

19 Belsize Square NW3 4HT

Architects' Design and Access Statement

By Hayatsu Architects

1.0 Introduction

This Architects' Design and Access Statement and Heritage Statement for 19 Belsize Square is prepared in response to the pre-app advice given by Camden Planning (Ref: 2021/3256/PRE, Appendix 1). This is a supplemental design statement to the landscape design report prepared by the garden designer Dan Pearson Studio (Appendix 2). This document covers the following proposed alterations to the front and rear gardens and side elevation to the house.

Proposed alterations:

Front garden

1. Alteration to side elevation of the front sunken patio for an introduction of a new timber door to the utility room under the front steps.
2. Alteration to metal handrails to front steps.

Side elevation to the house

3. New location of boiler flue on the side elevation of the house.

Rear garden

4. Introduction of outbuilding (tea house) within the newly landscaped garden.

2.0 Context

The client wishes to renovate and make internal alterations to their residence, 19 Belsize Square. These alterations include enhancing and making better use of existing space and facilities in order to accommodate their large family. The building is not listed but falls within the Belsize Conservation Area.

There are eccentric features peculiar to the residence which are the result of the previous owners, Patrick Caulfield and Janet Nathan, who were both well-known artists. Their internal alterations and ad-hoc additions to the residence make for very unique spatial qualities; this attitude should be carried through somewhat into the refurbishment and design, continuing the special palimpsest the property is.

Alongside this, the client wishes to build a new tea house at the rear of the property's garden to act as both a space to quietly enjoy the wilderness of the garden and also provide an extra guest room.

3.0 Proposal

Front garden

1. Alteration to side elevation of the front sunken patio for an introduction of new timber door to the utility room under the front steps.

The space under the entrance steps is currently used as a utility room accessed via bathroom in the main house. The proposed alteration is to create a new access door on the side elevation facing the sunken patio, thus making the utility room accessed from outside. The proposed door will be made from a high-quality hardwood joinery with ledged tongue and grooved vertical boarding with a timber ventilation louver at the low level. Please refer to the architects' drawing 2001.

2. Alteration to metal handrails to front steps.

New painted metal handrails to the front garden steps are proposed to replace existing metal handrails. Please refer to the architects' drawings 2901, 2902 and 2903.

Side elevation to the house

3. New location of boiler flue on the side elevation of the house.

The heating and hot water services in the dwelling house will be upgraded and the new boiler flue is proposed to be located slightly left to the existing boiler flue location at the lower ground level on the side elevation. The new location is still behind the gate and not visible from the public highway. Please refer to the service engineer's drawing (Appendix 3)

Rear garden

4. Introduction of outbuilding (tea house) within the newly landscaped garden.

At the rear of the residence's garden, a new outbuilding (tea house) is proposed as part of the new garden landscape designed by Dan Pearson Studio.

The client design brief

- Not take up too much space in the garden
- Not remove too much of the current, wild-feeling vegetation, but embrace this existing condition
- Provide indoors space for relaxing in the garden
- Accommodate sleeping facilities to act as a guest room
- Provide a plumbed WC and shower

- Capitalize on as much view into the surrounding vegetation as possible
- Be able to discretely blend into the garden

The tea house will be incidental to the enjoyment of the dwelling house and will not be used as a separate unit or as a self-contained dwelling.

The proposed outbuilding is made from terracotta tiled dome sunken into the garden by 0.5 m, and the top of the dome is 2.5 m high from the ground level. The proposal was assessed in accordance Class E, Part 1, Schedule 2 of the General Permitted Development Order 2015, and it confirmed that the proposed development would comply with all the criteria.

The shape of the dome is scalloped to accommodate existing and new trees' roots surrounding the tea house. The foundation is carefully designed by Price & Myers to avoid the tree root protection zone (Appendix 4). Tree survey and impact assessment were carried out by Crown Tree Consultancy (Appendix 5). The assessment concluded that the proposed outbuilding has no detrimental effect to the existing trees. Please refer to the

Architects' Heritage Statement

Brief history of Belsize Conservation Area

Belsize Square sits within the Belsize Conservation Area, designated in 1973. The area is rich with developmental history and has a past of wealth and trendiness. Land ownership throughout Belsize Park has appeared in multiple forms; from a solely owned Manor House estate, through a collection of individual private parks and grounds to a publicly accessible luxury amenity.

For the most part, the Belsize Park area was half in the hands of the Dean & Chapter of Westminster and half gifted to Eton College by Henry VI in 1449. At this time, and throughout the subsequent four centuries, the area remained largely as rural farmland, park grounds and estate, mostly belonging to the local manor, Belsize House. The House was built in the 16th century and refurbished in 1663 in the restoration style. Throughout its lifetime, Belsize House hosted a number of wealthy home-owners, including Spencer Perceval who was to become Prime Minister. It was even converted into a public 'pleasure park' and luxury resort in 1720, with concerts, dancing, fishing, hunting and racing. However, this trendy indulgence fell out of fashion soon and the House was converted back to private ownership in 1745.

Having been leased to the Earl of Chesterfield for many years, the grounds were divided in 1807 and sold to eight wealthy local men. This marked the beginning of the area's development, with each portion having a new semi-rural villa built on it.

The main and most significant developments in the Belsize Park area came in the 19th century and saw the demolition of Belsize House in 1853, to make way for new wealthy clientele and home-owners. Haverstock Hill was the epicenter of the area's development, being a main link to London

for the wealthy merchants who were to move into the new villas there. These were slowly constructed from 1815 onwards. However, the developer, Daniel Tidey, was the main driving force behind the emergence of Belsize Park as we know it, and through his residential interventions, created 'Tidey Town' as it was popularly known back then. His work was most recognizable due to his persistent use of white stucco, curved class and generally a fondness of the Italianate semi-detached villa style which differed from the more urban neo-classical terraced houses of the West End. The current location of Belsize Square sits on the previous site of Belsize House, and was built throughout the late 1850's and 1860's. These semi-detached houses attracted many of the wealthy middle classes who enjoyed the trendiness of moving to a new fashionable neighborhood.

After 1870, the popularity of stucco declined and red brick mansions became the new attraction for local developers such as William Willett and Son, who sublet from Daniel Tidey as he fell out of business. They built areas such as Eton Avenue, Strathray Gardens and much of the area north of Belsize Lane.

Towards the end of the 19th century, the market for larger mansions fell as increasing numbers of less wealthy people began to move into the area. They lived in smaller, more suburban looking homes in and around the areas of Glenilla, Glenloch, Glenmore and Howitt Roads. New transport links such as Chalk Farm tube station, aptly named after the farmhouse which preceded major developments, opened in 1907 and allowed the area to fully flourish into a leafy suburb. The following decade saw the building of the grade II* listed Belsize Park fire station, designed in the Arts and Crafts style by Owen Flemming who is best remembered as the architect of the Boundary Estate in Shoreditch. Since then, additions to the Belsize Park area have been mainly infill developments in the forms of residential flats and terraces with such facilities as a library and private schools being built throughout the 20th century. In 1951 the New Liberal Jewish Association moved from Swiss Cottage into the vicarage of St Peter's Church, then becoming Belsize Square Synagogue and expanding into new buildings along the road.

The existing building is a substantial white stucco semi-detached property from 1850s. The previous owners were well known artists Patrick Caulfield and Janet Nathan. They altered the house to accommodate their family and painting studios, with remnants of both the artists' touch remaining across the house.

Impact of proposal

The proposed alterations form part of the garden landscape design by Dan Pearson Studio and the architectural elements are to be integrated in the overall garden design. Each intervention is subtle and discreet, respecting and maintaining the neighbouring character but also enhancing the quality.

Appendix 1

Pre-app advice given by Camden Planning (Ref: 2021/3256/PRE)

Appendix 2

Garden designer's report

Appendix 3

Service engineer's drawing of boiler flue location

Appendix 4

Structural engineer's foundation sketch drawing

Appendix 5

Tree survey and impact assessment