



Flat 6, 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 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 extension of a rear dormer window to the top floor attic flat (Flat 6), to increase the useable space of the second bedroom.

AMOUNT

The dormer extension would increase the internal area of the flat by about 2.6m². This turns the unusable 2nd room into a proper bedroom.

LAYOUT

The dormer extension follows the base and roof heights of the existing dormer.

SCALE

The dormer extension is of a similar scale to the existing dormer, and feels comfortable on the existing roof.

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 have been common, to maximise the useable space with the roof flats.

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 not be out of keeping with the locality, in terms of size, scale and design. The addition of a fairly modest dormer extension effectively upgrades a 1-bed flat with compromised 2nd room into a fully-fledged 2-bed flat.

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