

DESIGN & ACCESS STATEMENT WITH HERITAGE STATEMENT

2 BELSIZE SQUARE

KAS Architects

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Introduction & Background

Introduction

Site and Surrounding

Description

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Planning considerations

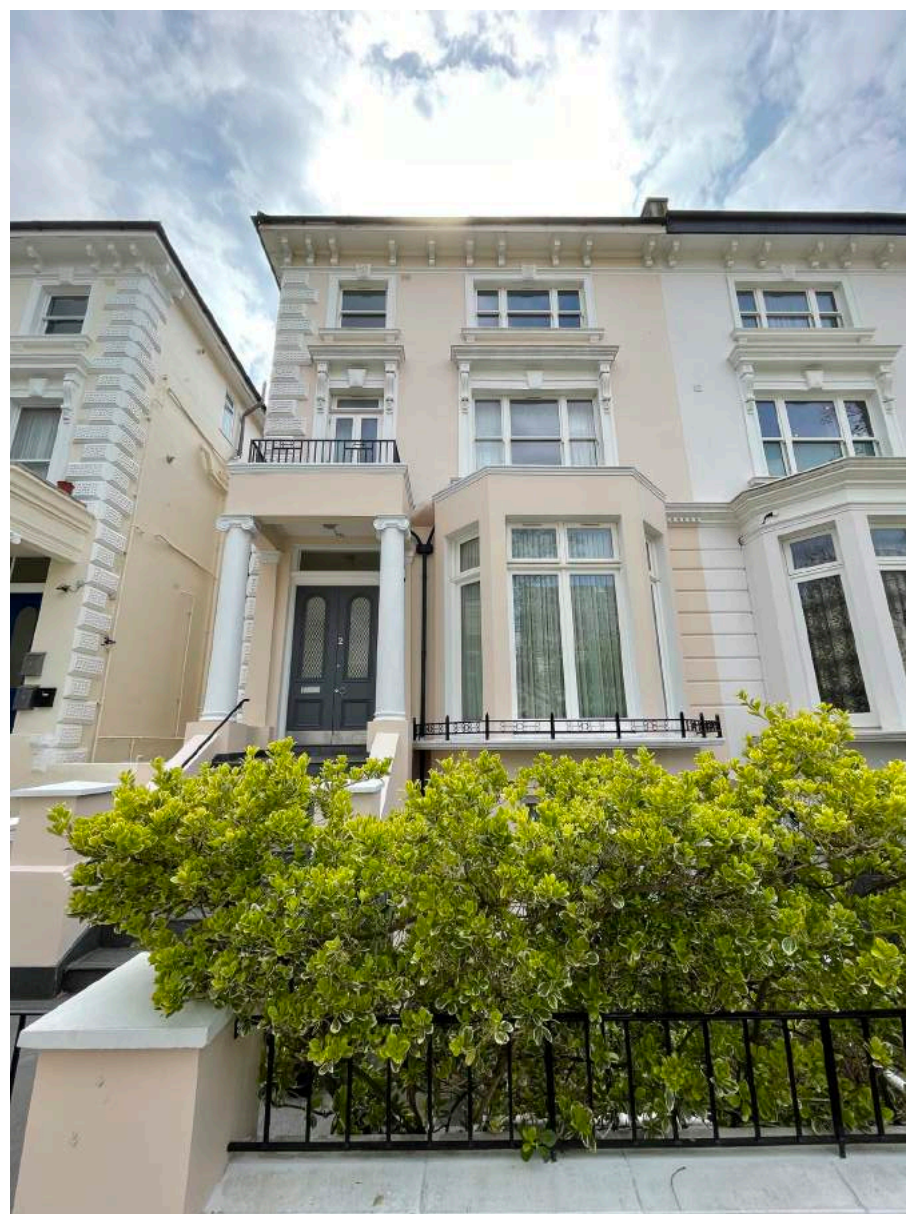
Introduction

1.1 Introduction

This document has been prepared on behalf of our client Bahram Pourghadiri and Nazanin Shahrestani. This document is intended to support a full planning & demolition in a conservation area application for 2 Belsize Square, which is situated within the Belsize Conservation Area. The clients are leaseholders of the property and wish to increase the size of their lower ground floor property.

The proposed works consist of:

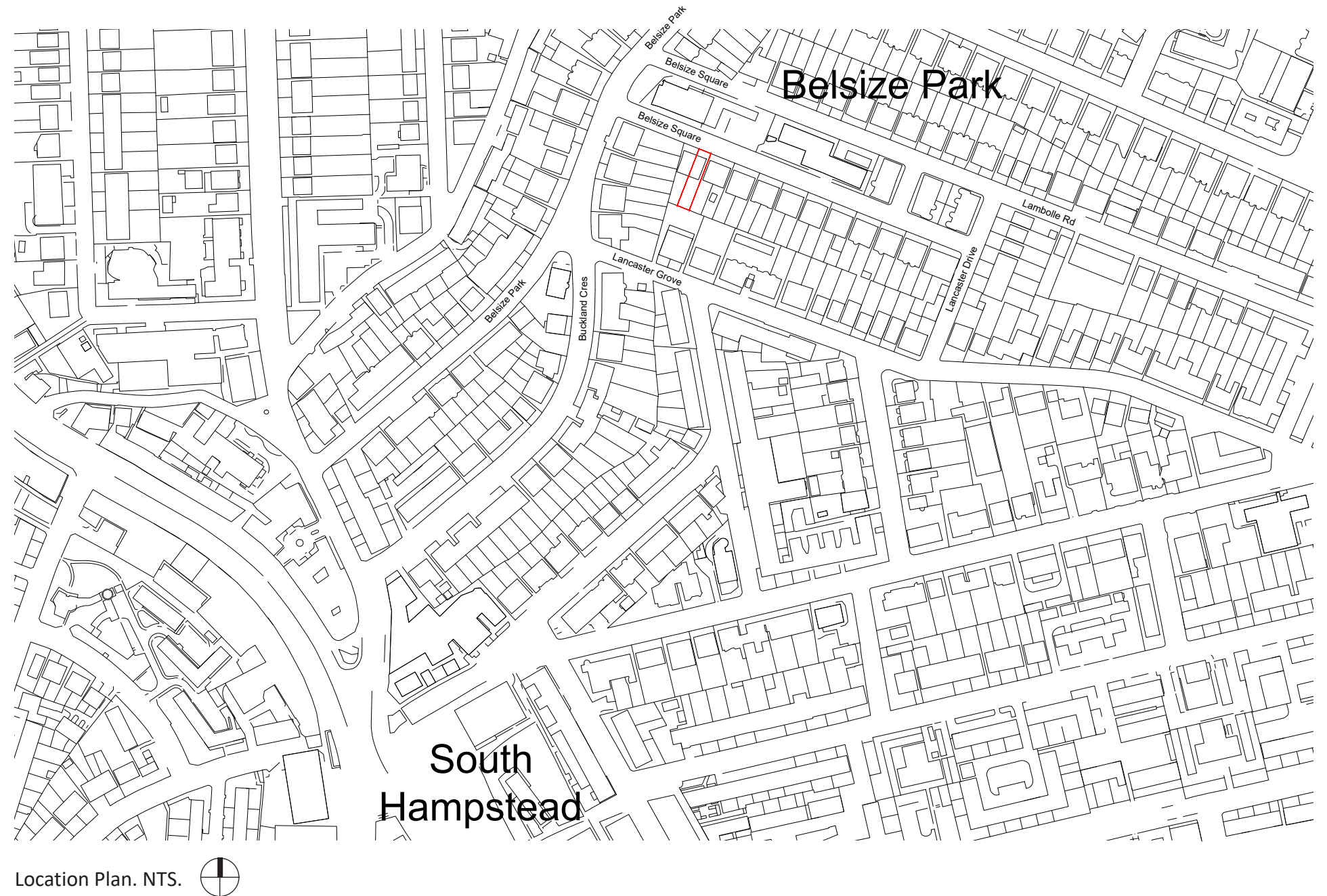
- Rear lower ground floor extension to accommodate a dining and lounge area.
- The enlargement of an existing ground floor terrace, which will largely be formed from the flat roof of the lower ground floor extension.
- The lower ground floor extension will include a green roof, to mitigate any reduction in green area and not to effect biodiversity.
- Rear garden studio/office space.
- The rear garden studio will also include a green roof to mitigate any reduction in green area and not to effect biodiversity.
- The rear garden studio/office will free up a much needed bedroom space in their house, by relocating their home office into the rear garden studio/office.
- Opening up of existing kitchen window to act as an entrance into the new dining area from the kitchen.
- To maintain the existing access way into the garden from the side of the property, the rear extension will maintain an access way and therefore is not a full width extension. However, a wall in this location will clash with the existing window and therefore the proposal seeks to reduce the width of the existing window by only one brick width (225mm) in order to have a sensible width of entry into the garden from the side access way.



1.2 Site and Surrounding

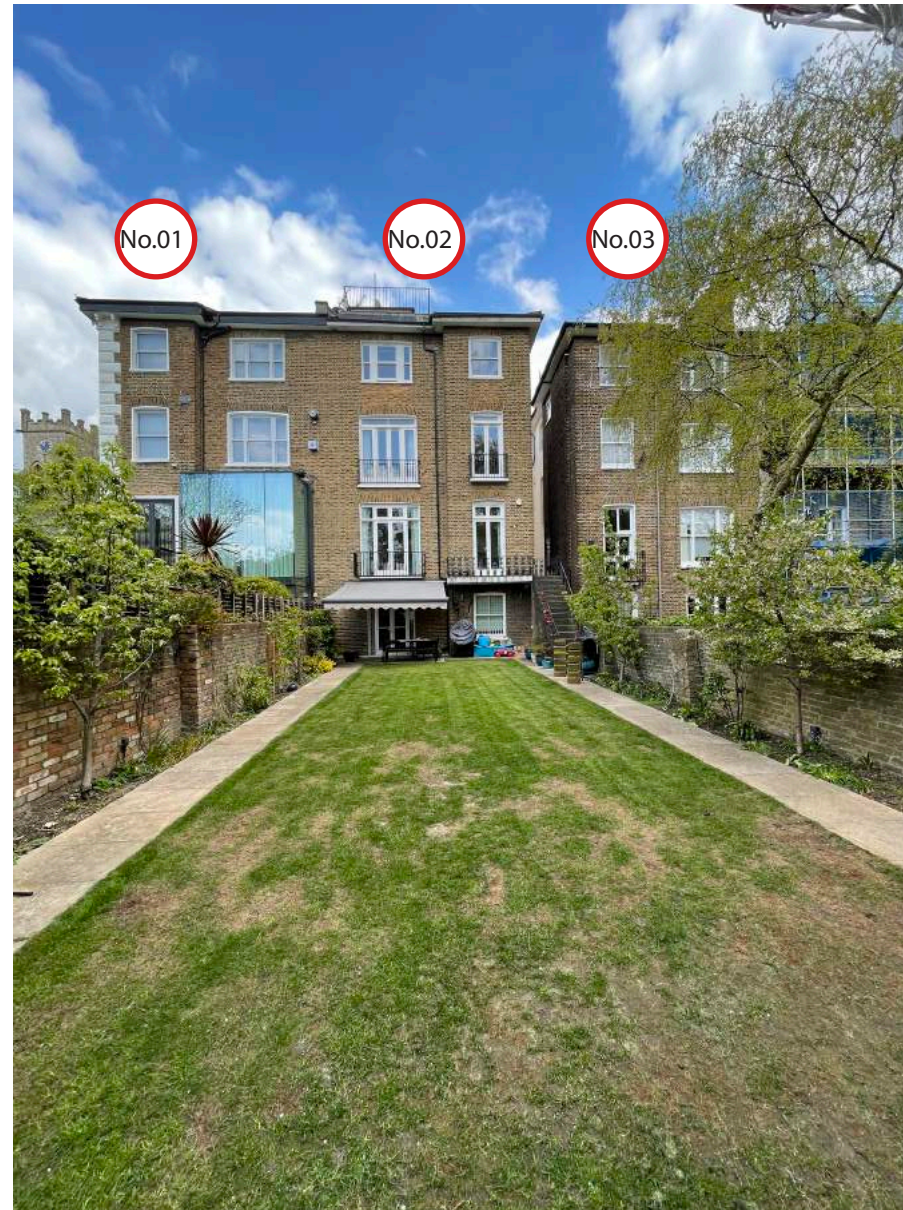
The property is situated in 2 Belsize Square, which is an example of mid 19th century villa developments. The property is situated within Sub Area One of the Belsize Conservation Area. This sub area consists of largely three storey buildings with lower ground floors. The buildings in this area have a similar relationship to the street, with front gardens set behind boundary walls, and their Italianate styling common on the front facade. The streets are predominantly residential, characterised by repeated forms of the stucco villas, whose design gives strong identity and unity of appearance to the area. The proposed development is located at the rear of the property only, and cannot be seen from Belsize Square road.

The rear garden is situated at lower ground level, with external stairs at the rear of the property which are used to access the ground floor flat (entrance to the ground floor is also served to the front of the property). The rear garden has a generous depth and width, equating to 23m(d) x 8.5m(w).

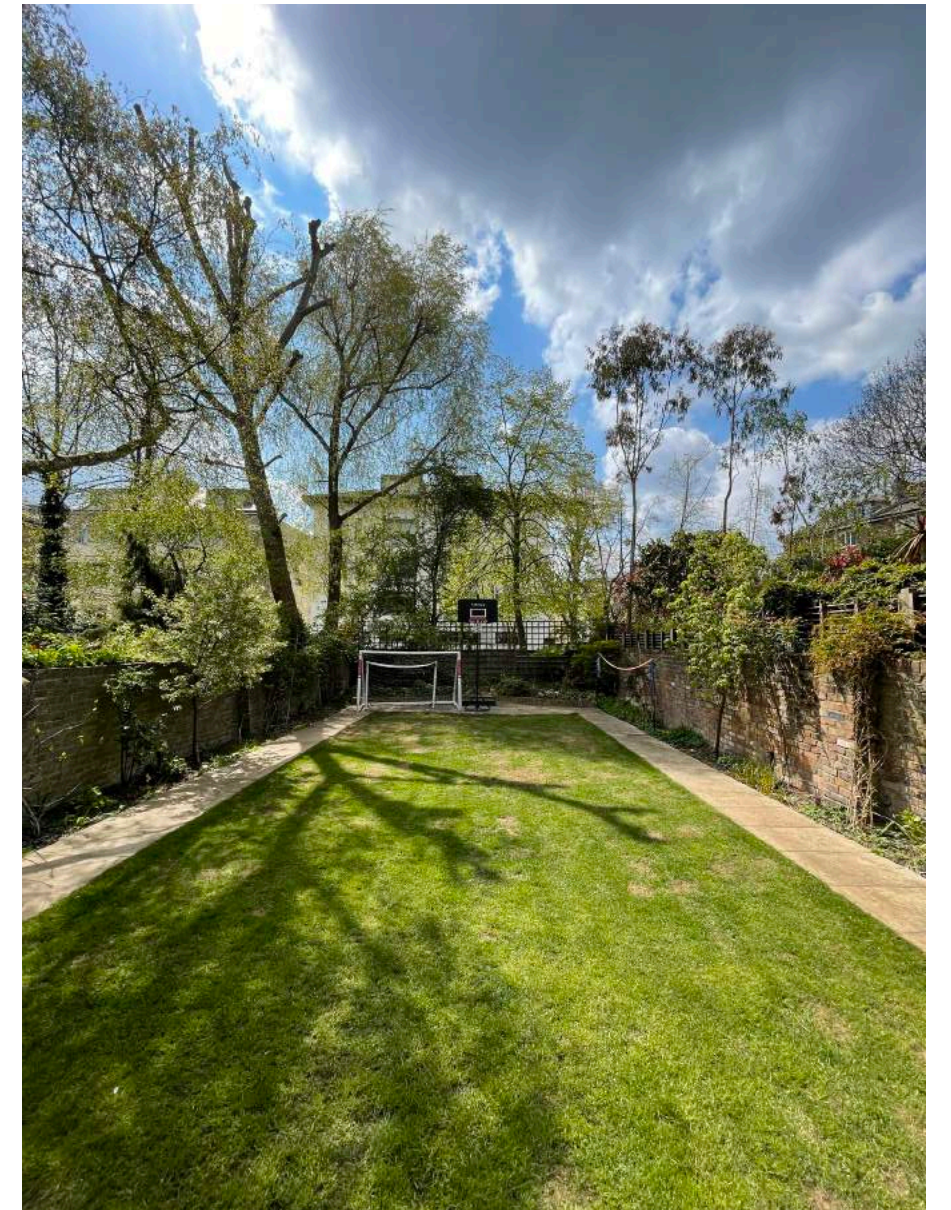


1.3 Description

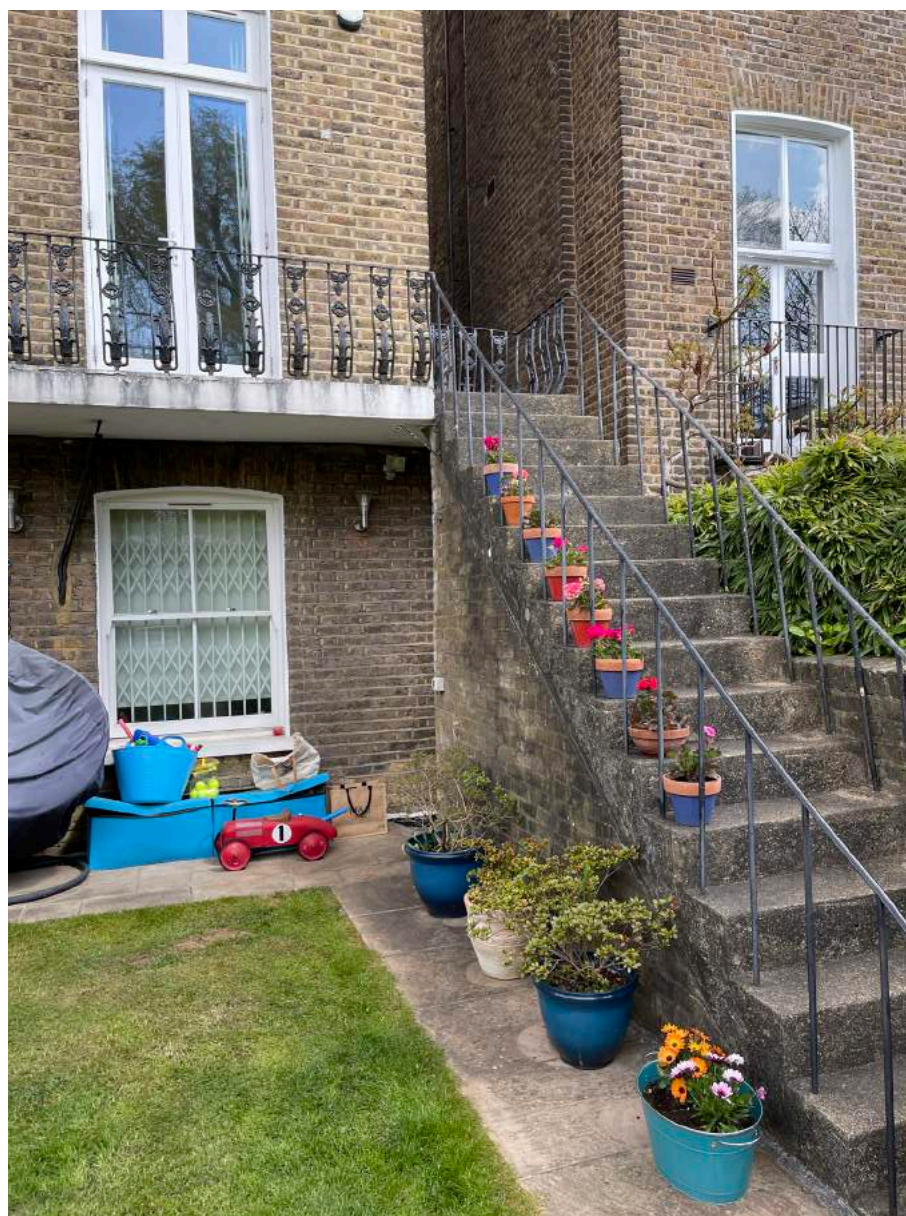
The following images show the existing state of the lower ground floor property including the rear garden.



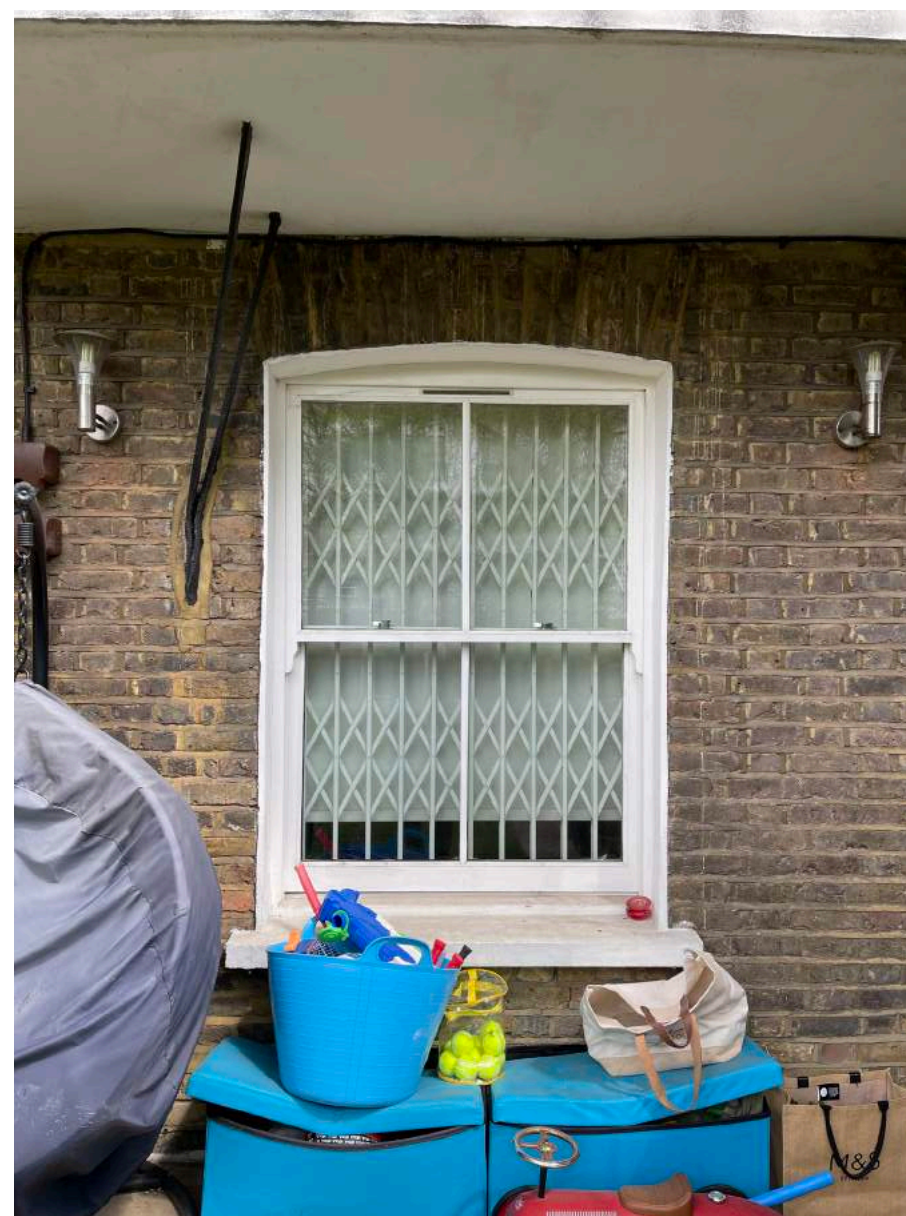
Rear elevation of the property, showing neighbouring buildings 1 Belsize Square and 3 Belsize Square.



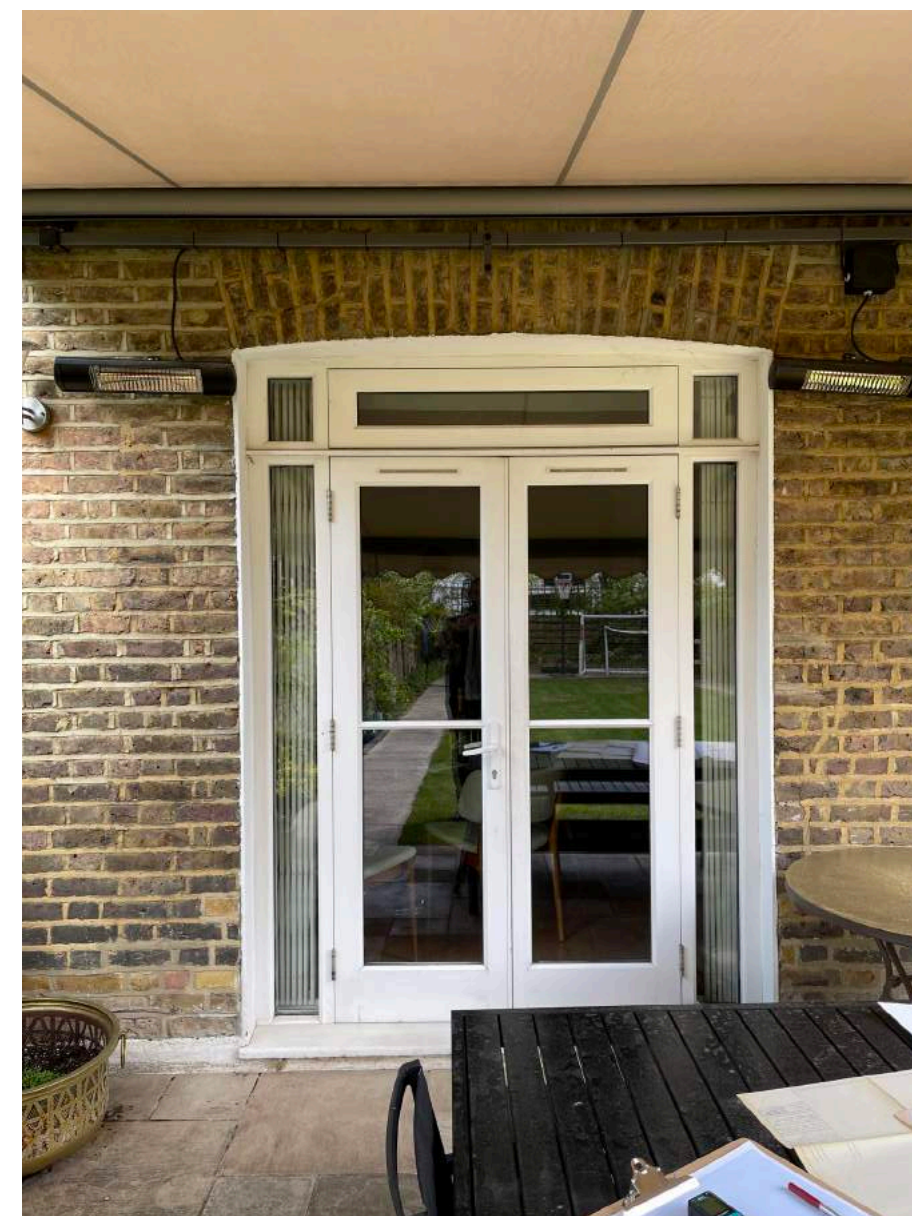
Rear garden view, with a substantial amount of mature trees which will frame the view of the new rear extension.



Access to the garden is also through a side passageway which is also used by the ground floor apartment. The external stairs are used to access the ground floor in addition to the front entrance. The proposed works will include the demolition of this terrace in order to benefit from a larger terrace which will be formed from the flat roof of the rear extension.



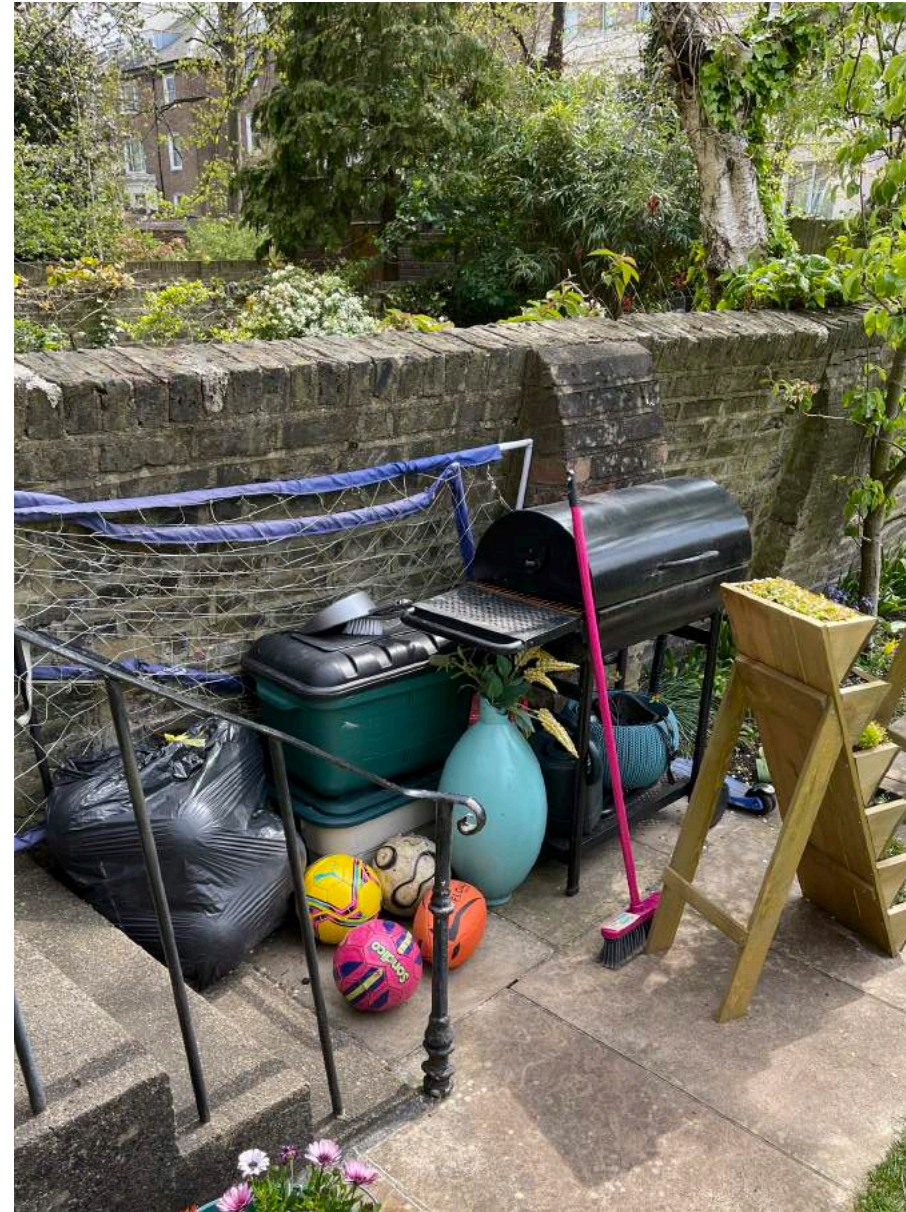
The rear of the lower ground floor includes one window and one external door. This window cill is intended to be lowered to floor level in order to create an opening and access the new dining/lounge area from the kitchen. The opening will also be reduced by one brick width (225mm) due to the location of the proposed external wall.



The existing external doors will be removed and will form an opening for the main entry into the rear extension dining/lounge area.



Existing side entrance as viewed entering the lower ground floor apartment.



There is currently an issue with a lack of storage space in the garden, which will be resolved with the rear garden outbuilding which will include storage space for the garden as well as office storage.



No. 1 Belsize Square double storey rear extension in a fully glazed exterior. This replaced the former lower ground and ground floor bay window which also included a ground floor terrace area.

Planning application reference: PWX0203156

1.4 Planning History

1. Conversion of property into 3 self-contained flats.

Status: Granted 4th November 1986

Planning reference: PL/8601239/R1

Although not mentioned in the title of the application, the application also included a new terrace and railings to the front of the property over the main entrance, a new roof terrace to the rear of the property including railings, windows to the rear of the property which proposed to lower the cills to floor level (similar to what is being proposed in this application) including new railings to form Juliette balustrades at the rear of the property.

As per the changes which were undertaken as part of the planning application above, the rear of the property, including to a smaller extent on the front of the property, were altered significantly with changes to window opening sizes and introduction of new terraces to the front and rear of the property.

2

PROPOSAL

Scale and Appearance

Layout

Access & Amenity

Design Team

2.1 Scale and Appearance

The scale and appearance of the extension has been designed to compliment the existing rear elevation. The extension will not be visible from the street and care has been taken to be sympathetic to the area with regards massing and materiality. The office outbuilding at the back of the garden is designed with similar proportions, whilst having a different materiality to suit the nature of the building as being at the rear of the garden.

The rear extension is 3m in height and 6.7m in width. The extension is not full width and an existing access way into the garden is maintained with the proposed development. The finish roof level corresponds directly with the top of the flight of the existing external stairs, thereby allowing the top of the flat roof of the extension to be utilised as an enlarged terrace. The terrace will be overlooking a green roof and appear as a 'floating garden' from the terrace.

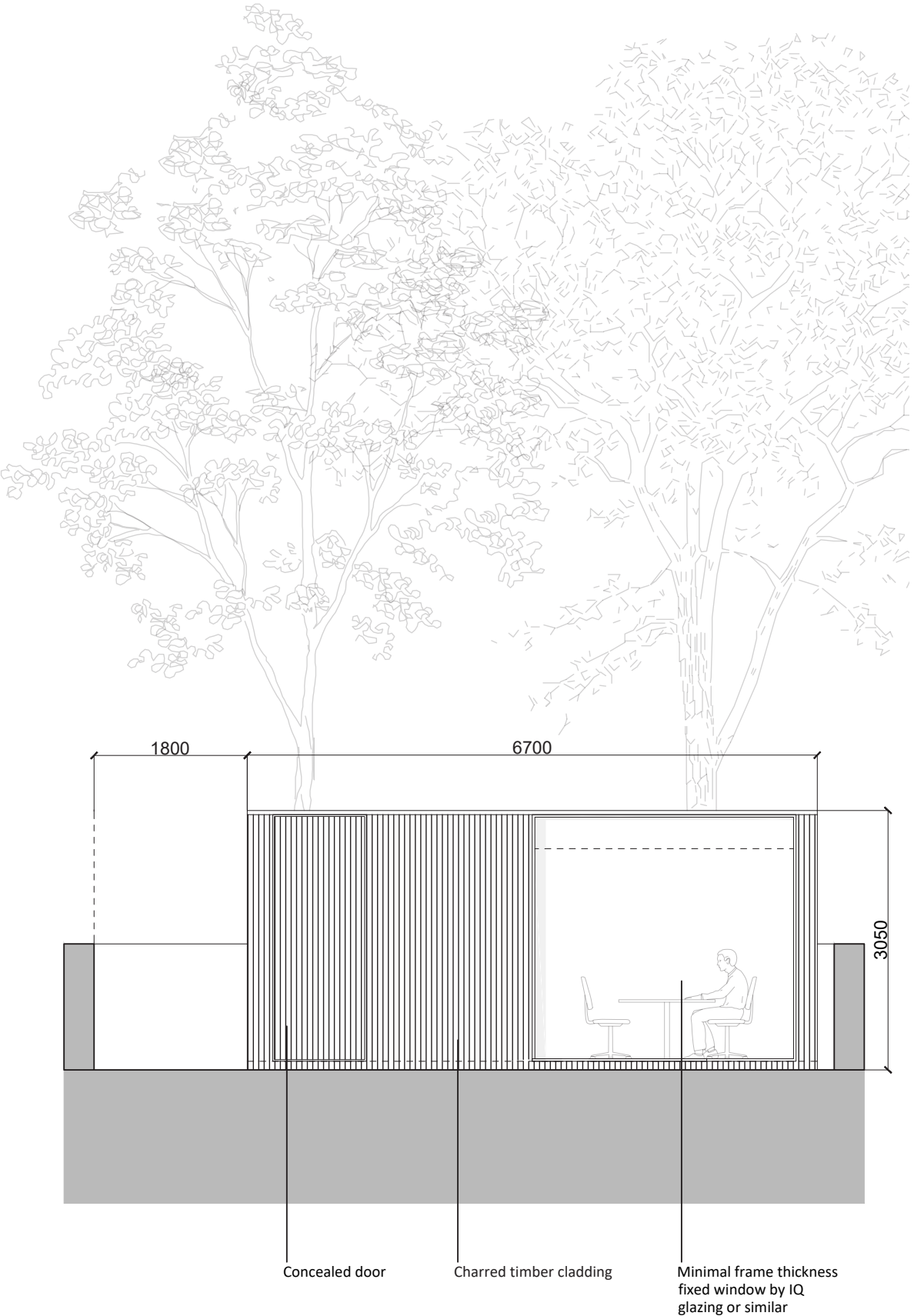
The brickwork materiality references the existing brickwork, using matching brickwork colour. The brickwork detailing of the existing building have been reused, such as the detailing of the existing window brick arches have been reused in the soldier course of the rear extension but in a modern interpretation. The proportions of brickwork and glazing relate and align with the windows and brickwork above. The balustrade at terrace level is a glazed balustrade in order to not visually detract from the existing building.



The rear garden outbuilding is intended to be used for the purposes as a office and storage space. This allows the family to reduce the burden of limited space within the house, where they can relocate their home office to the rear outbuilding, which currently occupies a bed space.

The scale and proportion of the outbuilding is identical to the rear extension, however the external materiality has been proposed to be different. This is because of the nature of where the outbuilding is located at the rear of the garden, and to compliment the surrounding trees by using a charred timber cladding. The form is decluttered and modern, using a big window opening to frame the garden view.

The rear outbuilding and rear extension both include green roofs, in order to mitigate any reduction in green space. The green area being proposed is larger than that which it is replacing, as the area currently occupying the rear extension is largely laid in paving.



2.2 Access and Amenity

Access to the site is via Belsize Square road. The lower ground floor flat has a separate side entrance to the main front entrance, which also leads you to the rear garden. There are a series of steps down leading you to the lower ground floor level. The existing house entrance is along this side entrance route.

2.4 Design Team

KAS is a London-based RIBA registered architecture and design studio, dedicated to the creation of sustainable buildings and places. The practice is committed to the delivery of well-conceived and thoughtfully detailed architecture. Our projects cover all scales of development and building types, creating spaces to live, to work and learn. Our residential projects include new homes, house extensions and refurbishments at all scales. We believe that architecture should tap into each projects latent potential to foster positive change, by producing site specific and beautiful designs.

The practice was founded in 2020 by Mirsad Krasniqi, who has over 8 years experience working on award winning projects for practices such as Henley Halebrown Architects, John McAslan + Partners, Allies and Morrison and Hopkins Architects.

More information available on our website:
www.kasarchitects.com

3

Heritage Impact Statement

3.1 Heritage Impact Statement

The proposal has considered National Planning Policy, local planning policy and the Belsize Conservation area guidelines. The planning history has also been taken into account, considering the past consented proposals to alter the rear window opening sizes as well as a general history of the building and surrounding site context.

With regards to local planning policy, the proposal has been assessed using the Local Plan Policy D1 (Design) and Policy D2 (Heritage).

Policy D1 refers to general design principles and requires development to be of high quality, which respects local context and character and preserves or enhances heritage assets. Policy D2 relates specifically to proposals which affect listed buildings and conservation areas and requires that development preserves and where appropriate enhances these designated heritage assets. The Council will resist proposals that cause harm to the special architectural and historic interest of listed buildings or their settings. The current proposals are considered to fully comply with policies D1 and D2.

In this case the proposals have been sensitively conceived and formulated to be respectful to the character of the building and conservation area. The proposed ground floor extension is in character with the wider area which have a significant amount of consented extensions, with some considerably larger extensions such as 29 Lancaster Grove, as well as neighbouring buildings along Belsize Square. In addition to this, there are also a significant amount of recently consented rear garden outbuildings in the area, as well as on Belsize Square.

The proposed extension is modest in scale and would be visually subordinate to the host building. Its sympathetic form and materials would complement the character of the listed building, whilst its clean, robust and simple contemporary design is clearly of its time. The proportions of the glazed openings of the rear extension relate and align to the windows on the floors above, and the brick detailing

reflect the detailing used on the brick arches above the windows on the upper floors.

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June 2021