

26 BELSIZE AVENUE
NW3 4AU, LONDON



DESIGN AND ACCESS STATEMENT

Ref. 169. Doc 003 | 04.2022

ROAR

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1.0 INTRODUCTION

This document, and associated submission drawings, have been prepared by ROAR Architects to support the planning application for the development of 26 Belsize Avenue, Camden, London, NW3 4AU.

ROAR has been appointed to refurbish, change the internal layout and extend the house for the client who intends the property to be their family home.

The application property consists of Flat 1 of 26 Belsize Avenue. The flat is on the lower ground floor.

The works comprise alterations to front, rear, and side elevation, changes to the existing access from Belsize Avenue, and refurbishment of the rest of the property internally. This accords with Camden's policies of increasing housing stock within the borough.

The proposed alterations will bring significant enhancement to this family house.



28 Belsize Avenue

26 Belsize Avenue

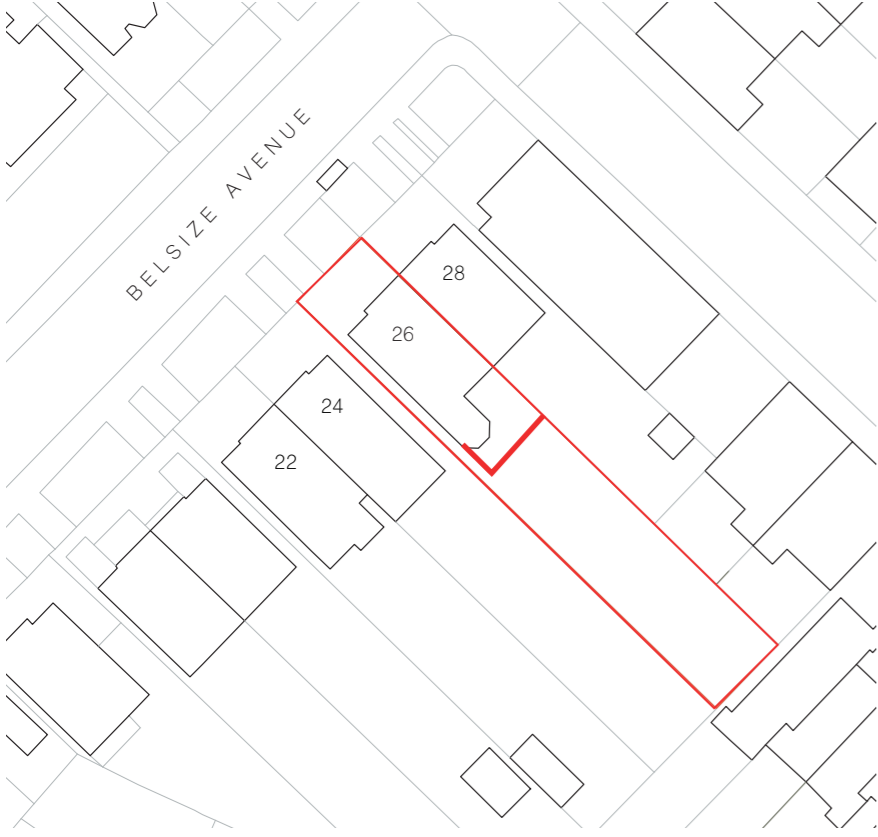
2.0 EXISTING BUILDING & CONTEXT

The site is located within the Belsize Park Conservation area, and whilst the house is not listed, it is a positive contributor in the Conservation Area.

The property's location is to the south-west of Belsize Park Station, on Belsize Avenue. Belsize Avenue is a residential road consisting of substantial semi-detached and detached Victorian Gothic buildings used as individual family residences and apartments.

The access to the property is from Belsize Avenue.

The private pedestrian entrance on the side of the site leads directly into the rear garden.



Site plan



Site view



Site aerial view, looking west



Site aerial view, looking east

3.0 PLANNING CONTEXT

Planning context

- 26 Belsize Avenue

In 1978, 26 Belsize Avenue was granted planning permission for the change of use from hostel to form 14 self-contained flats, including internal alterations. (ref. G8/2/C/25895)

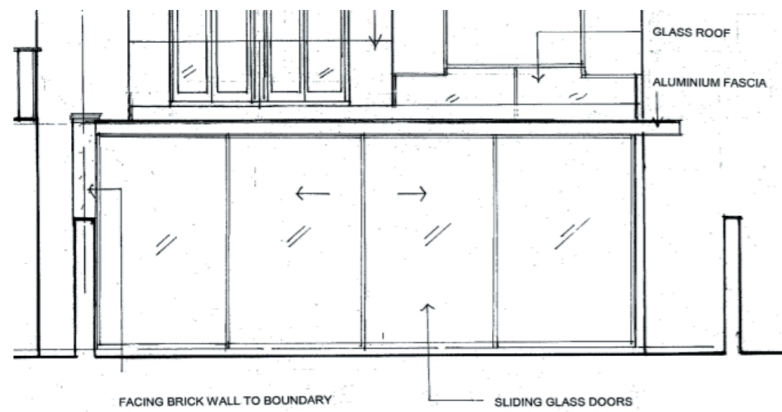
In 1982 planning permission was granted for the erection of the existing conservatory at the rear lower ground floor. (ref. 33990)

- 24 Belsize Avenue

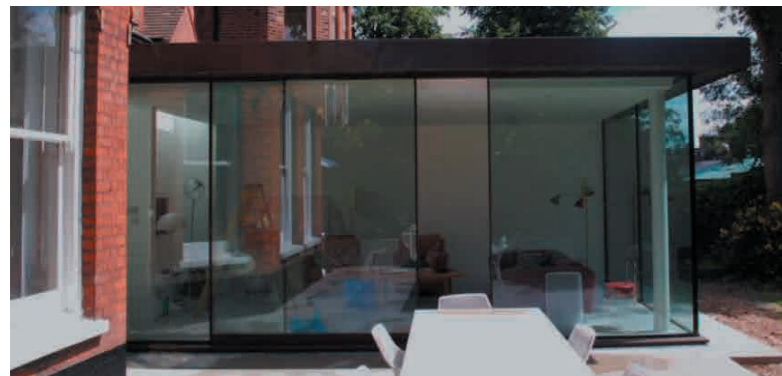
In 2013 planning permission was granted for the conversion of maisonette (on lower ground, ground and first floor levels) into two self-contained units, with associated alterations, including the erection of a single storey rear extension with roof terrace, new windows and door on side elevation, new steps to front lightwell and erection of bicycle storage in front garden. (ref. 2013/0848/P)

- 22 Belsize Avenue

In 2003 planning permission was granted for the erection of a single storey rear extension at garden level and the creation of a roof terrace above, including an external staircase to provide access to the garden from the terrace. (ref. PWX0202818)

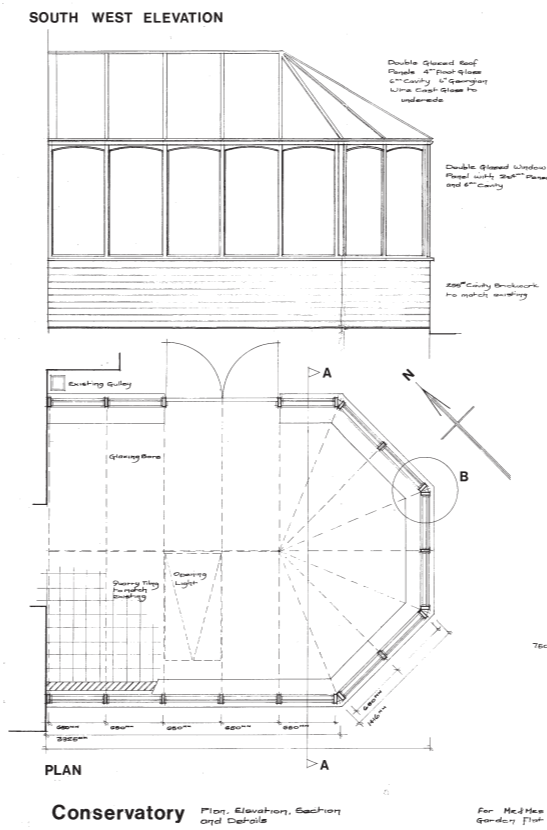


Drawing from planning application (ref. 2013/0848/P) 24 Belsize Avenue. New rear extension elevation



Example of a similar glazed extension by Archplan Architects to a listed property 10 Lyndhurst Gardens (ref. 2007/4851/P)

Rear Elevation



Drawing from planning application 33990 26 Belsize Avenue. Existing conservatory plan and elevations.

4.0 PROPOSED DEVELOPMENT

Proposal

- Refurbishment of the property.
- Replacing the existing conservatory with a new enlarged rear extension.
- Alterations to the rear, side, and front elevation.

The proposal seeks to extend and refurbish the existing flat on the Lower Ground floor at the rear of the property. The existing extension will be replaced and enlarged. The new extension will provide relaxation and a new kitchen and dining area, served by two appropriately sized lightwell. The new roof of the extension will be flat. To accommodate the new internal layout windows and a new entrance door will be added to the side elevation.

Front elevation

Replacing of one timber framed window with a timber-framed and glazed door to match existing.

Side elevation

Removal of two existing windows, and addition of three timber-framed windows to match existing.
 Addition of the new hardwood entrance door to the side and a new aluminum framed window to the side of the new rear extension.

Use

The use will remain as residential, use class C3.

Layout

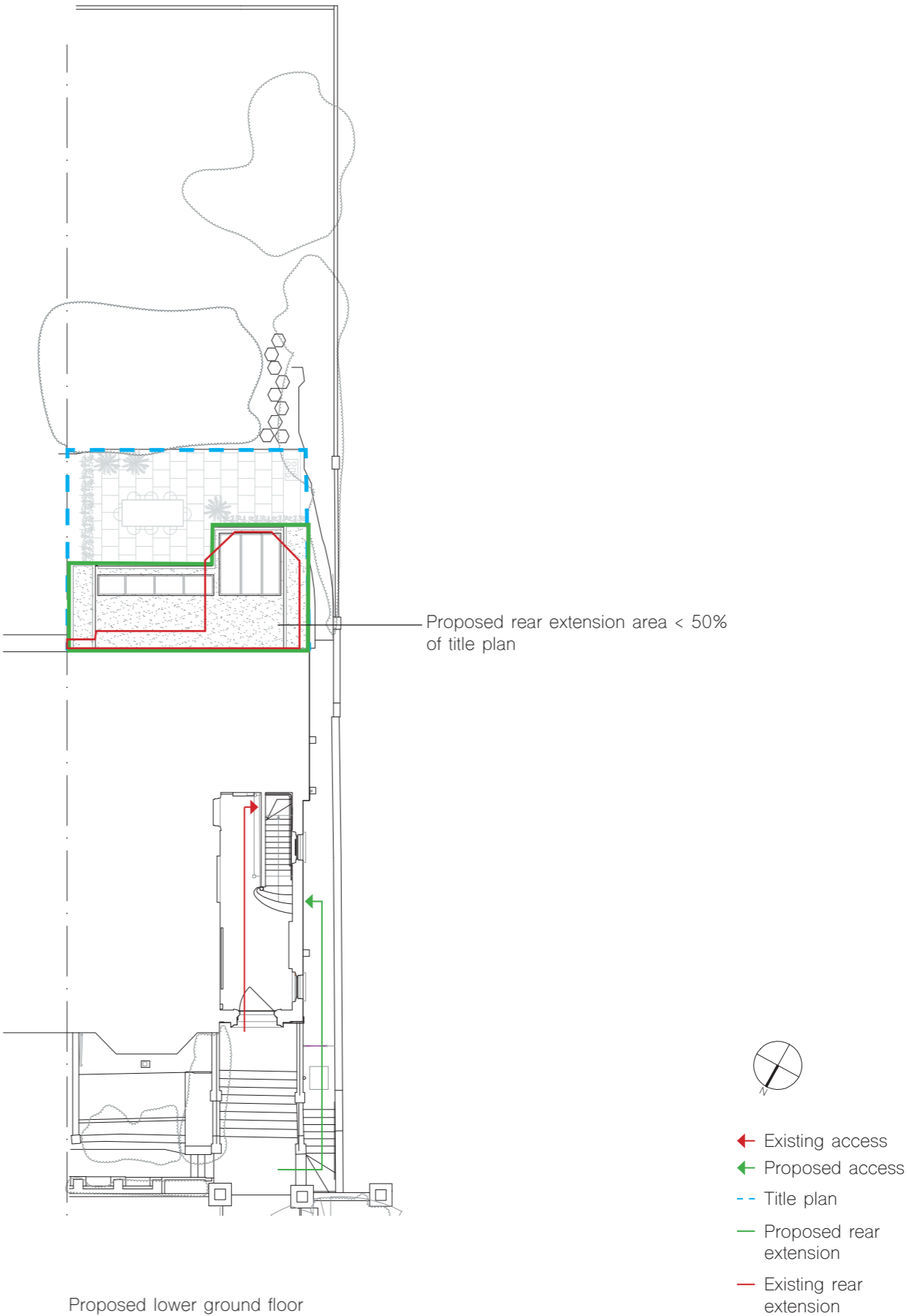
The unused conservatory is being converted into a kitchen area. The living room is being opened up in plan and floor and extended to accommodate a dining area.
 New internal layout provided for the three bedrooms and bathrooms

Scale and Appearance

There is no change to the scale of the dwelling. In terms of appearance, the new extension's materiality will match the existing building. The new windows to the side and doors to the front and side elevation will match the existing ones. The new rear elevation fenestration will be respectful of the property.

Access

The existing access and staircase will be removed and the new access to the property is going to be through the side alley. The new entrance door will be added to the side elevation.



5.0 MATERIALS

The existing Victorian Gothic design combines red brick and white render, typical to the architectural style.

The proposed rear extension seeks to respect the existing architectural style, by incorporating materials to match the existing - a modern facing brick rear elevation with aluminium details. This complements the character of the house.

The design of the new extension would also use Finline Aluminium or similar glazing system which benefits from very thin glazing site lines of 22mm.



Proposed rear elevation



Proposed materials



6.0 PRACTICE PROFILE

ROAR Architects is an award winning RIBA chartered practice founded by Craig Rosenblatt and Shaun O'Brien in 2017. Inspired by the process of making, we collaborate with craftsmen, specialists and clients to create loved and purposeful spaces.

We are dedicated to working within the existing context, complementing the building fabric and the character of the area. We specialise in retrofit projects and firmly believe in prioritising retrofit over demolition and rebuild. Our approach focuses on driving the sustainability of our projects through passive strategies and natural materials.

Recent achievements include: Harringey Design Awards 2021 Winner, AJ Retrofit Awards 2022 Finalist, RIBA London award Shortlisted, Don't Move, Improve! 2021 featured, Architects Journal, Dwell and 25 Beautiful Homes publications

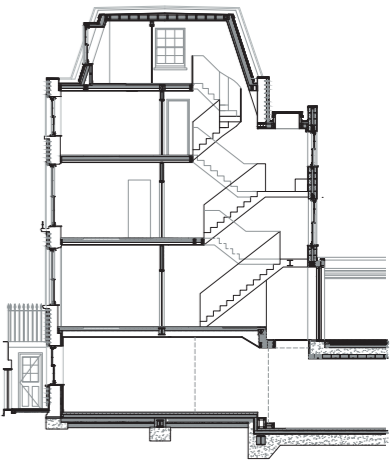


7.0 EXAMPLES OF WORK

Located in Kentish Town's Conservation Area, our Leverton Street project is a conversion of the end of terrace Victorian house into two self-contained, split level dwellings with extensions to the rear and a new mansard roof.



Located in the Barnsbury Conservation Area, College Cross project is a refurbishment of locally listed Georgian house, with a basement, rear extension and new mansard roof.



address

Studio 406, The Archives,
Unit 10 High Cross Centre,
Fountayne Road, N15 4BE

contact

www.roar-architects.com
[@roar_architects](https://www.instagram.com/roar_architects)

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