



HERITAGE STATEMENT

31 Belsize Crescent is not a listed building but is within the Belsize conservation area. The terraces along Belsize crescent are considered to make a positive contribution to the conservation area due to their architectural style. A Grade II listed building is nearby and on the opposite side of the road at number 24 Belsize Crescent.

Belsize Crescent was built between 1868 and 1875 and is a residential street which is lined with set back terraced plots and a variety of trees and vegetation softening the frontages. The houses that surround the proposed dwelling are typically London stock brick with stucco detailed front walls.

31 Belsize Crescent is an example of mid-nineteenth century terraced house typical of this part of Belsize Park, which was developed over a short amount of time, resulting in a consistent appearance. The property has kept its original external features such as the large bay windows and well proportioned sash windows which have been lost on some neighbouring properties. The traditional features include barrel dormers, banded stucco to the ground floors, pitched slate roofs, pedimented surrounds to the windows, canted three-light bay windows and columned porticos. The boundary treatments are low stucco-rendered walls topped with bottle balustrading.

The proposed works does not alter any aspect of the front elevation to preserve the architectural style and presentation of number 31 to Belsize Crescent. The Council introduced an Article 4(1) direction on most of the buildings within the Belsize Conservation Area, which included Belsize Crescent. This direction only applies to the elevations facing the street and there are additional planning controls on alterations which affect the windows, boundary walls and front gardens which this proposal does not effect.

Number 31 Belsize Crescent is identified as making a positive contribution to the Belsize Conservation Area. The questions from the Conservation Area Designation, Appraisal and Management (Historic England Advice Note 1, February 2016) may be asked when considering what contribution the unlisted buildings are to a conservation area. The subject site is a positive contribution to the area and would have answered positively to at least one of the questions. Some examples of why 31 Belsize Crescent is a positive contributor to Belsize Conservation Area are as follows:

+ The dwelling was designed by William Willett who was one of the leading developers of the Belsize estate and even though they are not examples of his original work, they emulate the designs of the earlier terraces designed by Daniel Tidey.

+ The building's materials, form, scale and detailing reflect the characteristics of the area and road.

+ The building relates to the Grade II statutorily listed No. 24 Belsize Crescent - both were built at the same time and by William Willett as part of the development of the estate.

+ The building contributes positively to its surroundings and the externals of the building have not been altered with and all of the existing features have been retained.

+ The house is within the Belsize estate and follows the subsequent change of many houses being converted into apartments along Belsize Crescent.

+ The subject site reflects the traditional functional character of Belsize Crescent which has always been residential and containing classical terraces.

CONCLUSION

The proposed works have been designed to cause no harm to any heritage assets at 31 Belsize Crescent. The only proposed external alteration is to replace the existing double doors and window with larger double doors to allow more light within the lower ground flat.

The utilisation into the existing vaulted space, preserves this historic feature by transforming it into an area that can be used and incorporated into the flat rather than wasted space. The works that are to be proposed, enhance the existing property and the spaces within.

The proposal is considered to sustain the special historic and architectural interest of the Belsize Conservation Area by preserving the elements of significance. It is therefore concluded that the proposed works will not cause any harm to Belsize Crescent or neighbouring buildings due to the small amount of changes this proposal entails.



FRONT ELEVATION