



58a Belsize Lane | NW3 5AR
design & access statement
November 2021

INTRODUCTION

This design & access statement has been prepared for proposed alterations to the rear outrigger at 58a Belsize Lane, NW3 5AR, London. It should be read in conjunction with submitted drawings and information.

APPLICATION SITE

The application relates to first and second floors within rear outrigger of 58a Belsize Lane which was used as a HMO accommodation. The premises are set within a four storey mid terrace Victorian building with a mix of residential and commercial use. The building is located opposite Belsize Village Terrace, rear part of the site is facing enclosed courtyard and adjoins residential properties at Princess Mews. The building is not listed but is located within Belsize Park Conservation Area, in London Borough of Camden.

PROPOSAL

Proposal comprises of installation of oriel bay window and replacement of two existing windows at the rear part of the building.



Rear View of 58a Belsize Lane



Location Plan

SITE LOCATION | SATELLITE VIEW

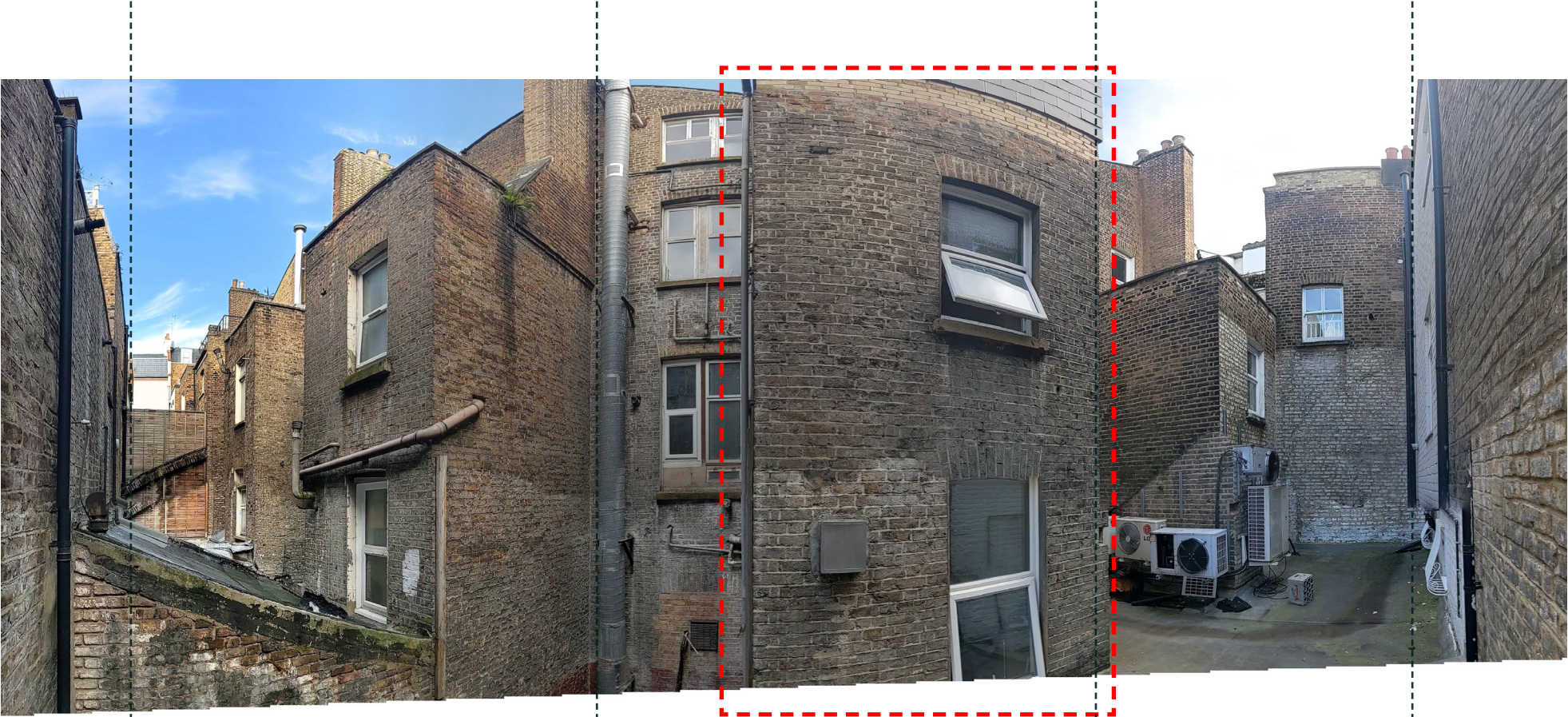


Aerial view of the site looking South



Satellite view of 58a Belsize Lane

EXISTING PHOTOS | PANORAMA VIEW OF INNER COURTYARD



Princess Mews

No 56

58a Belsize Lane

No 60

Princess Mews

APPLICATION SITE

DESIGN

USE | AMOUNT | LAYOUT

Existing use of the application site (first and second floors of the rear outrigger) is residential (Use Class C3/C4). It was used as HMO accommodation with one single bedroom located on second floor and separate kitchen and shower room located on first floor within the rear outrigger. The application site was disused for the last 4 years since a prohibition order was received due to a too small accommodation and lack of insulation and heating.

Overall the building has mixed use. Class E (previously A3) restaurant use on ground floor and basement; Class C3 residential use (three self-contained residential flats) on first, second and third floors; and Class C3/C4 use with one single bedroom HMO, a kitchen and a shower room at the rear outrigger which is the application site.

It is proposed to retain application site use as existing and refurbish it.

Refurbishment works will comprise of minor interior layout amendment, installation of oriel bay window and replacement of two windows at the rear, inner courtyard space. Currently the existing bedroom is undersized and it is proposed to install oriel bay window to the side of the rear outrigger on second floor which would increase the floor space. Oriel bay window would project slightly and will provide additional daylight to single bedroom space. The privacy of

other residential surrounding units will be protected by using one solid wall on oriel bay window side and obscure glazing pane facing adjoining building No 56, window will be non-opening. In relation to minor interior alterations on first floor of the rear outrigger it is also proposed to change window proportion within kitchen and shower room which would improve quality of the space.

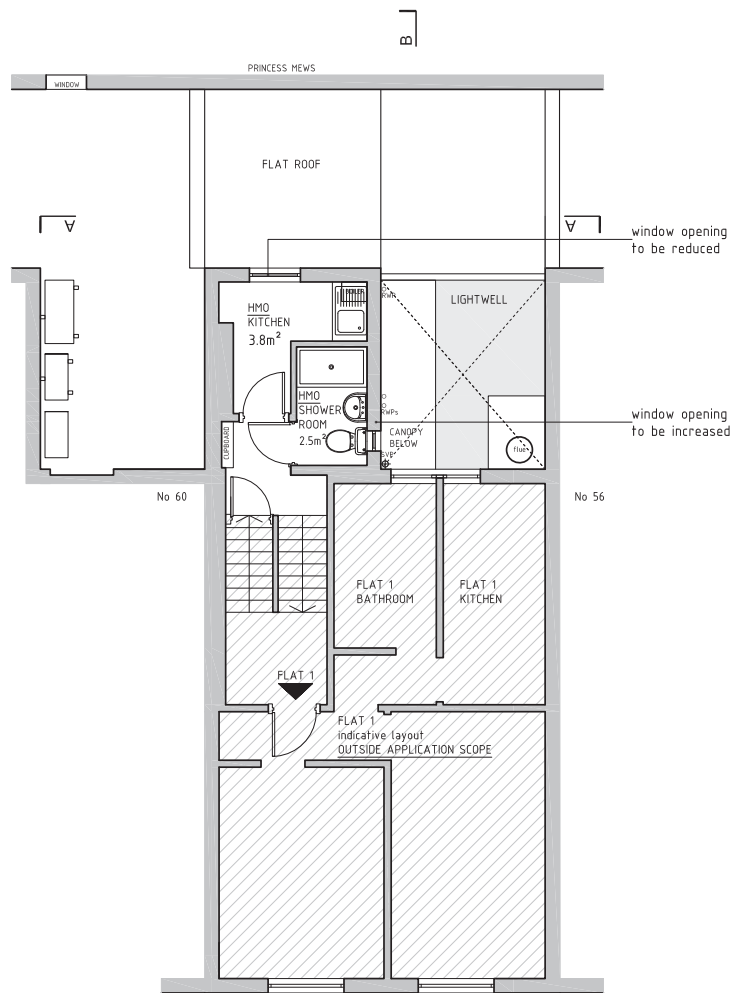
SCALE | APPEARANCE

Proposed oriel bay window is 2.3m high, 1.9m wide and projects 0.6m. The window will have frameless structurally bonded glass with concealed aluminum channels, black silicone and black metal flashing. Although the oriel bay window may appear to be a contemporary element it would be fitted in the secluded part of the property which has already been altered in the past and would be congruous with the inner courtyard surrounding.

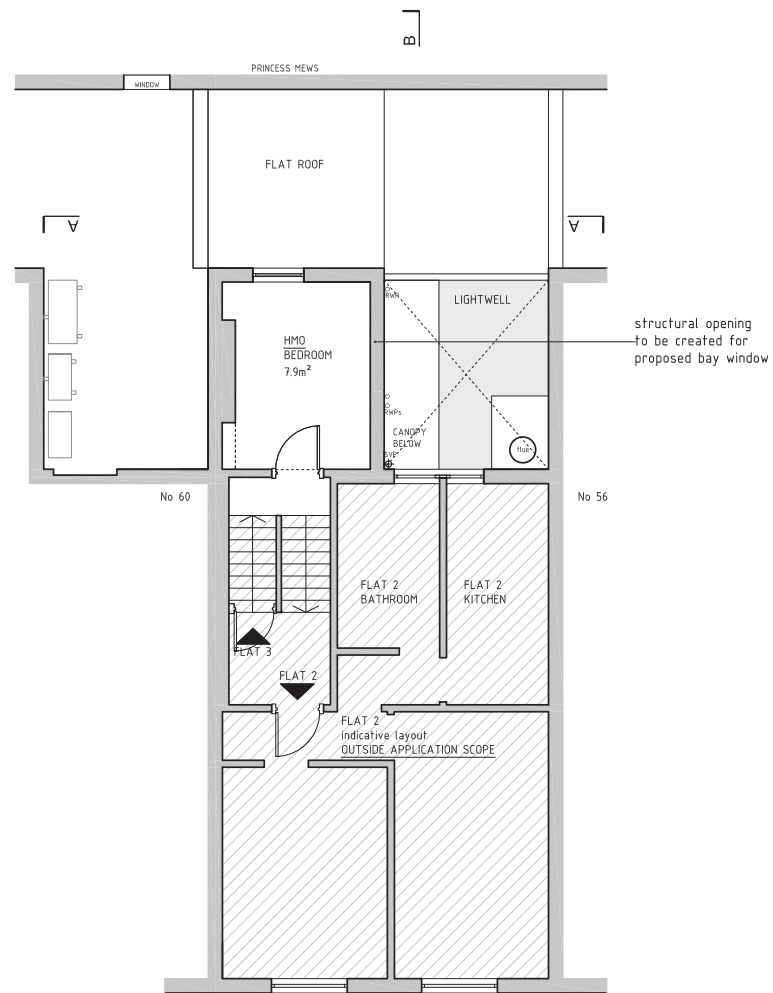
Two existing uPVC windows on rear and side elevation of the outrigger are proposed to be replaced with timber frame double glazed sash windows. The side window is proposed to be enlarged providing more daylight however it would be non-opening below 1.7m height and have obscure glazing to maintain privacy and not to create overlooking.

Alterations were carefully thought through to make sure that it does impact the adjoining and surrounding properties. Proposed alterations are minimal in scale however it would fundamentally improve the existing space. It will create a habitable single bedroom with sufficient floor space and provide a more comfortable kitchen and a shower room. Proposed refurbishment works would allow the space to be functional for single person accommodation as currently the space is unoccupied due to lack of space and inefficiency.

EXISTING | PLANS

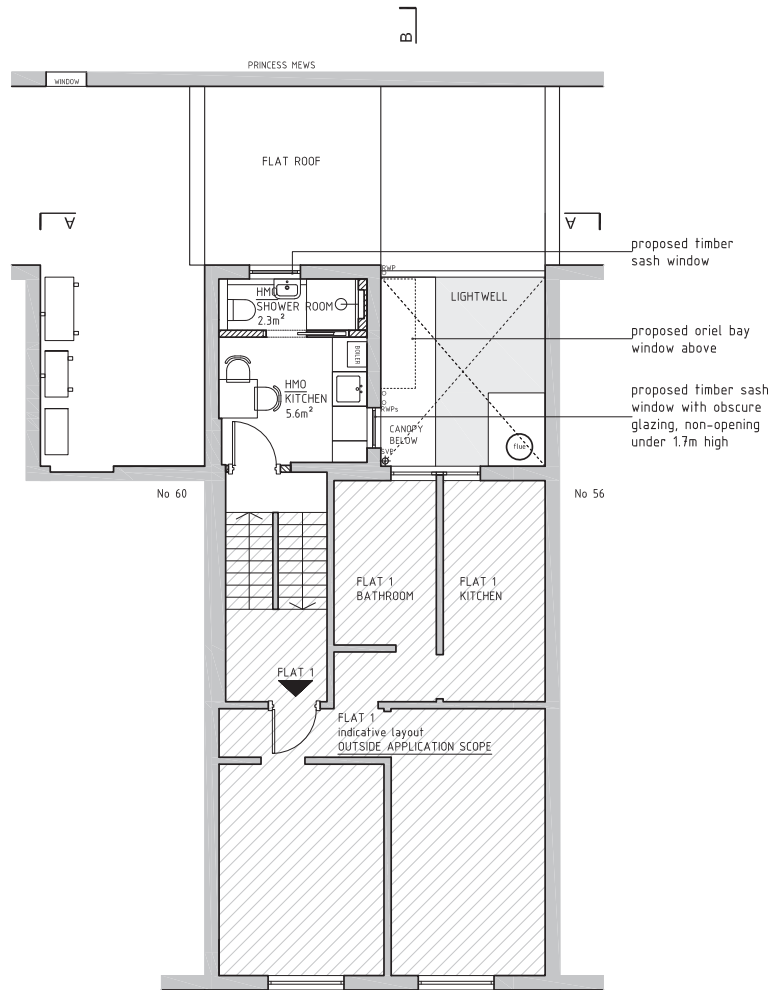


FIRST FLOOR PLAN

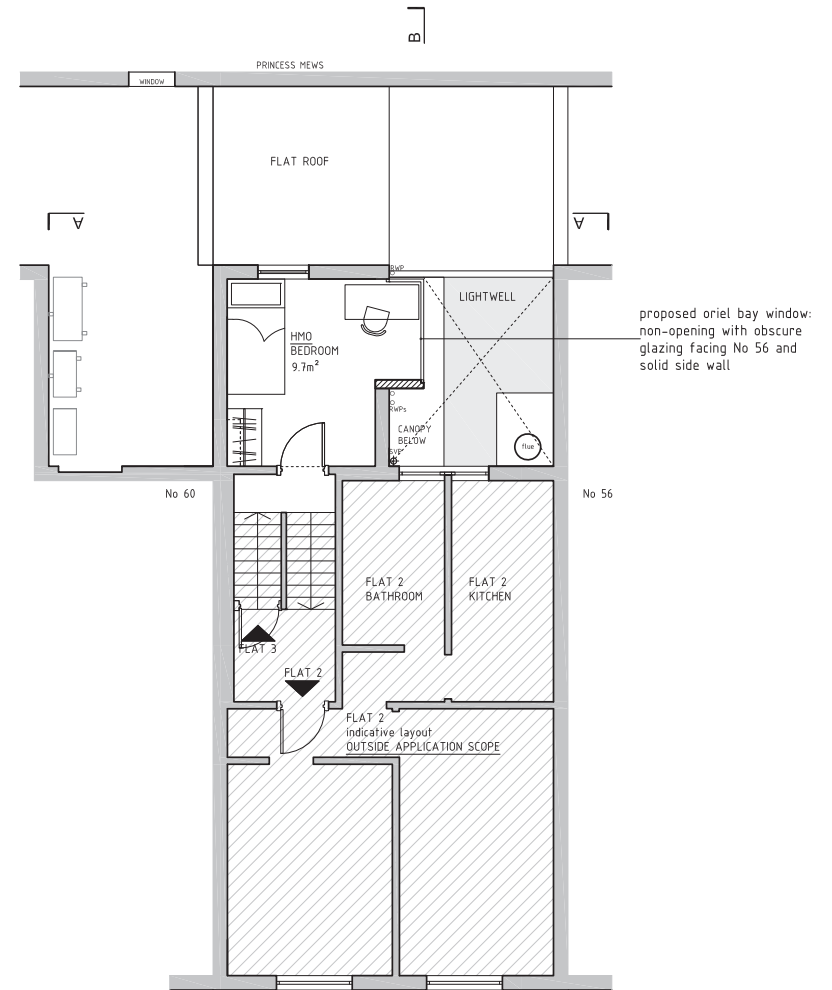


SECOND FLOOR PLAN

PROPOSED | PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

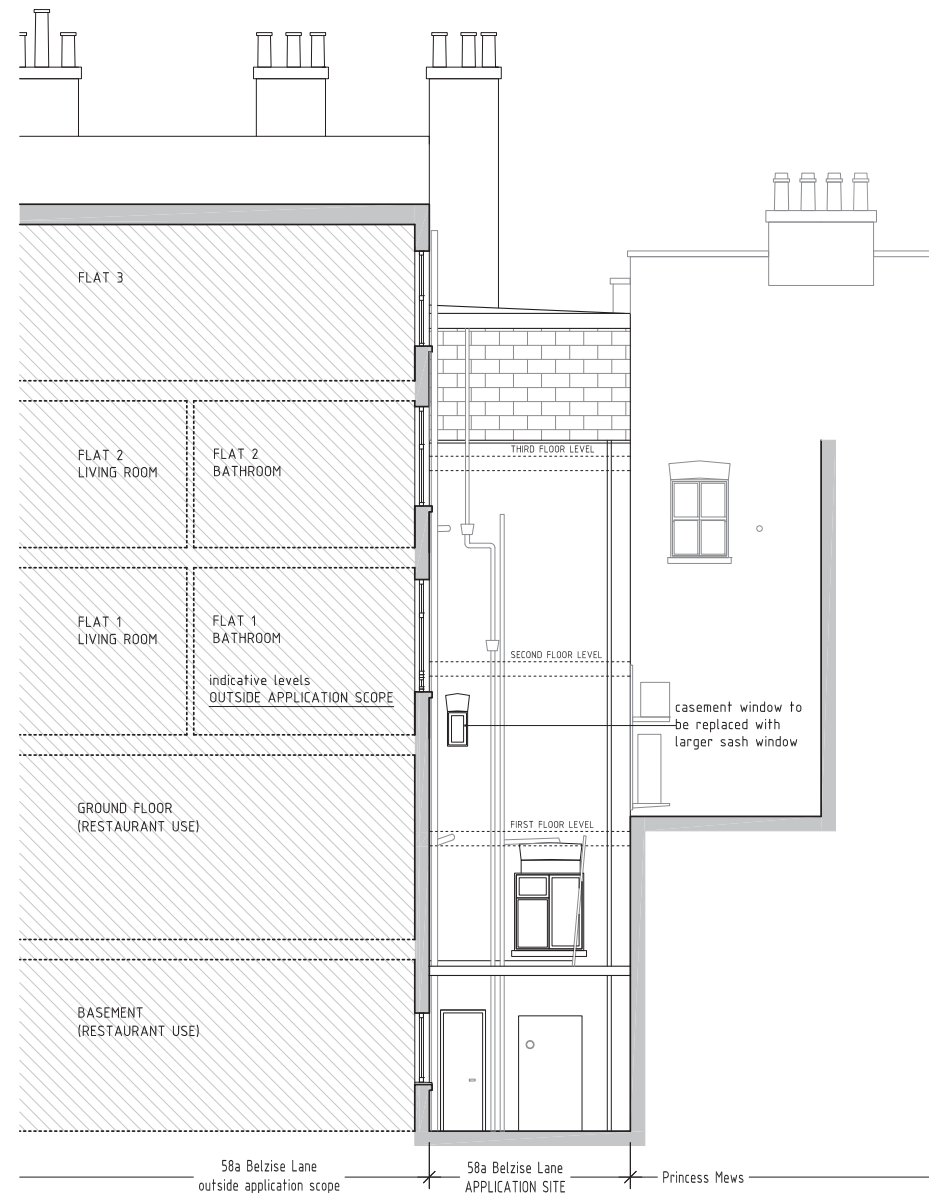
proposed timber sash window
 proposed oriel bay window above
 proposed timber sash window with obscure glazing, non-opening under 1.7m high

proposed oriel bay window: non-opening with obscure glazing facing No 56 and solid side wall

EXISTING | ELEVATIONS



REAR | NORTH WEST | ELEVATION - SECTION A-A

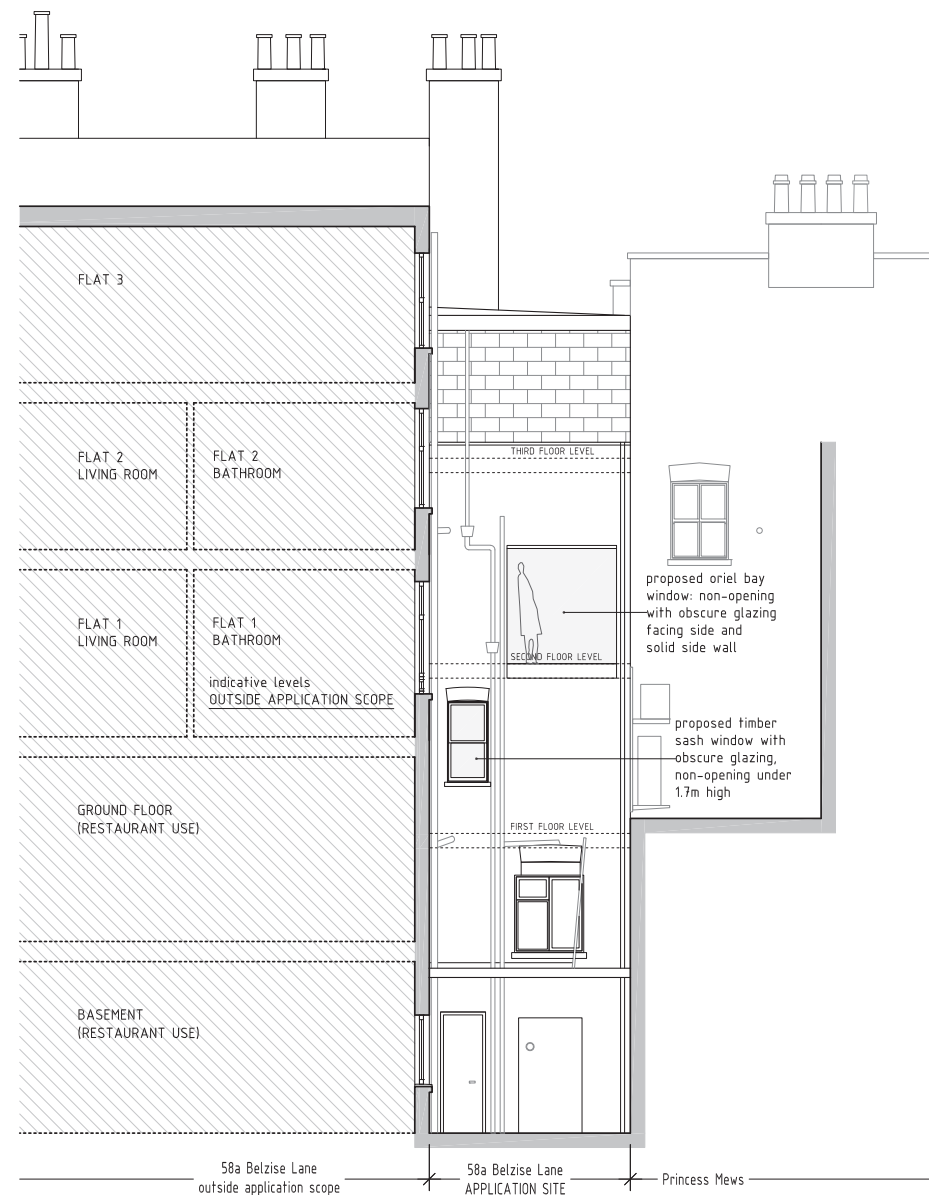


SIDE | NORTH EAST | ELEVATION - SECTION B-B

PROPOSED | ELEVATIONS



REAR | NORTH WEST | ELEVATION - SECTION A-A



SIDE | NORTH EAST | ELEVATION - SECTION B-B

ACCESS & CONCLUSION

ACCESS

Access to the property in principle will be retained as existing. Minor alterations to position of doorways are proposed.

CONCLUSION

Proposal seeks to improve quality of a space and reuse vacant, unoccupied residential unit by making minor exterior changes within the rear part of the building. Alterations are not visible from public street and are minimal in scale therefore it will not negatively affect the character of the area nor have impact on the Conservation Area.

REFERENCES

DRAWING LIST

58aBL_P1000	Location plan	A4	1:1250
58aBL_P500	Block plan	A4	1:500
58aBL_P001	Existing first floor plan	A4	1:100
58aBL_P002	Existing second floor plan	A4	1:100
58aBL_P003	Existing rear North West elevation - Section A-A	A4	1:100
58aBL_P004	Existing side North East elevation - Section B-B	A4	1:100
58aBL_P101	Proposed first floor plan	A4	1:100
58aBL_P102	Proposed second floor plan	A4	1:100
58aBL_P103	Proposed rear North West elevation - Section A-A	A4	1:100
58aBL_P104	Proposed side North East elevation - Section B-B	A4	1:100
58aBL_P105	Proposed enlarged plan	A4	1:100

REFERENCES

Home Improvements CPG, Camden 2021
 Design CPG, Camden 2021