



31 Belsize Park Gardens  
London  
NW3 4JH

**Design and Access Statement**

December 2020

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The present submission was prepared by Jonathan Tuckey Design following the advice of Chartered Town Planner, Christian Leigh.  
The submitted DAS is to be read in conjunction with the following drawings:

JTD_0231_P01_001	Location Plans
JTD_0231_P01_100	Basement Plans
JTD_0231_P01_101	Lower Ground Floor Plans
JTD_0231_P01_102	Ground Floor Plans
JTD_0231_P01_103	First Floor Plans
JTD_0231_P01_104	Second Floor Plans
JTD_0231_P01_105	Third Floor Plans
JTD_0231_P01_106	Roof Plans
JTD_0231_P01_300	Front Elevation
JTD_0231_P01_301	Rear Elevation
JTD_0231_P01_302	Side Elevation · Existing
JTD_0231_P01_303	Side Elevation · Proposed
JTD_0231_P01_304	Section AA

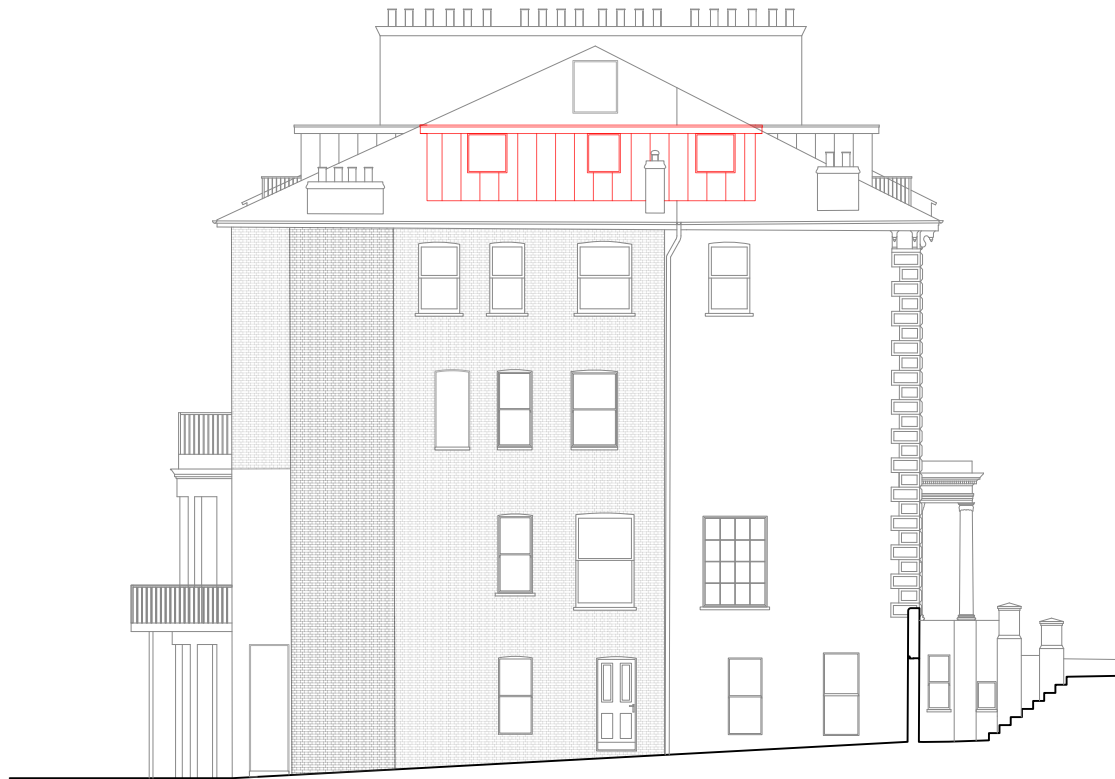


31 Belsize Park Gardens is a semi-detached Italianate Villa built by the developer Daniel Tidey in the early 1860s. It is one of many large, white stucco houses in the surrounding area, consistent in height, proportion and architectural features. The strong uniformity in appearance led to the neighbourhood being known as Tidey Town.

The house is six storeys tall, including an attic and basement level. A stepped portico elevates the ground floor above street level, and a small front garden sets the house back behind a boundary wall. Like most of the neighbouring houses, it was divided into a number of flats around the 20th Century, but has now returned to a single family dwelling.

In 2011, a planning application was submitted for alterations to the property. This included the extension of the existing front dormer and the addition of a rear dormer, as well as new rooflights and solar panels. A basement extension, with a lightwell providing access to the garden, was also carried out. Most of these were completed successfully.

Number 31 is situated in Sub Area One of the Belsize Park Conservation Area, designated in 1973, but is not a listed building.



## Roof Extension

A side dormer is proposed to extend the space on the attic level. The additional space will be primarily used as bathrooms for the existing bedrooms on the floor. This is a feature which many of the properties on Belsize Park Gardens already possess.

The new side dormer will be set back from the eaves. The height will be in line with the existing front and rear dormers and its length will end where it meets the pitch of the roof.

Number 33, which is adjacent to the house, has a side dormer with windows facing the building. To overcome issues of overlooking, the windows proposed for Number 31 are raised to a high level and reeded (see fig.1) for privacy without compromising on natural light entering.

Two small rooflights and the solar panels will need to be removed to accommodate for the new extension. The solar panels will be relocated on top of the side dormer's flat roof and the circular skylight will be changed to a rectangular one. The existing chimney stacks will not be affected.



Fig. 1





Fig. 1



Fig. 2



Fig. 3

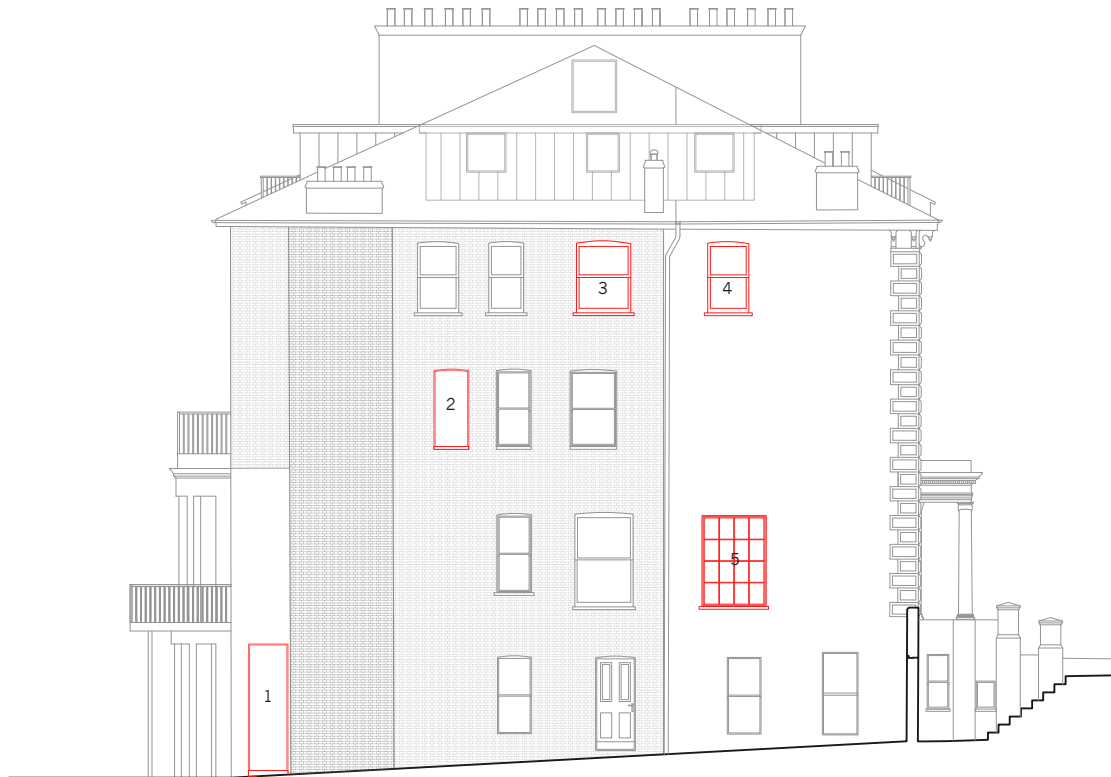
- Fig. 1 Side dormer of adjacent property (number 33)
- Fig. 2 Side dormer of 51 Belsize Park Gardens
- Fig. 3 Side dormer of 39 Belsize Park Gardens





Fig. 1

Fig. 1 Aerial view of the surrounding side dormers on the street



## New Windows on Side Elevation

There are new windows proposed on the side elevation across the floors in order to maximise the amount of natural light entering the house, and hence reduce energy consumption.

1 This window will be floor to ceiling in height to maximise the amount of light entering. It will be uniform in design with the other windows in the same room. As it faces the boundary wall, there are no issues of overlooking.

2 Located on the first floor, this window will match the existing windows on the same level in height. The glazing pattern will be reeded to avoid overlooking with the neighbouring property as the window is situated in a dressing room.

3 The existing window is proposed to be slightly widened but will match the details of the current window to ensure a like for like design.

4 This window, visible from the street front, will be built exactly like the existing windows on the floor to maintain the elevation's character.

5 This window received planning permission in 2011 (Ref. 2011/3704/P) and is to be reintroduced in the entrance hallway.



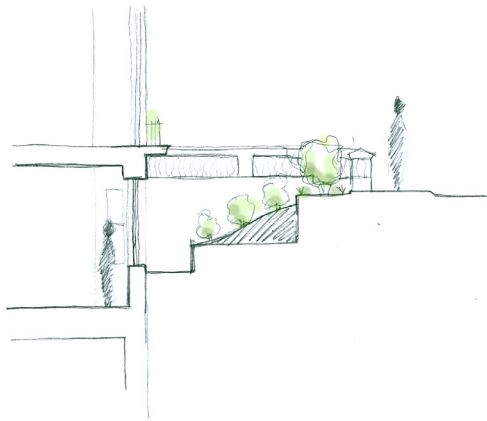
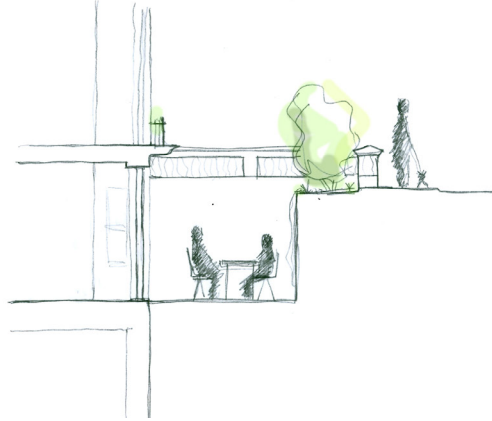


Fig. 1



Front Elevation

Although the front elevation is largely to be retained, the levels of the front garden are to be altered to provide outdoor space which can be used by the family (see fig.1). As per other properties, a high and thick planting bed will be kept at street level to provide privacy into the new front garden. The existing window is to be replaced with doors in order to access the garden. The new doors will match the adjacent windows of the bay.



Fig. 2

- Fig. 2 Existing front garden of the property
- Fig. 3 Front garden of 49 Belsize Park Gardens
- Fig. 4 Front garden of 22 Belsize Park Gardens

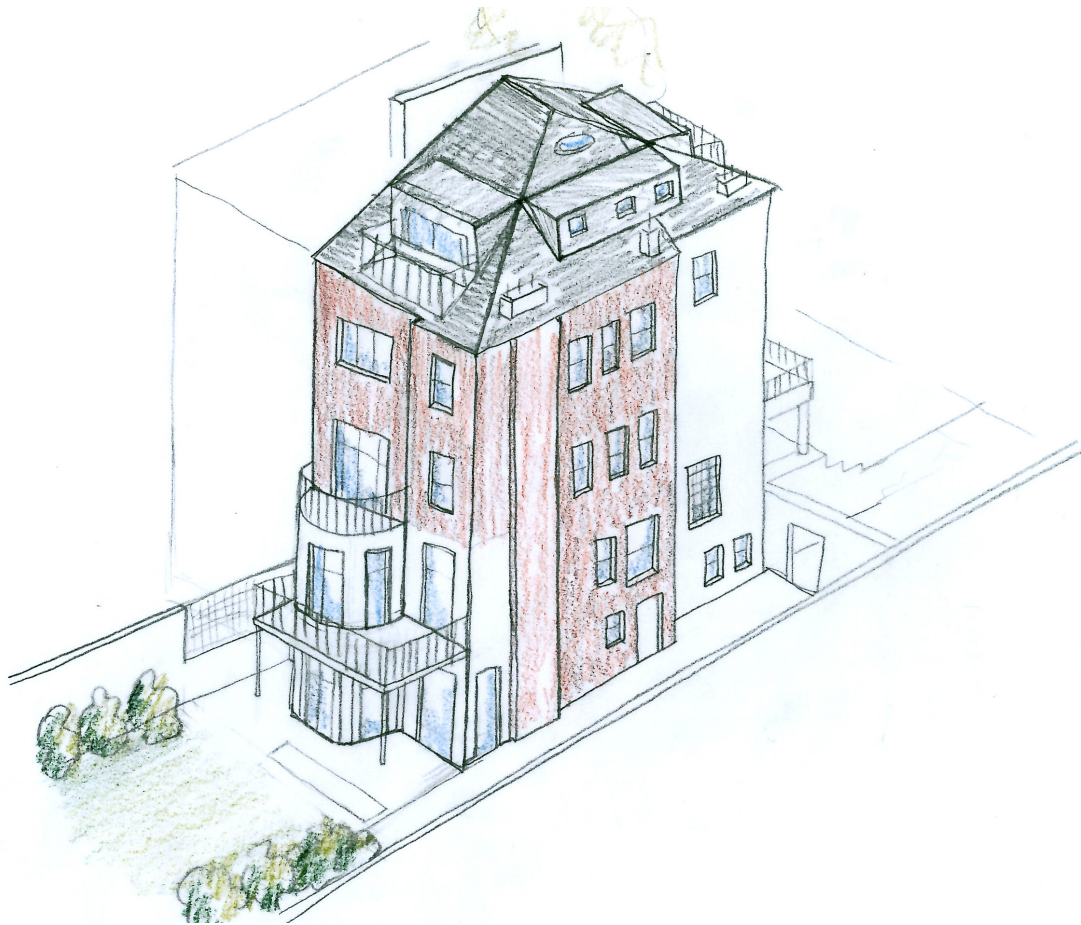


Fig. 3



Fig. 4





### Rear Elevation

As part of this planning application, it is also proposed to replace the existing curved metal balcony with a 'squared off' one made in a similar lightweight manner. This will allow more room for access and the space to be occupied.

The existing doors on the flat facade will be enlarged on the lower ground floor. The bays will remain untouched.

The existing lightwell in the basement is to be filled in, leaving a discrete skylight in its place. This will increase the garden area.

The design team has used the permitted alterations to the balcony on Number 75 as a precedent for this proposal.



### Interior Work

Other work to Number 31 will include a reconfiguration of the layout throughout the levels of the house. Most of the existing structure will remain intact.

The basement will be extended slightly and the lower ground floor will become a garden room.

The proposed internal changes to the house do not require planning consent.

### Use

The building will continue to function as a single family home.

### Layout

The first, second and third floor will be used as accommodation for the family, including guest bedrooms. The basement is to be occupied for leisure, whilst the lower ground and ground floors provide a more traditional formal living arrangement.

### Scale

The proposal includes some changes to the exterior. These are of a respecting proportion and are not out of scale with the rest of the building.

### Landscape

The front garden will undergo some changes to provide occupiable space for the residents. New planting will ensure there is privacy from the public at street level. The back garden will remain the same.

### Appearance

The facades of the house will predominantly stay the same. Where possible, similar designs to existing features are being used to maintain a harmonious appearance. The dormer will be clad to match the existing front and back dormers.

### Vehicular and Transport Access

The front garden is not large enough for off-street parking but there are resident's bays along Belsize Park Gardens and adjacent streets. The site is well served by public transport, such as the Underground, Overground and National Rail services as well as local bus routes, all within a 15 minute walk.

### Access

Entrance to the house is via shallow stairs. There is a current planning enforcement regarding the paving of these stairs, which will be addressed as part of this planning application. The paving will be changed to the council's recommendation of stone paviors with mosaic tiles on the top step, replacing the existing brick.

### Flood Risk

The property is at high risk of surface water flooding, but is not within a flood plain. The existing basement, which was granted planning permission in 2011, has not been affected by flooding since its construction. The application for this included a Basement Impact Assessment, which JTD presume is still relevant for our extension. Further information can be submitted at the council's request.



Precedents of similar alterations on Belsize Park Gardens

**2017/3668/P**     *53 Belsize Park Garden*

Number 53 erected a side dormer extension to create additional space for the family. The dormer had a fixed obscured timber framed window to avoid overlooking with the adjacent building, which had two similar dormers facing it.

**2015/4758/P**     *75 Belsize Park Gardens*

Several extensions received planning at number 75, including a rear extension at the lower ground level which allowed for a large accessible terrace above. The existing dormers were extended including the side dormer, measuring 7.4m wide x 2.1m high x 3.3m deep.

**2009/0959/P**     *33 Belsize Park Gardens*

The installation of a balcony at rear ground level with a staircase leading down to the garden was granted planning, as well as a new window at basement level on the side elevation.

**2007/6081/P**     *44 Belsize Park Gardens*

Number 44 had its retaining front garden wall pushed back to make space for new paving and a seating area. Planning permission was granted previously (Ref. 2006/5777/P) to convert the windows on the lower ground floor into french doors which open out onto the front garden.



Jonathan Tuckey Design is one of the UK's leading advocates for remodelling and radically transforming old buildings for modern uses. Being based in London, a city of historical context with modern needs and demands, we enthusiastically embrace an architecture of change. We enjoy juxtaposing contemporary elements with some original features of an existing building to give an exciting and dynamic new use.

From concept through to completion, varied experience allows the practice to approach projects across a range of sectors, with core competencies in residential and civic fields. The design team also has specialist experience in the challenges of working with listed buildings and within conservation areas.

Previous work by JTD include the remodelling of a Grade II\* listed Victorian Mews House (Frame House, Holland Park, London) which was shortlisted for the RICS Building Conversation Award, and the transformation of a 19th Century Mews House (Submariner's House, West London).

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