

DESIGN, ACCESS and HERITAGE STATEMENT

Issue date: November 2021

To be read in conjunction with existing and proposed drawings and site photographs.

To accompany the proposed 'Change of use' planning application; from Hotel and Garden Flat to single Dwelling House, at 21 Belsize Park, London NW3 4DU.



Image above, 21 Belsize Park – Front and Side Elevation.

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Image above, 21 Belsize Park – Rear Garden Elevation.

1. Introduction

This Design and Access Statement has been prepared in support of the planning application for the building known as Dillons Hotel, and its garden flat, located at 21 Belsize Park NW3 4DU. The application is for its 'Use Class' to be changed to a single family dwelling house.



Image above, 21 Belsize Park – Street Elevation, Main Entrance to Hotel, Side gate to Lower Ground Floor.

2. Site, Context and Heritage

2.1 The application site lies within the 'Belsize Conservation Area', the site is located at 21 Belsize Park.

2.2 <https://www.camden.gov.uk/documents/20142/7839847/Belsize.pdf/005f1fcf-7fc8-557f-0365-c3544a251eb9>

Link above to Camden Council, Conservation Area Statement – Belsize.



Image above: Belsize Park looking North East toward Belsize Ave and Belsize Park Gardens.

- 2.3 Belsize Park is a residential street developed in the mid 1850's by developer Daniel Tidley as one of many residential streets Tidley completed in the now Belsize Park Conservation area. There is a uniformity of the architecture and uniformity of urban spaces /setback created by the developments. Historically much of this land that was developed in the 1800's was originally part of a 16th Century Belsize Estate which included a manor house and surrounding farms.
- Part of the visual character of the area the Belsize area are the connecting streets that followed the same development pattern as Belsize Park with similar scale and setback but express a different architecture language due to the materials and decorative features.
- 2.4 Along Belsize Park the large and stylish houses that Tidey constructed were influenced by the Italianate style of Kensington and Bayswater and first popularised in England by the Architect John Nash. This style was deliberately referenced for the area as a way to attract the wealthy middle classes to these new development areas outside of central London. The houses are grand, semi detached $\frac{3}{4}$ storey villas, uniformly set back from the street and embellished with decorative features. The front rendered facades have stairs leading to classical porticos, and are highly embellished with ashlar grooves, ornate quoins and pediment windows. The rear and side comprises of both rendered finish and exposed brick. The low pitch projecting hip roofs are supported at the eave with corbels and rake up to a large centrally located chimney stack positioned between each pair of detached dwellings.



Image above: Belsize Park area indicating decorative rendered treatment to front and side elevations.

- 2.5 The properties of Belsize Park have generally have large established rear gardens and at street level, small front gardens of a consistent visual nature due to the limited off street parking maintaining a consistency / continuity to the balustraded front boundary walls.

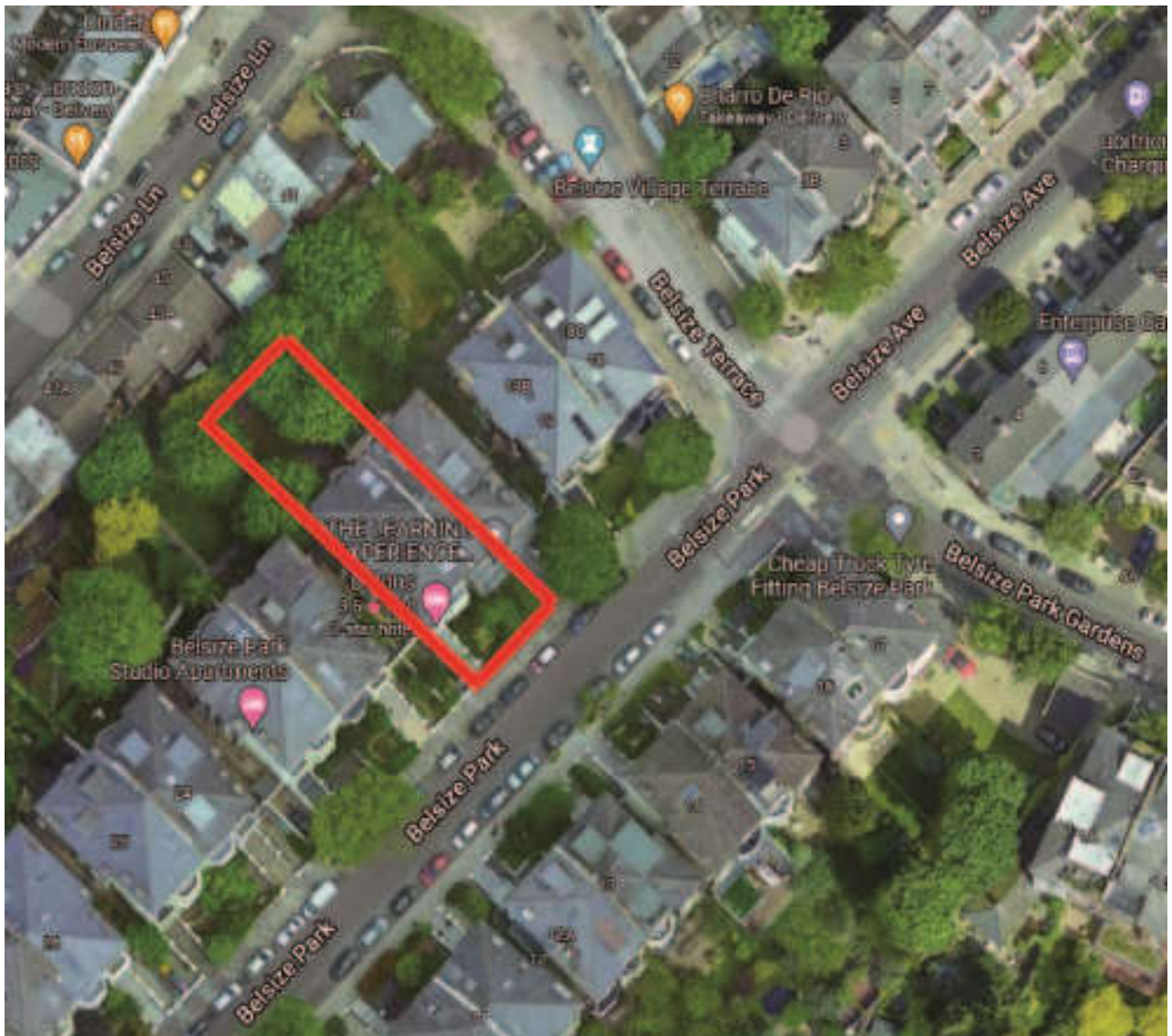


Image above: Aerial view with the site outlined in red.

- 2.6 The property site is not listed but is regarded by the council as making a positive contribution to the conservation area. The property typifies the distinct, uniform appearance of the buildings in Belsize Park. The site is located on the North West side of Belsize Park close to the junction of Belsize Terrace, Belsize Avenue and Belsize Park Gardens.
- 2.6 The building has a large rear garden with soft landscaping and mature trees which backs onto the buildings on Belsize Lane.
The Front Garden has small shrubs and hedges contained within small boundary walls with rendered piers to the street. The site has no external hard standing for car parking.

3. Planning Context

3.1 Planning Policy:

Relevant Policy: Article 4 Directions, Belsize Park Conservation Area.

3.2 Planning History:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2019/4876/INVALID	21 Belsize Park London NW3 4DU	Conversion of existing hotel (C1 Use Class) and 3-bed basement flat into a single family 19-bed dwellinghouse (C3 Use Class).	WITHDRAWN	--	Withdrawn Decision
2013/6504/T	Dillons Hotel 21 Belsize Park London NW3 4DU	REAR GARDEN: 1 x London Plane - Reduce to previous points repollard at 10/12m. 1 x Row of Leylandii - Reduce to even height face back.	FINAL DECISION	14-10-2013	No Objection to Works to Tree(s) in CA
2006/5011/T	21 Belsize Park, London, NW3 4DU	REAR GARDEN: 1 x Plane - Pollard at 8m. 8 x Cypress - Reduce to a height not exceeding 4m.	FINAL DECISION	03-11-2006	No Objection to Works to Tree(s) in CA
TCX0306321	21 Belsize Park LONDON NW3 4DU	REAR GARDEN 7 x Leylandii - reduce to a height not exceeding 4m.	FINAL DECISION	14-04-2003	No Objection to Works to Tree(s) in CA
TCX0106430	21 BELSIZE PARK LONDON NW3 4DU	Reduce 1 x plane at rear garden.	FINAL DECISION	19-06-2001	No objection to works-TCA-Council spec
TC9806420	21 Belsize Park London NW3	Reduction works to one Plane and one row of Conifers on property.	FINAL DECISION	12-05-1998	No objection to works-TCA-Council spec
9392409	21 Belsize Park NW3	Seeking permission to carry out tree works as follows:- Buddleia & Sweet Bay in Front Gdn:Fell to ground level & poison stump.Large Plane in rear gdn:Reduce crown by 50% reshape and tidy up.	FINAL DECISION	23-11-1993	Approve works(TPO)specified by Council
9392336	21 Belsize Park NW3	Seeking permission to vary tree works ie repollard.	FINAL DECISION	21-09-1993	Withdrawn after Reg'n (not used on PACIS
9392304	21 Belsize Park NW3	Seeking permission to pollard a London Plane at the above address.	FINAL DECISION	23-08-1993	Agree to pruning of Trees

Image above: Recent Planning History from the Camden Council Planning application website.

4. Proposal

Use and Amount

The existing property is currently a Hotel - Use Class C1 with a 3 bedroom lower ground garden flat.

The proposal for the property is Use Class C3 (Dwelling houses), a single family dwelling house C3(a), with 6 bedrooms and dedicated work area.

The Camden Local Plan, Policy H1 defines housing, as the priority land-use of the Local Plan, with the objective being to maximise housing supply to meet for the needs of existing and future households.

The proposal is inline with the H1 policy objectives and the targets sets for additional self-contained homes.

Provision of dedicated work area

The Building at 21 Belsize Park is comprised of 5 floor levels; the existing lower ground floor is a garden flat and is accessed from a site lane at lower ground. The Dillons Hotel occupies the remaining upper four floors (Upper Ground, 1st, 2nd & 3rd Floors and is accessed from Belsize Park front via a path and stairs that go to the Upper Ground Floor.

The proposal is for a change of use from Hotel to Residential combined with the existing Lower Ground Floor garden flat to create one single dwelling house across the 5 floors, with a new internal stair and lift linking the existing Lower Ground floor to the Upper Ground floors. It is not envisaged that the proposals change of use will result in visual changes to the external envelope to the Rear, Side or most importantly the Front Elevation

4.1 Amount

No changes are proposed with this application. The proposed GIA remain as existing. Please refer to the application drawings for exact figures.

4.2 Layout

No external visual or structural changes to the building are proposed.

Internal layout changes on the upper floors will be minimal and predominantly consist of removing non-load bearing partitions and bathrooms introduced to subdivide original larger bedrooms for the function of the Hotel.

4.3 Access – External

No external access alterations are proposed, to the site or building.

The existing principal entrance to the principal floor (the Upper ground), is to the front elevation and is accessed via a pathway and external stairs. This does not change in the proposed design.

The existing Garden flat entrance at the lower ground is accessed via a side path and gate that enters the site from the street. This entrance will be kept unchanged in the proposed design and will act as a step free wheel chair accessible entrance, this entrance provides wheelchair access to a new proposed lift, and also access to the secure bike store, see internal Access.

4.31 Access - Internal

Internal access will be upgraded in the proposed design to provide level access at each main floor by installation of an internal passenger lift. There is an existing internal stair which will be re-configured at the ground levels so that access to the lower ground floor (existing Garden flat), can be made from the existing upper floor. No connection currently exists between those floors.

Proposed internal circulation area's wall widths, doors and sanitary facilities will be in accordance with the standards of the Building Regulations, Approved Documents of the Part M.

The proposal is an enhancement on the requirement and benefits not only the occupant but also visitors and future occupants by providing lifetime standards for Inclusivity and adaptability.

4.4 Scale and Appearance

The proposal will have no impact on the scale or appearance of the property as this remains as existing. As part of compliance with the Local Authorities energy and conservation policies the existing roof slates to the side elevation will be upgraded to PV slates as part of the proposed application. The side elevation (roof), is not part of the principal elevation and it does not front a public highway.

4.4 Landscaping

4.41 Rear Garden: This will remain as existing no change is proposed with this application.

4.42 Front Garden: This will remain as existing no change is proposed with this application.

5. Heritage

The existing building is not listed, but is in a conservation area. The proposal does not include any works affecting the setting of the conservation area. The proposal does not include substantial or total demolition of a building within the conservation area.

6. Transport

Belsize Park has access to public transport and is walking distance from Swiss Cottage and Belsize Park Underground Stations. Shops, parks and local amenities are a short walk.

6.1 Vehicular parking

Policy

Camden Policy T2: 'The Council will limit the availability of parking and require all new developments in the borough to be car free'

No off street vehicular parking exists on the current site. No off street car parking is proposed.

6.2 Cycle Parking

Policy

Policy T1, seeks to: 'provides for accessible, secure cycle parking facilities exceeding minimum standards outlined within the London Plan (Table 6.3)...'

The proposal acknowledges the Camden Policy **T1** and the technical guidance contained within supplementary planning guidance document.

All cycle parking should be consistent with the London Cycling Design Standards.

Table 6.3 Cycle Parking minimum standards

Land use		Long-stay	Short-stay
C3- C4	dwelling (all)	1 space per studio and 1 bedroom unit 2 spaces per all other dwellings	1 space per 40 units

Image above, clip of Table 6.3 (Cycle Parking Min Standards), from the London Plan

6.3 Proposal

The proposal is for a secure and accessible resident only bike store to be located at lower ground floor and accessed via a step free ramp along the side of the house. The bike store is internal to the existing building envelope and will exceed the London Plan requirement of 2x long stay spaces by an additional 1 x space. The total 3x spaces will be in a secure designated area with lighting and power. Charging points will be provided should electric bikes be stored. The size of the bike store is approx 2500x2400mm. Wall mounted bike storage racks are proposed. Sheffield stands are not proposed.

7. Refuse.

The proposal will have no impact on the refuse strategy of the property as bin location and kerbside collection remain as existing. The proposed change of use will reduce the amount of waste generated, with the number of occupants reducing.

The current refuse bins are located to the side elevation boundary wall (step free), at lower ground, they are visually screened from the street by an existing gated side lane wall. The occupants move the bins to the kerb for collection on a weekly or fortnightly basis, dependent on type of refuse contained.

Internally the proposal will include designated space for storage and sorting of refuse within the kitchen area until it can be transferred to the external bin storage point.

7.1 Policy

Camden operates a kerbside collection policy for household properties on a street collection schedule. The frequency of the collection is dependent on refuse type. General waste collections are fortnightly and mixed recycling and food waste is weekly.

The proposal acknowledges the Camden Policy **CC5 Waste** and the technical guidance contained within supplementary planning guidance document **CPG Design (Jan 2021), Section 8** for volumes and types of allocated.

Policy CC5 Waste, seeks to: 'make sure that developments include facilities for the storage and collection of waste and recycling'

7.2 Requirements

Amounts – General Waste

For an average 3 bedroom property the minimum bin storage for general waste is 240L per fortnight. The minimum provision increases by 20L per additional bedroom per week. The proposal is for a 6 bedroom house equating to a requirement of 360L min general waste storage per fortnight.

Amounts - Mixed dry recycling

For an average 3 bedroom property the minimum bin storage for mixed dry recycling waste is 140L per week. The proposal is for a 6 bedroom house equating to a requirement of 200L min general waste storage per week.



Image above: Existing refuse bin location at side location, not visible from front elevation / street.

Amounts – Food waste

For an average 3 bedroom property the minimum bin storage for mixed dry recycling waste is 23L per week.



Amounts - Internal segregated recycling and refuse bins that fitted kitchen should include:

- 1 x compartment min 60L for general waste
- 1 x compartment min 60L for mixed recycling
- 1 x compartment min 7L for food waste.

8. Site Trees

There are no proposed changes to the existing trees to the site. Please refer to the existing and proposed site plan for location, species and heights of the existing trees.

9. Fire Standards

The design of the proposed single family dwelling will be in accordance with The Building Regulation 2010 - Approved Document B (Fire Safety), Volume 1: Dwellings

10. Water and flood risk

The existing site and the building externals will remain as existing. No Changes are proposed with this application.

11. Conclusion

In Summary: this is a planning application for a change of use at 21 Belsize Park from hotel / residential to full residential. The proposal would result in no external visual change to the scale, size and appearance of the existing host building and site. The proposed use has no detrimental impact on the surrounding neighbouring properties and is consistent with the Belsize conservation Area and the Local plan.

The proposal would result in repair to the existing buildings' envelope using materials of high quality and be sympathetic to the architecture of the local area. The impact upon neighbouring properties amenity has been carefully considered and would not result in loss of amenity in respect of light, privacy or enclosure.

12. Site Photos



Image above: Existing site, from front elevation / street.

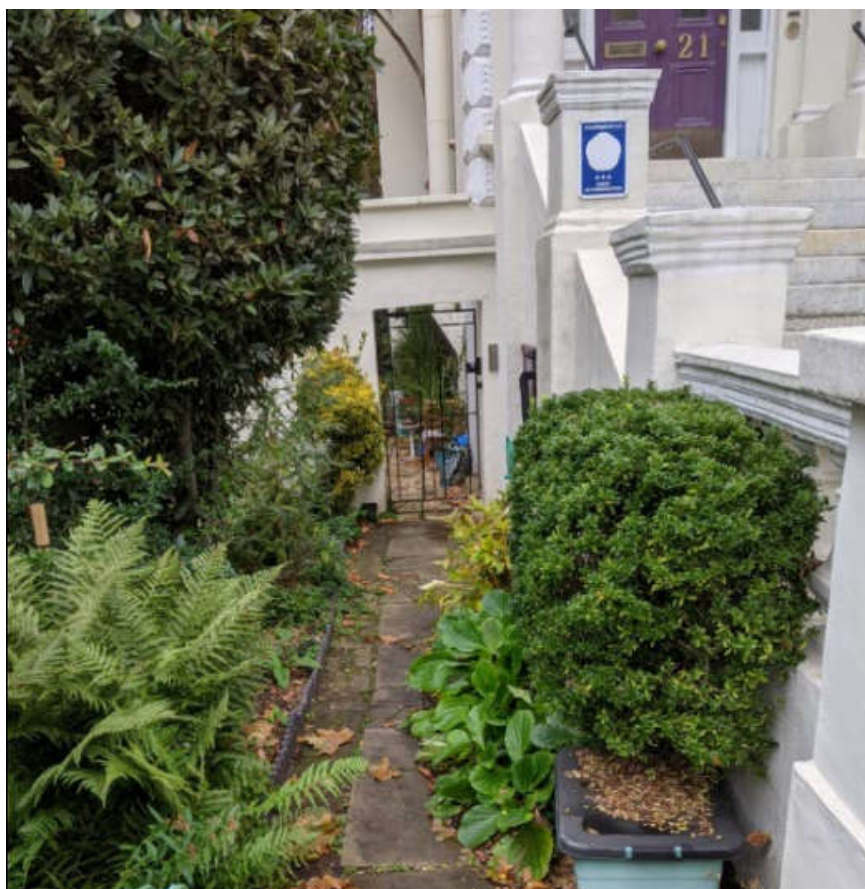


Image above: Existing site, from front elevation / street.



Image above: Existing site, rear elevation – Upper ground floor



Image above: Existing site, rear elevation – Lower ground floor



Image above: Existing site, rear garden – from Upper ground floor



Image above: Existing site, Front garden