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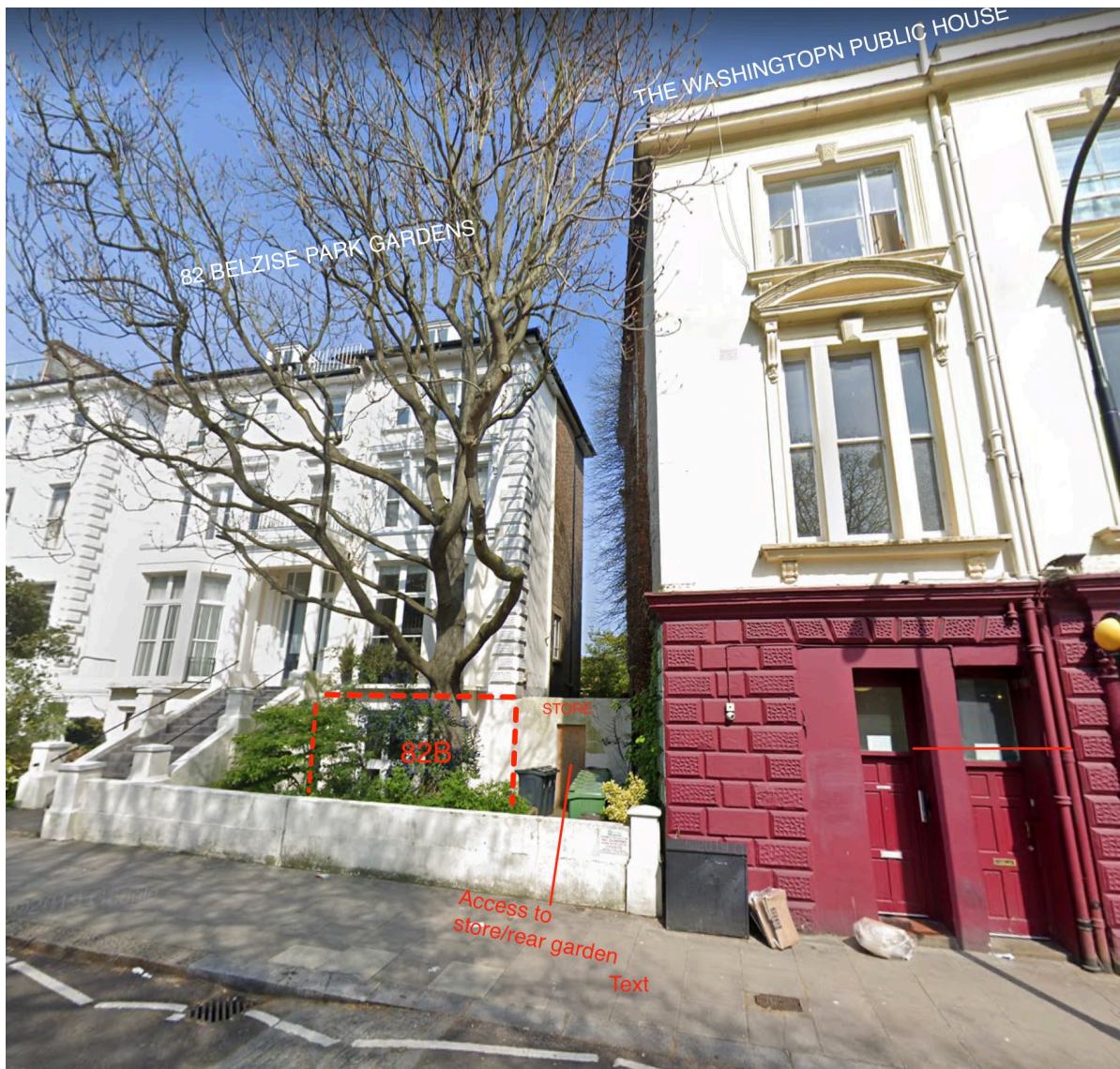
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Date: 15 June 2020

HERITAGE STATEMENT

to accompany Full Planning application for

82B Belsize Park Gardens, London NW3 4NG



SITE AND SURROUNDING

The building at 82 Belsize Park Gardens is comprised of four storeys, all in residential use class C3 as flats.

Although the house is in the Belsize Park conservation area, it is not listed.

The site is located within the Belsize Conservation Area, an area which was first designated for conservation status in 1973 as being “an area of large scale, imposing semi-detached Victorian Villas of distinct yet uniform appearance. They show elaborate and consistent architectural detail and within the designated boundary there is little to detract from the unity of appearance. Belsize Village is also an area of considerable charm, the particular character of the village being one of the main justifications for designation.” (Source: Belsize Conservation Area Statement, London Borough of Camden). The predominant type of housing on Belsize Park Gardens is the paired, symmetrical, semi-detached, Victorian Villa and no. 82 falls well within this context.

The layout of the site, therefore, reflects the character of the local area and the proposal will not impact it negatively.

The proposal involves works within the setting and adjoining the adjacent Grade II Listed Building (The Washington Public House) on a corner site. c1865. Built by developer Daniel Tidey. Stucco, the ground floor channeled to appear as ashlar. 3 storeys and cellars. 3 windows to Englands Lane, canted corner with entrance and 5 windows to Belsize Park Gardens (2 in slightly projecting bay). The entrance has Corinthian columns supporting an entablature; part-glazed double doors. Ground floor windows with vermiculated surrounds, most flanked by Corinthian columns supporting entablatures, the cornice of which continues above those without. 1st-floor architraved sashes with keystones, console bracketed segmental pediments alternating with triangular pediments, and bracketed sills. 2nd-floor sashes architraved with keystones. Projecting cornice and blocking course. Above the entrance, a painted portrait of George Washington in a pedimented aedicule. INTERIOR: c1890 with tiles, etched glass and mahogany fittings.

PROPOSAL- REBUILDING SIDE STORAGE/ACCESS TO COMMUNAL REAR GARDEN

Demolition of existing side store/access to communal rear garden due to serious structural damage and major crack and rebuild with a similar structure to match existing.

Please refer to site photos accompanied the planning application.

The proposal will be constructed in masonry, rendered on top of both sides and painted to match the existing colour. The proposed new roof material is in corrugated sheet to match the existing.

THE POLICY

The proposal complies with the requirements of the national planning policy framework. In this particular case, there are no external alterations to the existing building, except for replacing the wall to side storage like for like. The proposal would, by way of rebuilding enhance the character and appearance of any heritage asset and setting within Conservation Area.

There is no additional floor space created by this proposal and would not impact on the setting of any statutory or locally listed building as in the London Plan

LANDSCAPING

The street scene and existing landscape will not be adversely affected by the proposal in any way, as the proposed storage remains in the original location.

The uses and aspects of the existing building will be maintained.

ACCESS

The existing access routes will not be modified.

CONCLUSION

The proposal has been designed to meet the requirements of the Belsize Conservation area and would have no adverse impact on the Heritage asset, in particular, the external fabric of the Grade II Listed Building (The Washington Public House)