

# 75 Belsize Lane, NW3 5AU

## Planning, Design & Access Statement

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*Portland Lodge, 75 Belsize Lane, London NW3 5AU.*

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## 1.0 Introduction

This Planning, Design and Access Statement has been prepared by Sanya Polescuk Architects to support the planning application submission for works at Portland Lodge, 75 Belsize Lane, NW3 5AU.

The property is in residential use and currently comprises two bedrooms.

Planning permission is sought from Camden Council in respect of the following proposal:

- Erection of a single-storey, rear extension with a green roof;
- Replacement of a damaged First Floor Conservatory with a new to match existing in style;
- 1 no. new rooflight to a new extension;
- 1 no. rooflight to an existing roof;
- Replacement of all windows and glazed doors on the rear elevation with new to match existing in style.
- Installation of a new metal balustrade to rear roof terrace for safety reasons.

In summary, the proposal has the following benefits:

- Continued use as a residential dwelling;
- Increased and improved residential floorspace;
- A high-quality architectural approach;
- Preservation of the character and appearance of the conservation area;



Figure 1. Belsize Conservation Area.

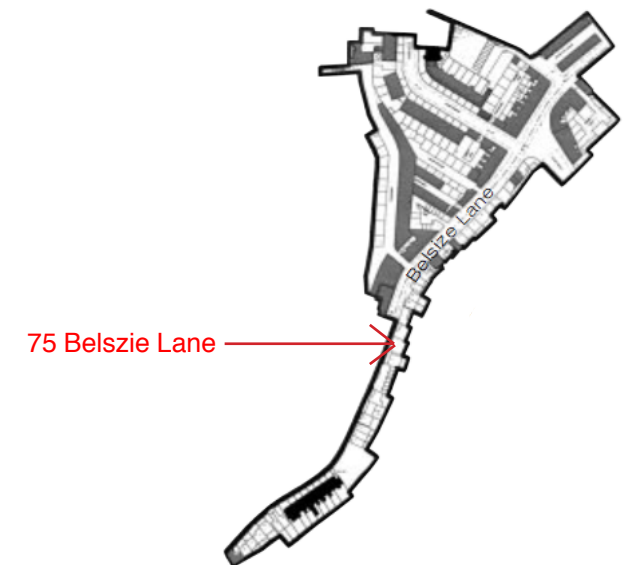


Figure 2. Belsize Conservation Area Sub Area 2.

## 2.0 Background

### 2.1 Practice Profile

Sanya Polescuk Architects (“SPA”) is a well established architectural practice based in NW3 with extensive knowledge of the local area. Winner of the AJ Retrofit Award in 2013, SPA has a reputation for skillfully upgrading sensitive building fabric to modern efficiency levels without compromising the special historical characteristics.

### 2.2 Conservation Area

The property is located in the Belsize Conservation Area where it falls within Sub Area 2 established 01.02.1988 (Figure 1 & 2). The character of this Conservation Area is mostly derived from mid-19th century Italianate villas and mews houses and is divided into a number of distinct areas of varying character and appearance. Sub Area Two consists of residential and commercial uses and has a tight urban grain. The properties are consistent in the use of London stock brick with stucco moulding.

### 2.3 Streetscape

The North part of Belsize Lane was initially developed by Tidey (1850-1870) and later by Willett and displays Italian renaissance influences. The buildings are consistent in scale, materials and character, with decorative elevations. Those properties – mostly three to four storeys high have vertically proportioned windows and

shopfronts at ground level and often retain original details.

However, nos. 41A to 77F paint a very different picture. Those properties in scale resemble mews houses rather than Italianate villas and are very inconsistent in façade treatment resulting in only five houses being considered to make a positive contribution to the Conservation Area.

Further South is the three-storey Grade II Listed stucco terrace at nos. 79-93 with beautiful classical detailing and decorative first floor balconies, directly opposite a large modern building of the Tavistock and Portman NHS Foundation Trust.

The Belsize Lane is located within close proximity of Swiss Cottage and Belsize Park Underground Stations and numerous bus routes running along Haverstock Hill and Finchley Road.

### 2.4 Site and Surrounding Area

Portland Lodge, 75 Belsize Lane is a two-storey residential property located on the south side of Belsize Lane, part of a low-built terrace between but separated from “the three-storey, listed (Grade II), stucco terrace at nos. 79-93 with classical detailing and decorative first-floor balconies” and the area of garaging considered a negative feature of the area (Belsize Conservation Area Statement).

The property is a terrace with a more open character, more vegetation and greater variety in age and elevational treatment than



Figure 3. Elevations of nos. 77 & 77A Belsize Lane.



Figure 4. South part of Belsize Lane.



local mews or Italianate villas. However, it is of similar height and scale to the mews houses.

The property is not considered to be making a positive contribution to the Conservation Area and is not affected by Article 4.

### 3.0 Planning History

A comprehensive review of the Statutory Register of Planning Applications held by the London borough of Camden has been carried out.

Online records show that the most recent application has been consented to reducing the crown of cherry trees in the rear garden (2011/1489/T).

Other than this, there are two more consented applications:

- Enlargement of existing conservatory at first floor level at rear (8600124);
- Alterations to three existing garages to form an additional bedroom/study and a single garage (8500171).

The applicants, as owner-occupiers, have made personal approaches to all their immediate neighbours to invite their views prior to the submission of this application.

The area has many examples of approved planning applications for rear extensions.

The nos. 73 and 77 Belsize Lane have been greatly altered over the years and lost the cohesive character of the whole terrace.

There are three planning applications of particular interest associated with no. 77 Belsize Lane :

#### 3.1 - No 77, Belsize Lane (10447)

Planning permission was granted in February 1971 for a two-storey rear extension and the extension to the garage.

#### 3.2 - No 77, Belsize Lane (PW9802820)

Planning permission was granted in October 1998 for a single-storey rear extension.

Notable comments from the officer's report can be summarised as follows:

"The flat roof of the extension hereby approved should not be used as a roof terrace without the prior written consent of the local planning authority".

Although both permissions were granted many years ago, they show the extent of changes to the property.

#### 3.3 - No 77, Belsize Lane (2013/2900/P)

Planning permission was granted in July 2013 for a replacement of the first-floor terrace with an extension on the rear elevation.

Details of these applications are attached as appendices to this statement.



Figure 5. Rear Garden of 75 Belsize Lane.



Figure 6. Rotten door frame at 75 Belsize Lane.

## 4.0 Design and Access

The proposed works will include retrofitting features to significantly reduce the home's carbon footprint such as: introducing insulation, upgrading glazing and underfloor heating.

### 4.1 Use

The use class of the property is currently 'C3 residential' and will remain unchanged.

### 4.2 Amount

The existing property has a square footage of 188m<sup>2</sup> with the rear garden being 58m<sup>2</sup> (GIA). The proposed rear extension would add 12m<sup>2</sup> to the building fabric. The total resulting square footage of the property would amount to 200m<sup>2</sup> (GIA). The new rear extension represents 21% of the area of original garden.

### 4.3 Layout

The proposed changes to the property focus on a new garden extension with a green roof, as well as replacing the rear conservatory that fell into disrepair.

The proposed internal layout has been reconfigured to work within the existing structural walls while maximising space and provide as many storage opportunities as possible.

When designing the extension, the goal was to provide an internal link to the outdoors while providing additional square footage and respecting the parameters set by:

- Conservation Area design principles
- Rights of light
- Any precedents set by properties in the area (as described above in Section 3.0).

### 4.4 Access

The access to the site is via the front pavement and from Belsize Lane. Access will remain unchanged.

### 4.5 Scale

Internally, the proposal's scale is in keeping with the existing property as the refurbishment remains within the existing walls, including the thermal improvements to the building's external fabric (as outlined in section 3.0).

The extension respects the scale of the existing building. The volume is designed to be subservient to the host building elements and environs. The height of the rear extension doesn't impact neighbour's rights of light and privacy, and the head of the proposed glazing is to be aligned with the head of the existing glazing. The overall height also respects the rights of light to direct neighbours. The proposed rear extension is entirely invisible from the public highway.

### 4.6 Landscaping

A shallow intensive green roof is proposed for the extension. This will increase the planted surface area from the present and will be planted with native wildflower species, specifically selected to enhance



Figure 7. View of the conservatory at 75 Belsize Lane.



Figure 8. Conservatory at 75 Belsize Lane as seen from the terrace.



local biodiversity. See Appendix IV for specifications from a preferred supplier.

#### 4.7 Appearance

The proposed materials for the extension are a modern interpretation of those already present in the area. Yellow stock brick is the prominent material for the existing external walls and the new extensions will be built in yellow stock brick to compliment the host building. The new brickwork will be treated in a modern idiom to subtly reinforce the distinction between old and new.

Thin metal glazing has been chosen to ensure a crisp contemporary look to the new rear extension and increase the amount of natural light in the property.

#### 4.8 Protected Trees

There are several trees subject to TPOs in the environs of the site. Their locations are marked on drawing E000. The works will not affect any of the trees.

### 5.0 Conclusion

The proposed works preserve the character and appearance of the conservation area, are unobtrusive and respectful to the existing architectural features. The rear extension is not invisible from the public street and retains a reasonable sized garden. The extension is one storey and on a ground floor level, which is considered by the Council to be the most appropriate way to extend a property.

The adjoining properties do not have any significant architectural features on their rear elevations, so the proposal would not disturb the existing rhythm.

The proposed design of the rear extension has been carefully considered to respond to the context of the host building and the surrounding area. The scale and proportions of the proposed extension were designed carefully not to harm the architectural integrity of the whole building.

A green roof will ensure that the garden setting of the rear extension is maintained.

The proposed extension will provide improved residential floorspace and a high-quality environment for the owners who intend to stay in the property for the long term.

The proposal will provide rationalised and improved accommodation throughout the building and therefore complies with local policies relating to the provision of high-quality residential accommodation.

The use of materials and design of the extension will preserve and enhance the character and appearance of the Conservation Area.

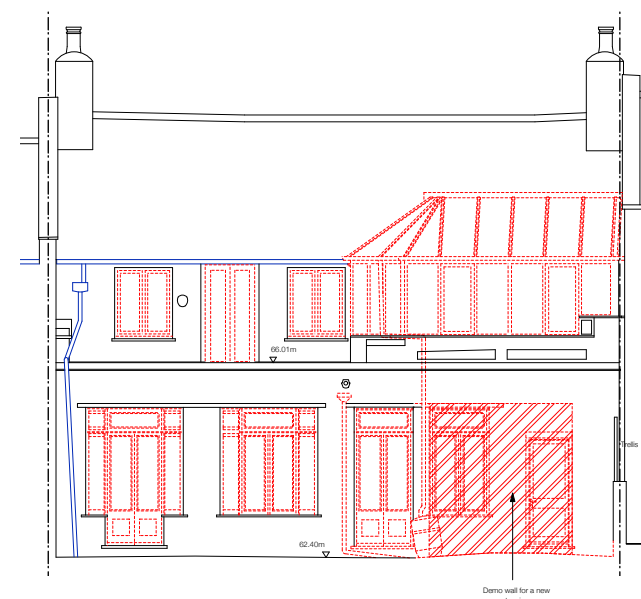


Figure 9. Existing rear elevation of no. 75 Belsize Lane with demolition shown in red.



Figure 10. Proposed rear elevation of no. 75 Belsize Lane.

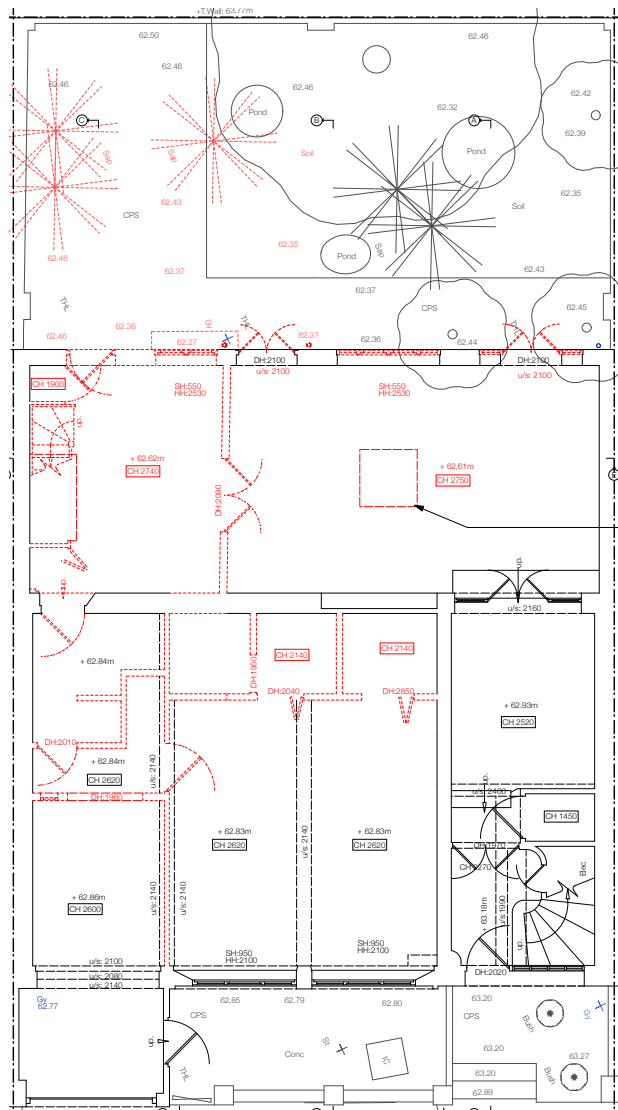


Figure 11. Existing ground floor plan of no. 75 Belsize Lane with demolition shown in red.

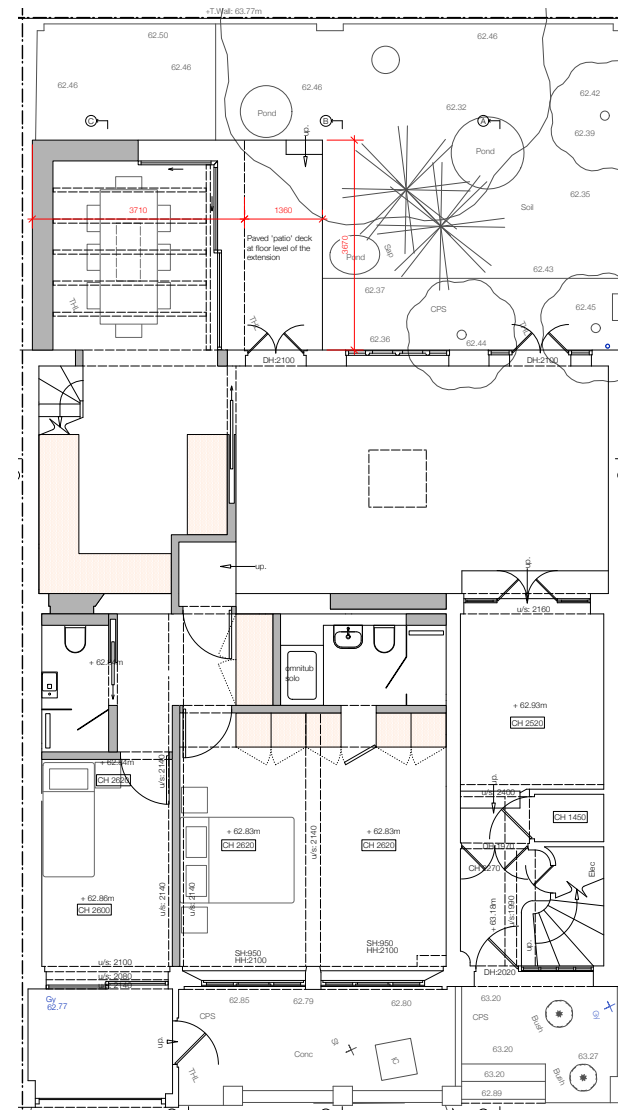


Figure 12. Proposed ground floor plan of no. 75 Belsize Lane.



We propose an intensive green roof for the rear extension. This will increase the planted surface area from the present and will be planted with native wild flower species, specifically selected to enhance local biodiversity. This solution not only has an aesthetic value, but is also sustainable and has a positive impact on the neighbourhood.

# P R O J E C T P R O P O S A L

The proposed materials for the extension are a modern interpretation of those already present in the area. Stock brick is the prominent material for the existing external walls and the new extension will be built in stock brick to compliment the host building. The new brickwork will be treated in a modern idiom.

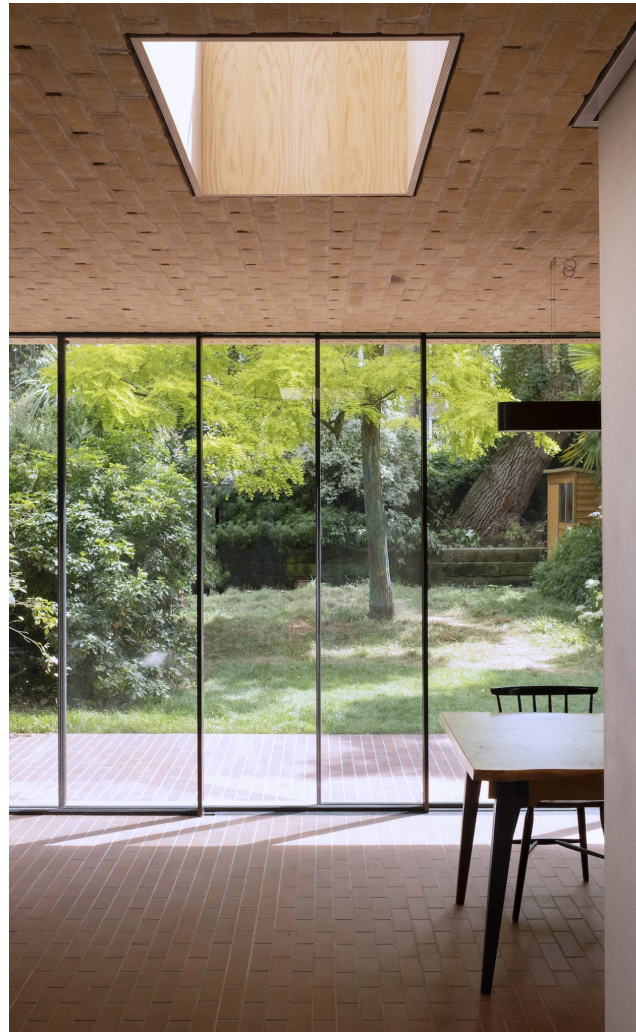






Figure 13. Artist's impression of proposed rear extension at no. 75 Belsize Lane with trained planting to provide shading at the rear.



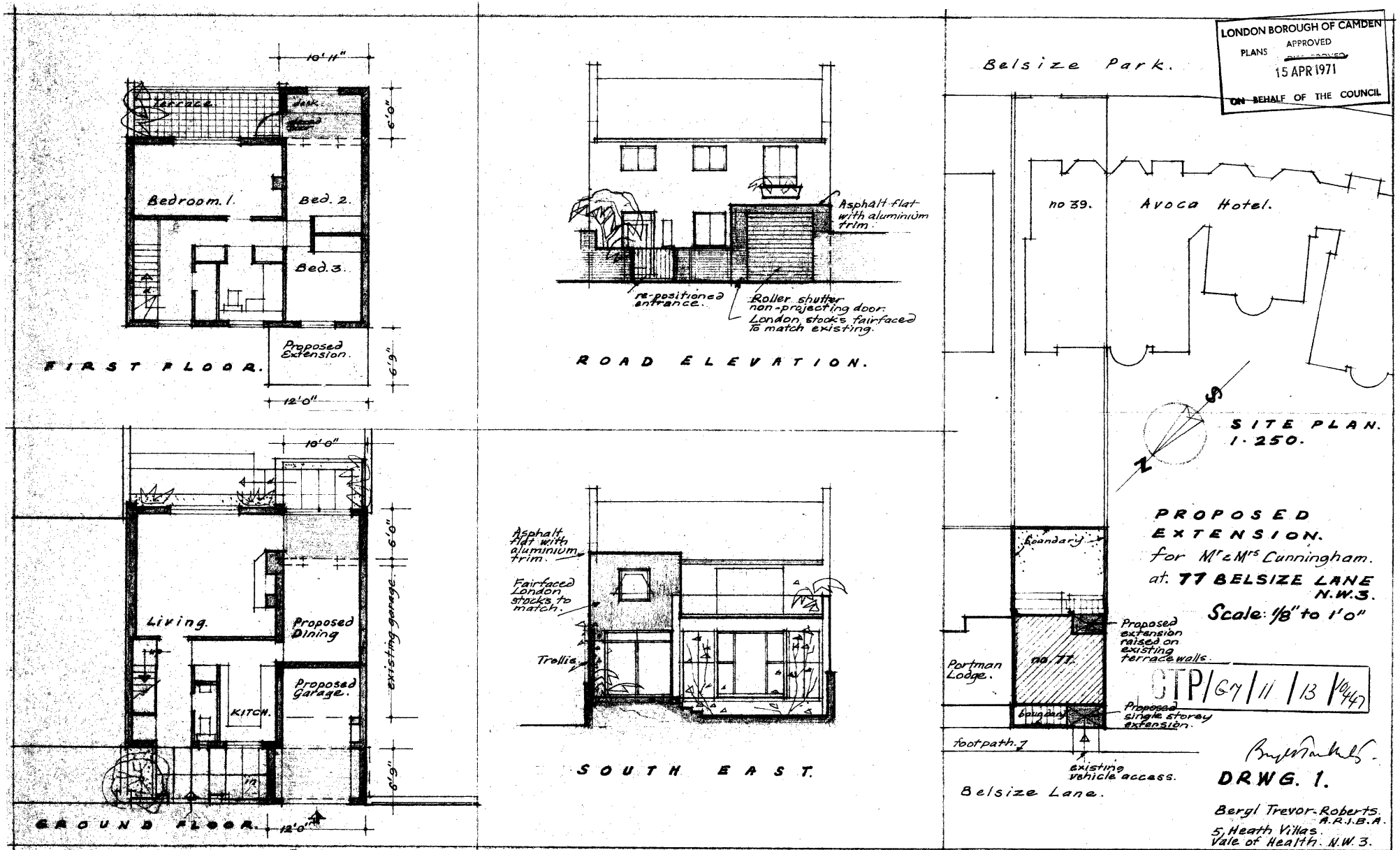


Figure 14. No. 77 Belsize Lane existing & proposed drawings.



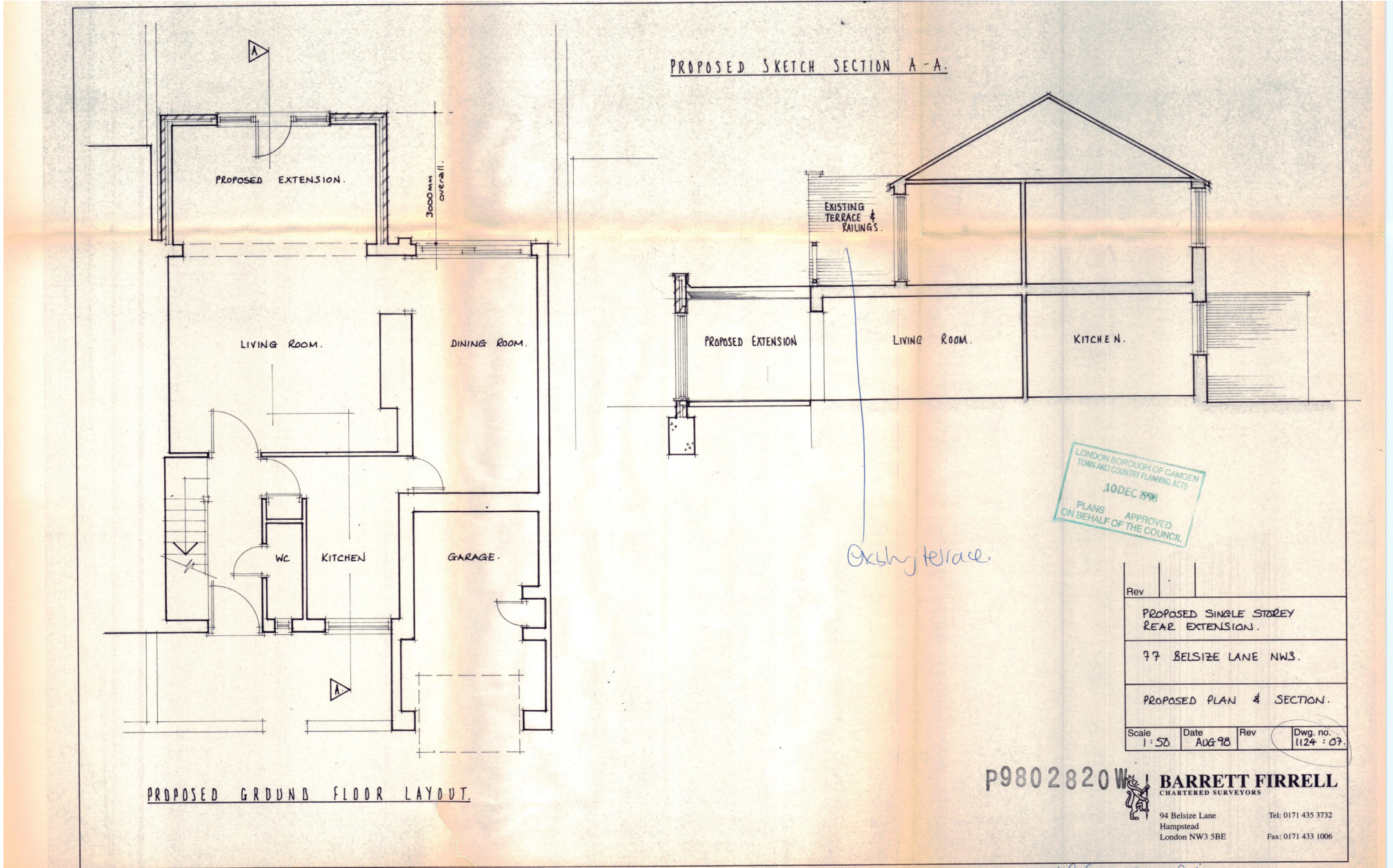


Figure 15. No. 77 Belsize Lane proposed drawings.





Figure 16. No. 77 Belsize Lane existing section.

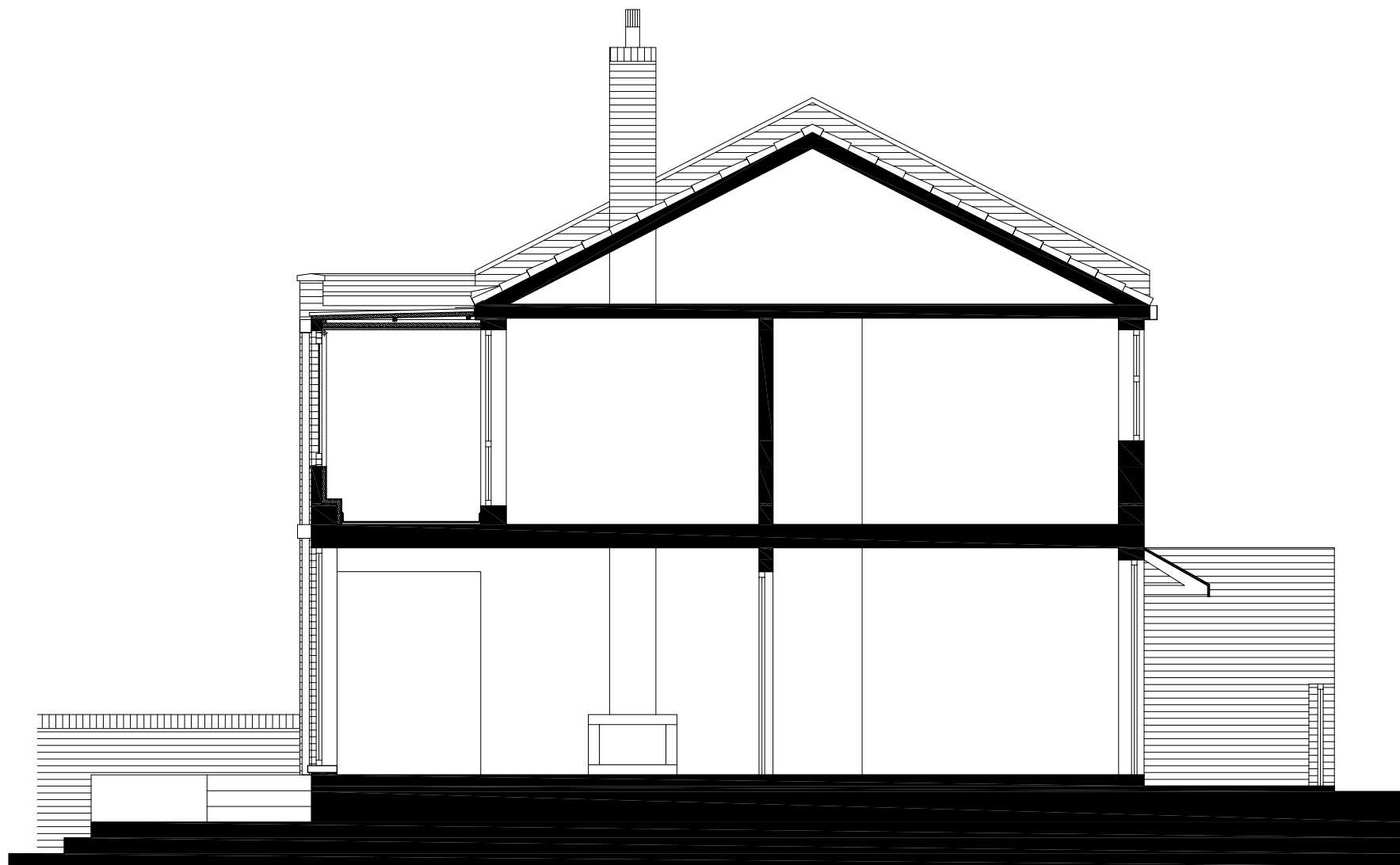


Figure 17. No. 77 Belsize Lane proposed section.



