



FOLIUM
ARCHITECTS

10 Adamson Road, Belsize Park London

Design and Access Statement

10 Adamson Road was constructed in the late 19th century (approx. 1895) as part of the final development of Belsize Park that had begun some 50 years earlier. The landholding of Belsize Park had been fragmented in 1807 when the Earl of Chesterfield had sold it as four portions. This was in train the long piecemeal development process and the style and pattern of development.

Architectural styles vary in quality and refinement. The semi-detached Italianate villas from the mid-19th century phase of building gave way to more modest classical buildings and, finally, to the large Arts and Crafts houses of Eton Avenue.

Adamson Road, coming towards the end of the overall development, maintains the continuity of architectural form but with less ornamentation and the introduction of stock brickwork. The mixed architectural palate is witnessed by the contrast in No 10 with its neighbour to the east.

USE

The building was constructed as a single family dwelling at a time when demand for such large houses was already in decline. Over the course of the 20th century, along with much of Belsize Park, it has been split into multiple leaseholds and multiple tenancies. The application is concerned with the conversion of existing secondary flat roofs (each behind a parapet) over a frontage bay window and another over the porch to balcony use.

AMOUNT

The area of the bay window roof is 3.6m². The porch roof is 4.6m².

LAYOUT

The balconies would utilise the existing roof layouts.

SCALE

The balconies would utilise the scale of the existing roofs.

LANDSCAPING

There are no landscaping changes.

APPEARANCE

The appearance of buildings in much of Adamson Road have been driven by their functional division to multiple holdings and tenancies. Alterations and rooftop extensions abound although there has been a gentle loss of architectural detail on the street. A positive common feature on the street is the conversion of flat roofed secondary structures such as bay windows and porches into outdoor areas and balconies. The roadside appearance has been altered by this change of use with the remodelling of existing windows to access doors and for the surmounting of the parapets with black metal railings.

This is now a typical feature of houses along Adamson Road. The works at 10 Adamson Road would add to the existing trend and would be an attractive enhancement as well as providing much needed outdoor amenity space for the flats inside. The new access allows for better maintenance of a heritage asset. The conversion/use of these rooftop areas is a positive addition to the vibrancy of the streetscape.

Folium Architects – 18 May 2020