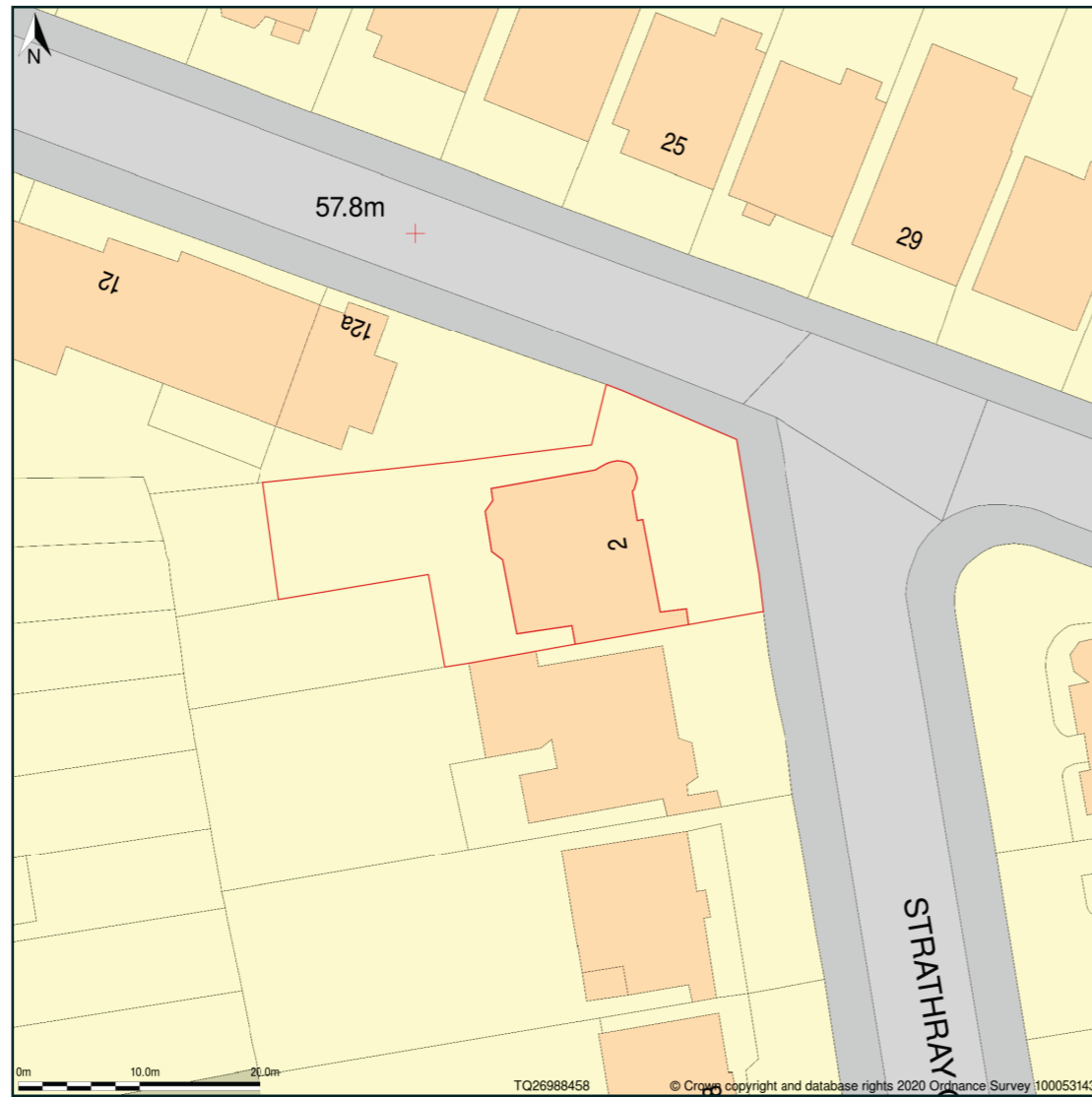
Simple wrought iron balustrade



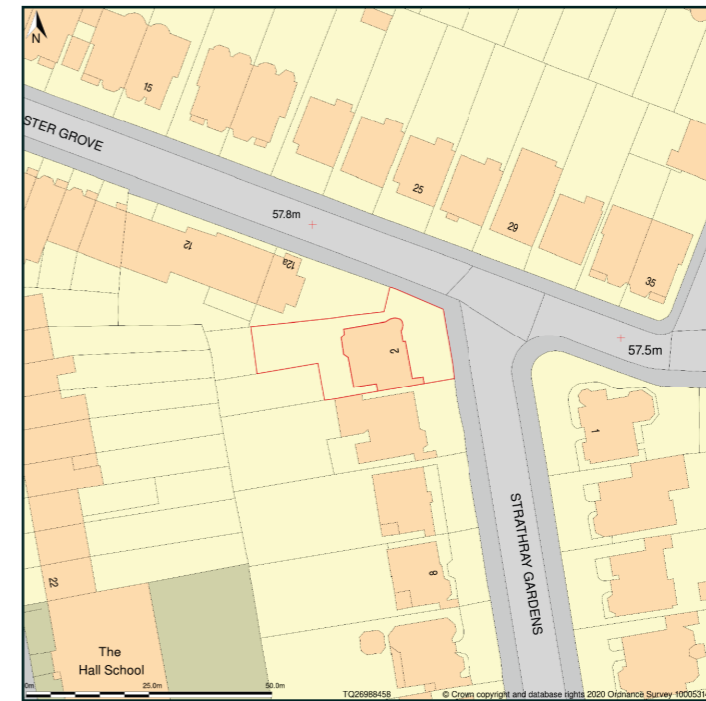
Fully glazed dormer construction with aluminium framed sliding doors, fixed side glazing and glazed roof panels.



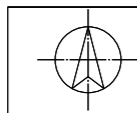
Slim line inward opening aluminium bi-fold doors with fixed side lights and roof glazing



01 BLOCK PLAN
1:500@A3



04 SITE PLAN
1:1250@A3

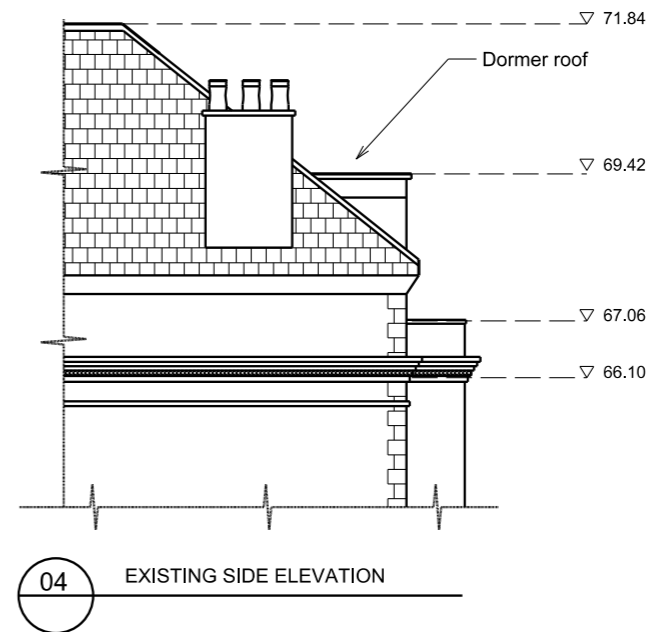
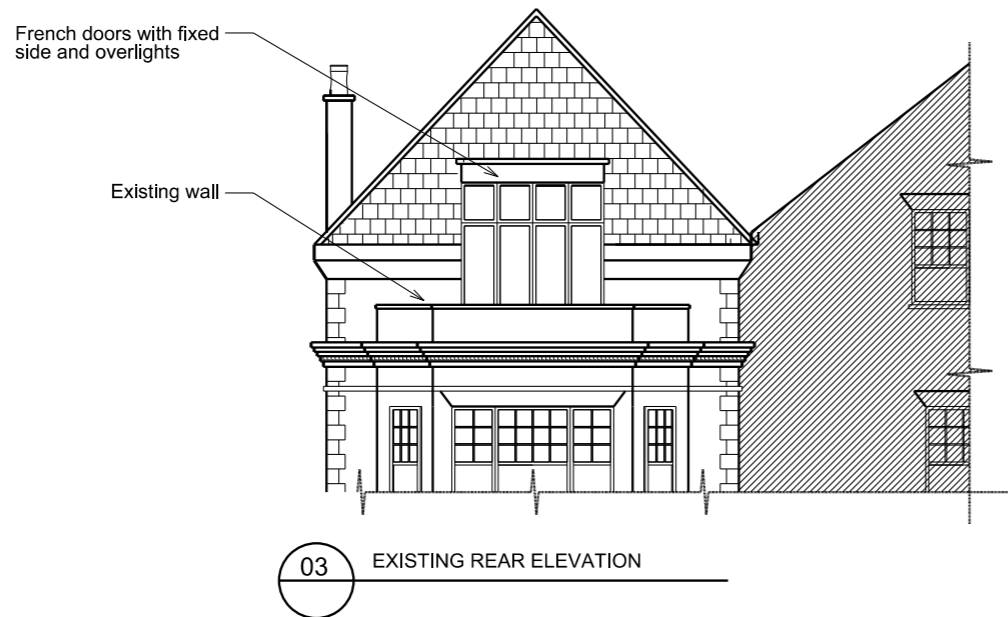
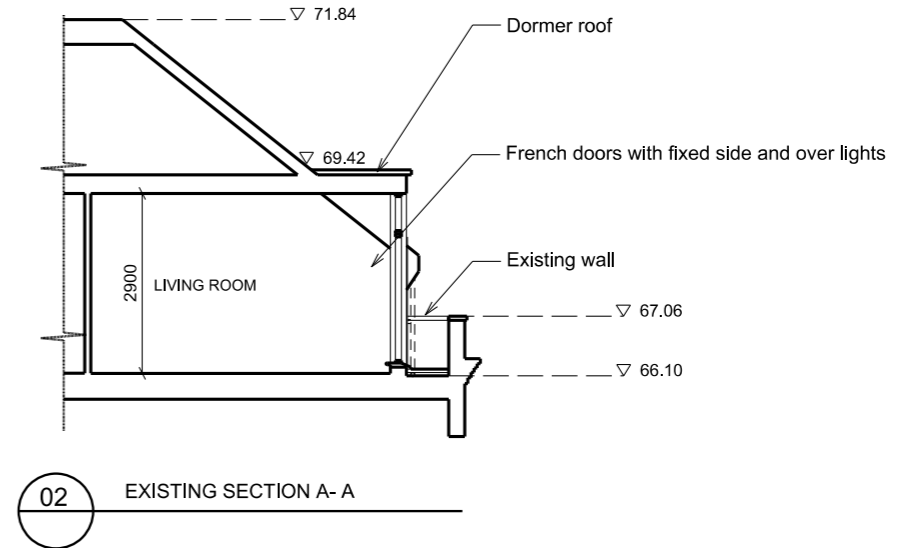
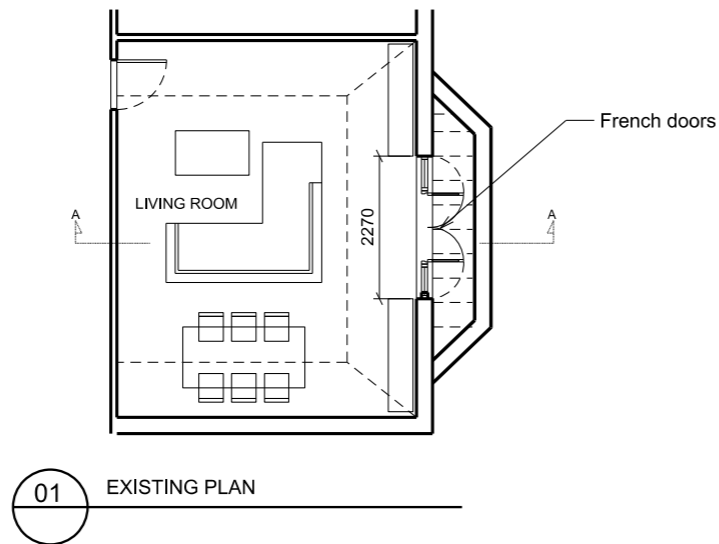


Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All dimensions shall be verified on site before proceeding with works. All levels are nominal. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. All levels are in metres. This drawing is for design intent only. This drawing is to be read in conjunction with other documentation from the architect, design team, main contractor and employer's agent. The architect must be notified of any discrepancies.

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2 STRATHRAY GARDENS, NW3
SITE PLAN
SLR_20_01_001
SCALE: 1:100 @A3

APPLICATION DRAWINGS

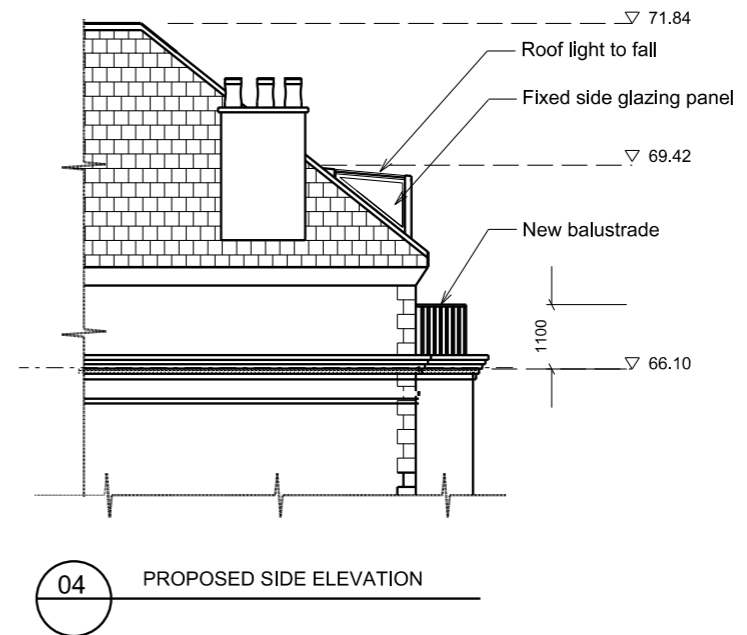
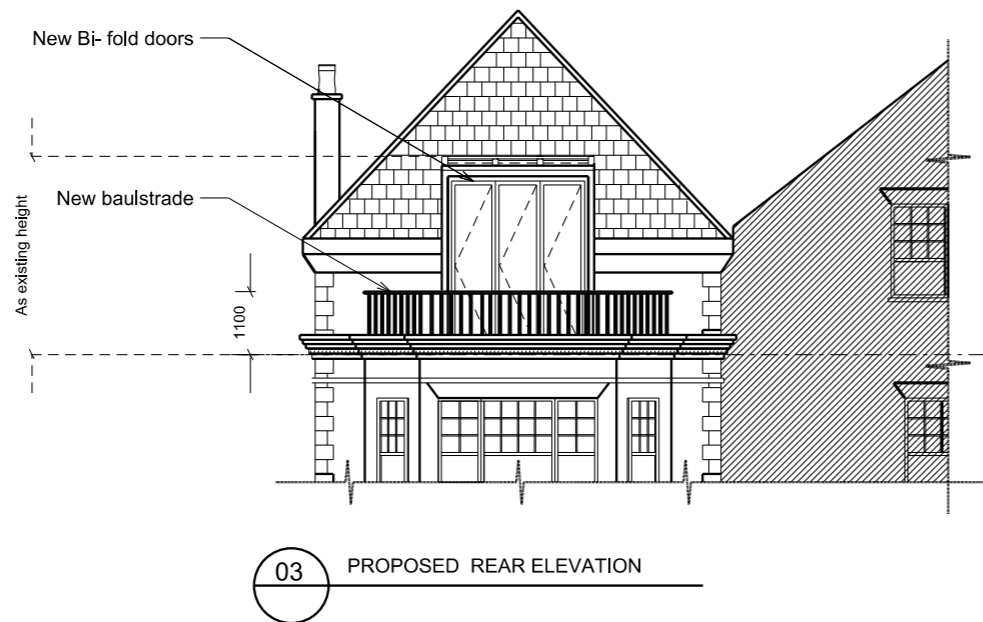
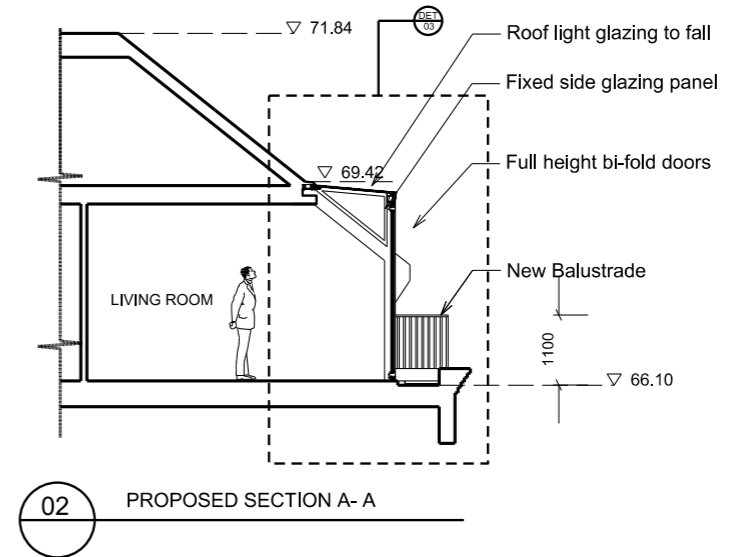
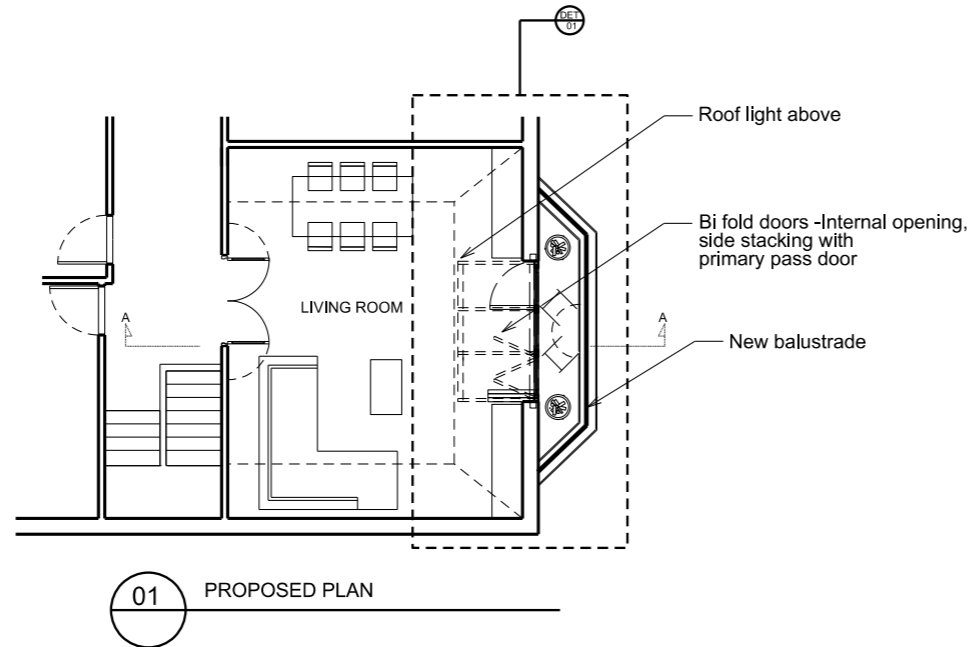


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2 STRATHRAY GARDENS, NW3
 EXISTING
 PLAN, SECTION & ELEVATIONS
 SLR_20_01_002
 SCALE: 1:100 @A3

APPLICATION DRAWINGS

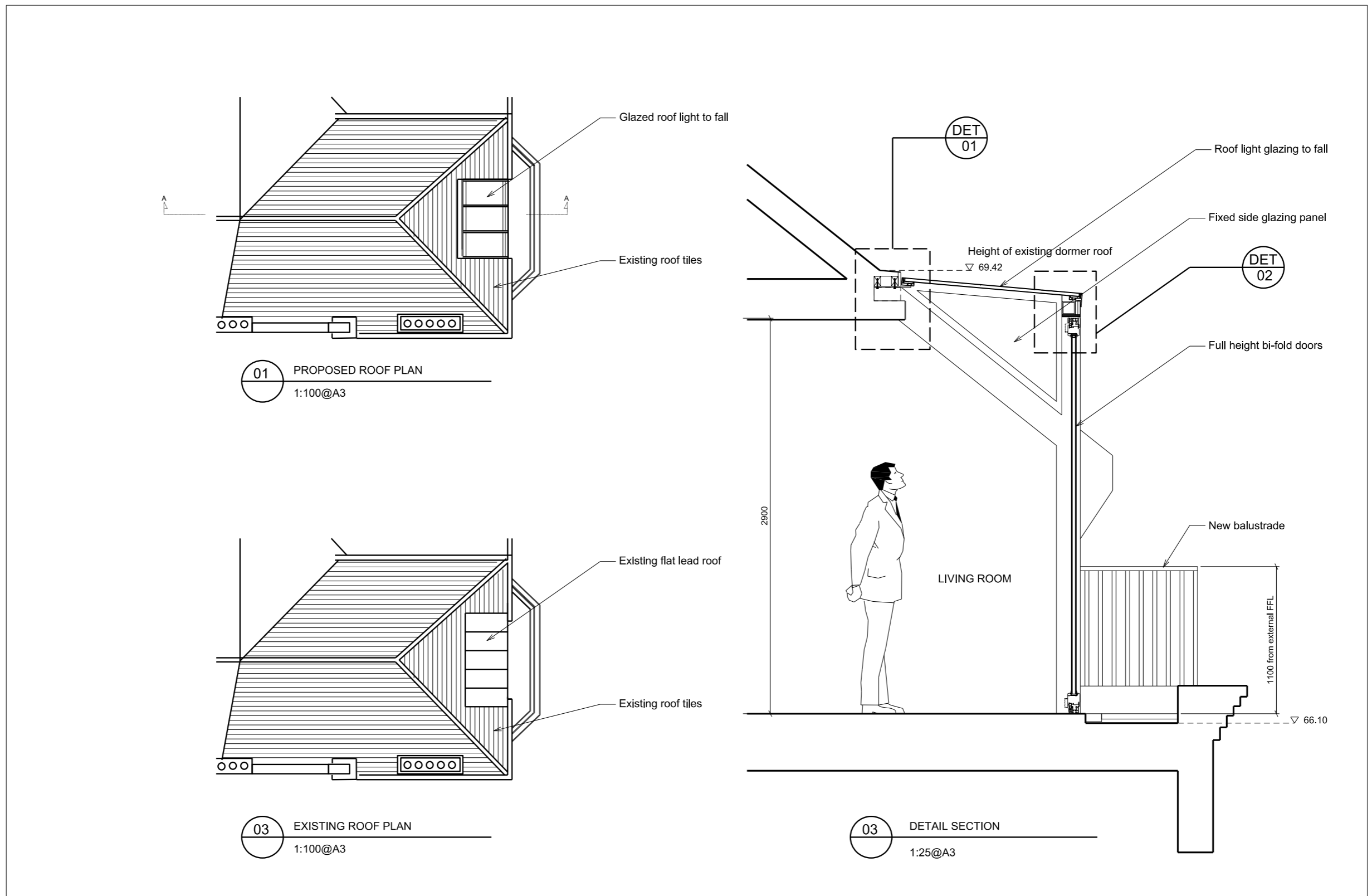


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2 STRATHRAY GARDENS, NW3
PROPOSED
PLAN, SECTION & ELEVATIONS
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SCALE: 1:100 @A3

APPLICATION DRAWINGS

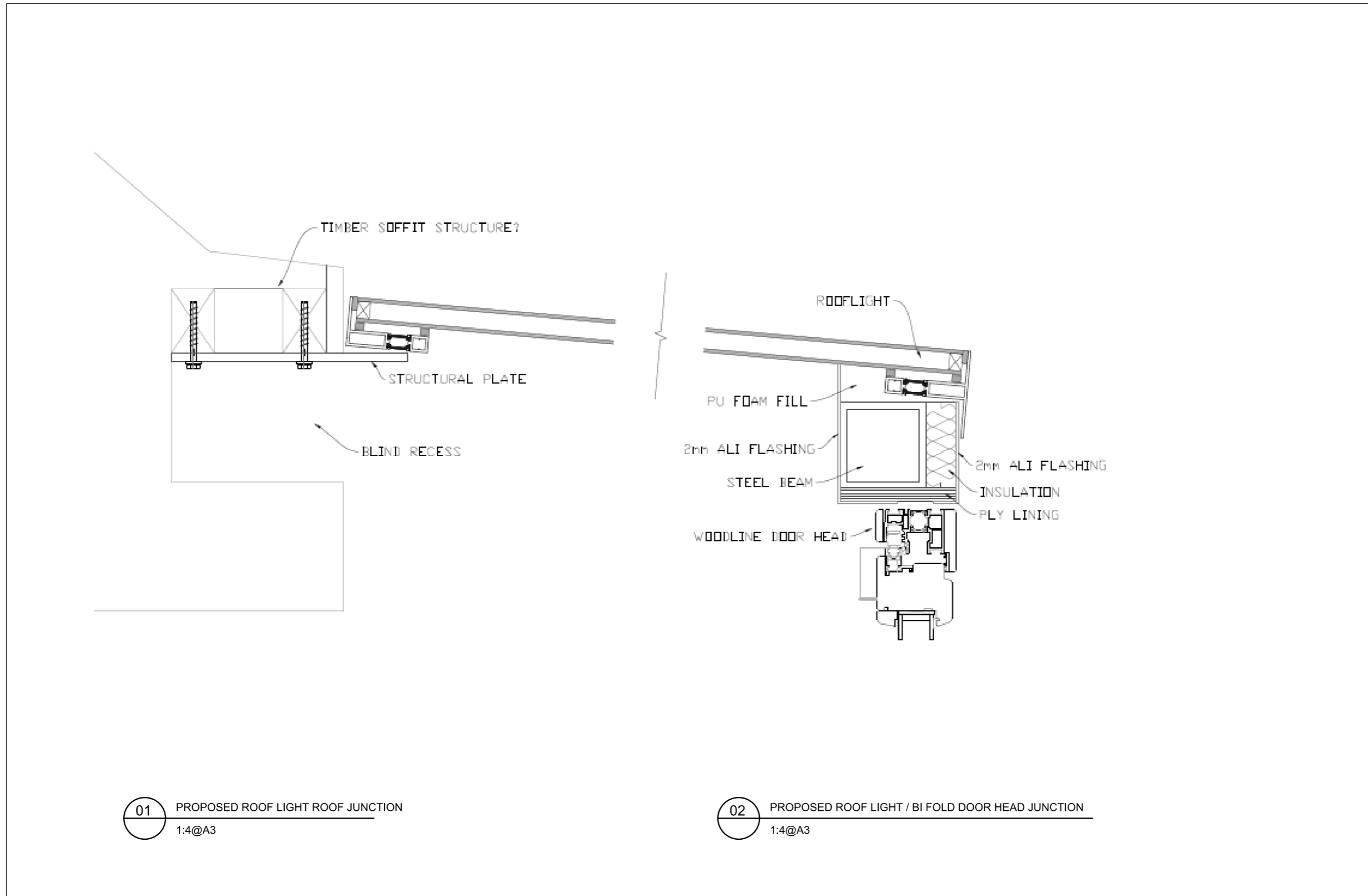


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2 STRATHRAY GARDENS, NW3
**PROPOSED
 ROOF PLAN & DETAIL SECTION**
 SLR_20_01_001
 SCALE: 1:100 @A3

APPLICATION DRAWINGS



01 PROPOSED ROOF LIGHT ROOF JUNCTION
1:4@A3

02 PROPOSED ROOF LIGHT / BI FOLD DOOR HEAD JUNCTION
1:4@A3

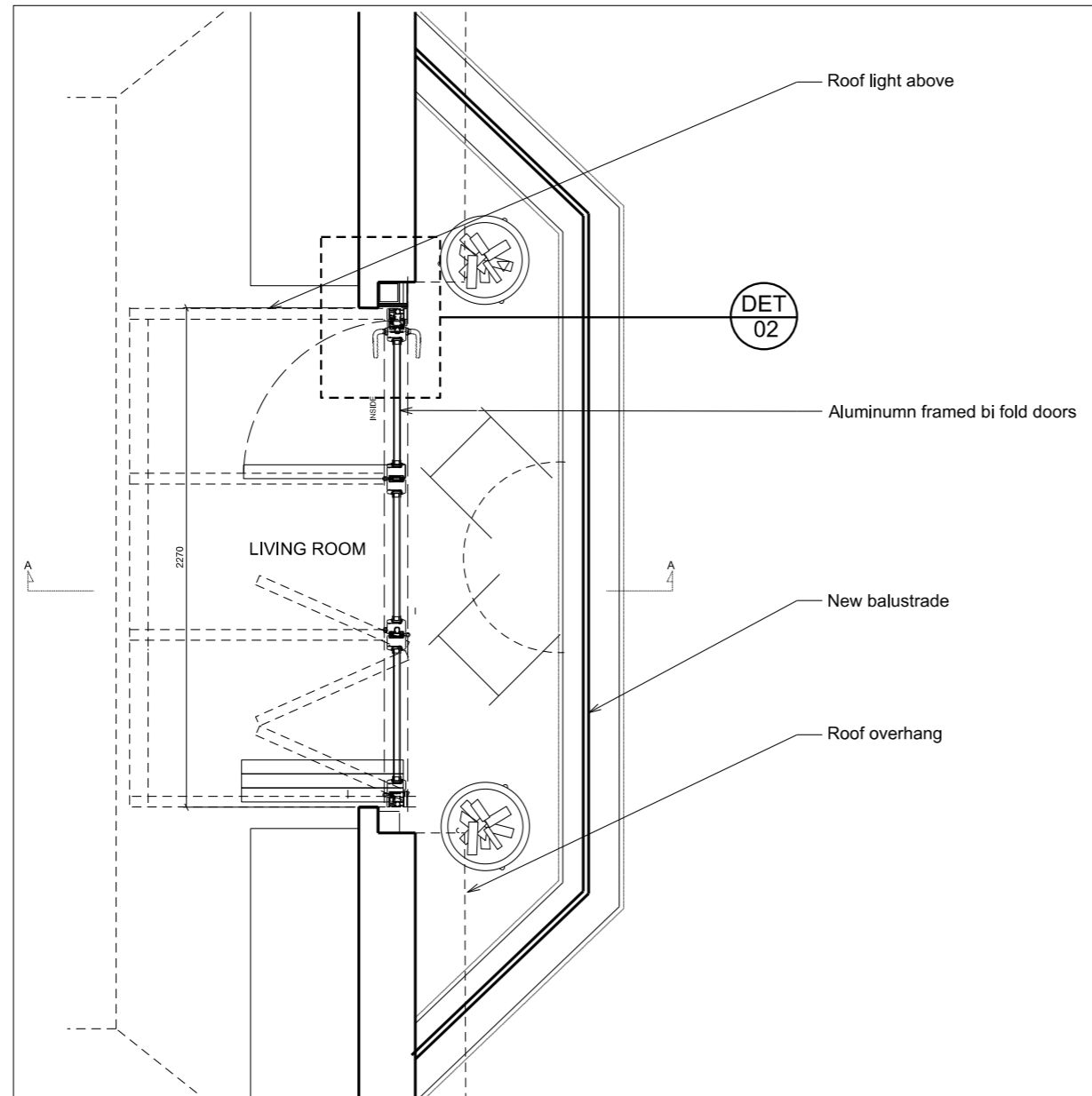
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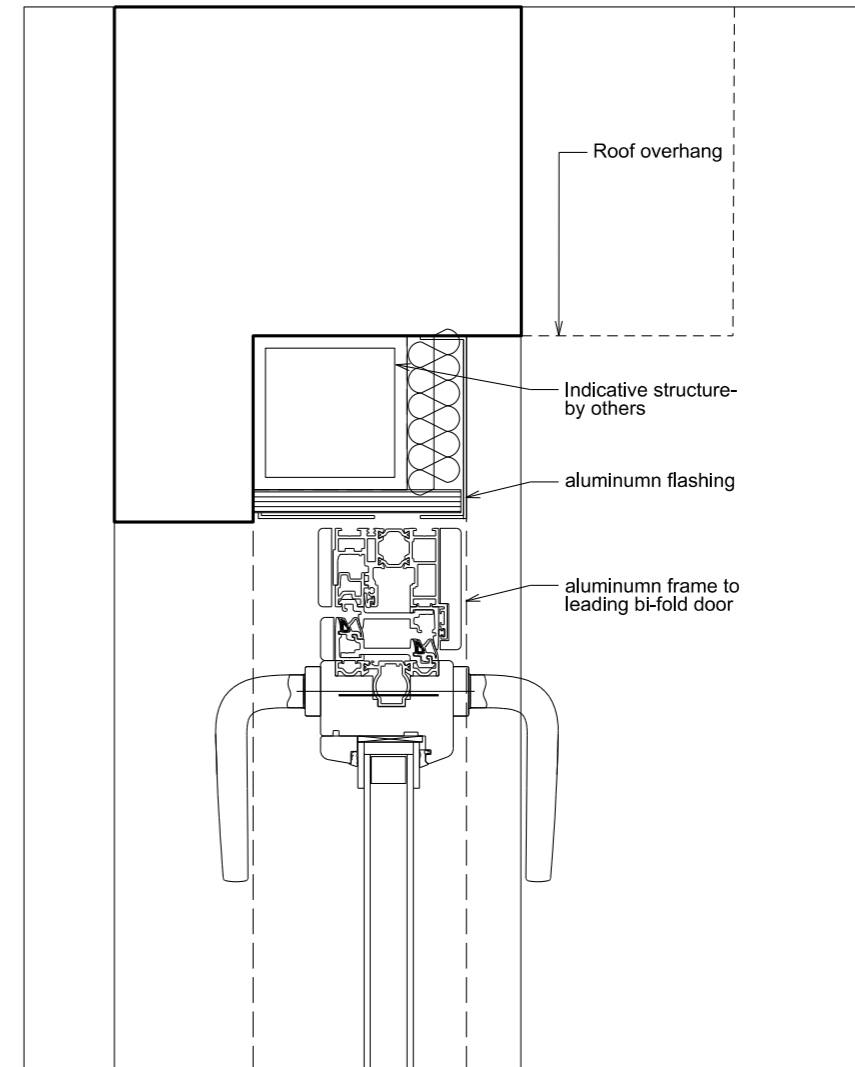
2 STRATHRAY GARDENS, NW3
PROPOSED DETAILS
ROOF LIGHT AND DOOR HEAD
SLR_20_02_002

SLR JOB NO: 006 SCALE: 1:100 @A3

APPLICATION DRAWINGS



01 DETAIL PLAN
1:25@A3



02 DETAIL PLAN
1:4@A3

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2 STRATHRAY GARDENS, NW3
PROPOSED
PLAN DETAILS
SLR_20_02_003
SCALE: VARIES

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