

Project Number 6402

---

## DESIGN STATEMENT

Proposed Alterations to  
No. 81 Belsize Park Gardens, London

---



Fig 1: Entrance elevation - view from Belsize Park Gardens looking south west



## **1.00 Introduction**

This Design Statement has been prepared in accordance with PAS and CAB guidance notes.

It should be read in conjunction with the Conservation Statement, as the Conservation Statement describes the context and significance in greater detail.

## **2.00 Context of Site and its Surroundings**

The site is number 81 Belsize Park Gardens and has D2 use class, most recently used as a gym and sports club.

The site is a linear arrangement bound by existing residential properties and gardens, with a narrow frontage to Belsize Park Gardens.

The site is accessed from Belsize Park Gardens and also has a means of escape to the lane called Lancaster Stables.

## **3.00 Physical Context**

There is a small area of hardstanding to the north at the front entrance area.

The site is bounded to the west by immediately adjoining residential terraced buildings.

There is a private garden immediately to the west and the existing building has a limited number of windows looking to this garden.

There is a private courtyard to the south of the narrow southerly façade.

## **4.00 Existing Buildings**

The existing buildings have a linear form, containing a variety of sport, gymnasium, spa, changing and related facilities.

There is a swimming pool in a rectangular portion to the west of the linear block. The pool occupies the space which was formally a car repair workshop.

The existing buildings are in a reasonable state of repair.

## **5.00 Social & Economic Context**

The previous tenant, SpringHealth Leisure Limited went into liquidation in February 2017. SpringHealth had been in occupation for nearly 30 years prior to the company collapsing.

The surrounding area is predominately residential. In the 2011 census the population of Belsize was 12,702.



## **6.00 Planning, Policy and Involvement**

The site is in a conservation area and the Conservation Statement describes the response to this in greater detail.

The proposals respond in particular to Camden Planning Guidance BE9 which seeks that new development should be seen as an opportunity to enhance the conservation area.

## **7.00 Evaluation and Design**

An opportunity exists to improve the two visible elevations and make a positive contribution to the Conservation Area.

Improved passive surveillance to the forecourt at Belsize Park Gardens will assist in reversing the decline of the space and create a welcoming environment.

Rationalisation and remodelling of the entrance foyer and external stores will improve the visual amenity.

The opportunity is being taken to improve the appearance of the northern façade by the following measures:-

- 7.01 Introduction of feature windows of a scale and proportion sympathetic to the surrounding houses.
- 7.02 Addition of a new entrance 'portico' framing the new entrance door and screen and the feature windows and creating a grand scale and style in keeping with the scale of the surrounding properties.
- 7.03 Removal of unsympathetic lean-to roof in favour of a new flat roof over the external storage areas.
- 7.04 Integration of existing unsightly outhouses into the overall entrance area composition.
- 7.05 Upgrading of the entrance forecourt surface utilising pavements or similar.
- 7.06 Replacement of the large skylight with two new conservation pyramid skylights.

The proposals also remove the swimming pool in order to create a "secret garden". This will be enclosed at the existing walls but will be open ended, naturally screened from nearby houses to maintain privacy and will provide an attractive outdoor space.

Limited areas of new glazing are proposed to the easterly façade, with obscured glazing in order to maintain privacy for the private gardens, while providing daylight to the large activity rooms and maintaining acoustic and fire performance of the façade.

## **8.00 Use**

The development will remain D2 use.



## **9.00 Amount**

The development boundaries remain within the existing envelope while improving the northerly hard standings.

## **10.00 Layout**

The layout reutilises the existing buildings.

The secret garden makes good use of the historical enclosed former car repair workshop (presently occupied by the swimming pool).

Internal reconfiguration of the reception area will reflect the high standard of design and materials used within the street façade and will also incorporate a disabled WC.

## **11.00 Landscaping**

The existing front hard standings will be improved. The secret garden will be landscaped appropriately.

## **12.00 Access**

The existing pedestrian access points will be retained.

The internal circulation will be retained.

## **13.00 Plant**

The existing building has a significant amount of external plant, relating to its use as a sports facility and swimming pool.

Where this assessed as redundant it will be removed.

More efficient modern equipment will be installed in its place.

The energy demand of the building will be significantly reduced as the heating infiltration associated with the pool will no longer be required, nor will the significant ventilation associated with the pool environment.