



Belsize Park House_Design & Access Statement :

by Andrew Lewis – Sep 2021

Proposed additional Floor to provide Two self-contained flats (1no. 2B4P and 1no. 1B2P) :

Belsize Park House, 59-60 Belsize Park

Camden, NW3 4EJ

This Design and Access Statement has been prepared by ME Architects on behalf of the Applicant to accompany a Full Planning Application submitted to the London Borough of Camden Council.

This statement has been prepared in response to the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 for planning applications to be accompanied by a Design and Access Statement. This statement should be read alongside the planning application architectural drawings and Heritage Impact Assessment prepared by HCUK Group.

This statement is submitted in support of the application for single storey roof level extensions to provide two self-contained flats.

Site Description

The site is located at the southern end of Belsize Park, a residential street between Finchley Road (A41) and Haverstock Hill (A502).

This is within the Belsize Park Conservation Area, and its local appraisal notes the area is characterised by a series of large mansion blocks, detached and semi-detached villas. The neighbouring properties are 4-5 storey, stucco rendered blocks with Italianate styling most likely developed in the 1850's.

The site benefits from great transport links with Belsize Park, Swiss Cottage and Finchley Road stations all in walking distance, which boast Overground and Underground connections as well as a multitude of local bus services.

The property was developed circa 1955 as an infill development following WWII damage to the street. The purpose built residential block comprising of 10 self-contained units between basement and third floor levels with some off-street parking provisions.

The third-floor front elevation has been set back approximately 2 meters, which allows for balconies, and distorts the massing of the block from street level.

Unlike its neighbouring properties, Belsize Park House has a flat roof which is currently utilised for the storage mechanical plants across a three separate roof structures.

Access

The site benefits from a PTAL score of 6a, and is therefore within the highest band of PTAL recognised in London which facilitates car-free developments.

Access into the building is via the front steps, a characteristic which is common for the street and reflects the architectural styles and topography of the immediate area.

The nature of the rooftop proposal and features of the existing block, it is not possible to alter the existing access, however, the flats have been developed to Lifetime Home Standards and the existing stair within the building could be modified to provide a stair lift as necessary.

The proposed development would be classed as car-free housing units; the local area already operates a CPZ and the proposal would not seek to add to the existing parking pressures. The applicants will be submitting a Section 106 Agreement to secure this.

Cycle Parking provisions for 4no. cycle spaces will be made available to the proposed development which will be located below the main entrance stairs.

Planning History

The property received planning permission for the “erection of an additional floor to provide 2 flats (2 x 1 bedroom) at roof level with rear balconies, installation of rear dormers, installation of roof lights to front and rear elevations, and alterations to the front and rear elevations to existing flats” - 2015/4470/P. This previous application has commenced with the uplifting the front façade, and therefore this application should be seen as an alteration to the existing permission.

Use & Amount

The proposed development includes 1no. 2Bed 4person dwelling of 74.7sqm and 1no. 1Bed 2person dwelling measuring 60.8sqm.

Each dwelling would benefit from its own private amenity space to the rear.

The proposed layout of the two flats reflects the stacked layouts below; a central core divides the flats with bathrooms located along the party walls.

Massing

The neighbouring blocks have been carefully surveyed to ensure the proposed massing fits within the greater streetscape. Similarly, the projection of the pitched roof has been designed to adhere to limits of the adjoining properties and will take its place within the roofscape.

The front dormers are slightly wider than those seen on the street, however, the stepped backed nature of the roof mitigates their impact on the roofscape, whereas the dormers to the front utilise the full plot of the roof area to maximise living space and daylight.

Design Principles

The proposed development has been designed to compliment its neighbouring ridged roofs as well as respecting the conservation areas characteristics and forms.

The design is simple and unassuming, reflecting its Victorian neighbours in a contemporary manner.

Conclusion

The proposal provides two quality homes in a desirable location within London and will make a positive contribution to the streetscape. Therefore, we believe a development of this type, is a suitable for its location.