



Design and Access Statement

**5-7 Belsize Grove
London
NW3 4UT**

Prepared on behalf of
**London Borough of Camden
5 Pancras Road
London
N1C 4AG**

**Job No: 33741
Date: May 2022**

Design And Access Statement

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5 Pancras Road
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24 May 2022 09:46:37



Version	Issue Date	Reason for Issue
1.0	May 2021	To accompany Planning Application

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1.0 Introduction

1.1 General

- 1.1.1 This Design, Access and Heritage Statement has been prepared by Baily Garner on behalf of London Borough of Camden. It accompanies the full planning application for deep retrofit works to 5-7 Belsize Grove.
- 1.1.2 This report responds to the requirements of the Town and Country Planning (Development Management Procedure) (Amendment) (England) Order 2013 for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006), National Planning Policy Framework (20 July 2021) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

1.2 Structure of the Statement

- 1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:
- Section 2.0 - Understanding the Context
 - Section 3.0 – Design - Description of Proposal, Use, Layout, Scale and Appearance
 - Section 4.0 - Access
 - Section 5.0 - Summary and Conclusion

2.0 Understanding the Context

2.1 Site Description

- 2.1.1 The site is located on Belsize Grove, in between the crossroads with Primrose Gardens and Belsize Park Gardens within Belsize Park Conservation Area in the London Borough of Camden. The site shares a boundary with a late 1960s apartment block Straffan Lodge (1-3 Belsize Grove) on the south side and a Victorian villa converted into flats on the north (9-11 Belsize Grove). The garden fence wall at the rear of the property shares the boundary with the gardens of 51-57 Howitt Road. The Belsize Conservation Area Statement identifies the 5-7 Belsize Grove front elevation having negative visual impact on the street and states it as *“denuded of all original details and changed into a terrace”*.
- 2.1.2 The area is largely residential, and Belsize Grove resides in close proximity to local amenities and public transport, including local buses and Belsize Park London Underground station.
- 2.1.3 There is no off-street parking on the site. On-street parking exists at the front of the property on both sides of the road, though we could not confirm whether parking is subject to ticketing restrictions. Belsize Grove is a two-way road with sleeping policemen traffic-calming ramps.

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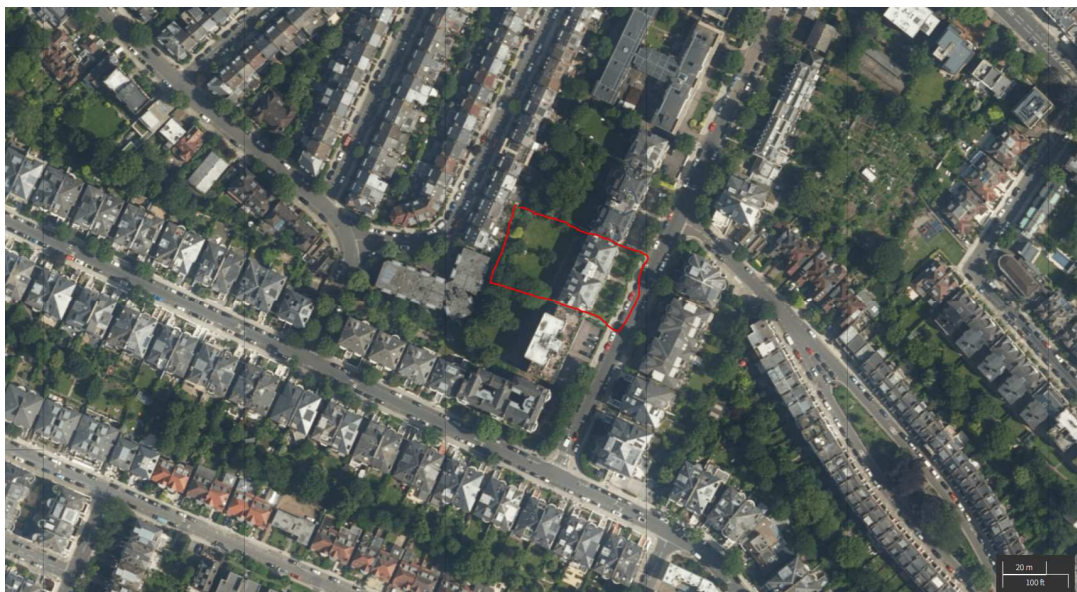


Figure 1 - Satellite view on the site (circle in red)

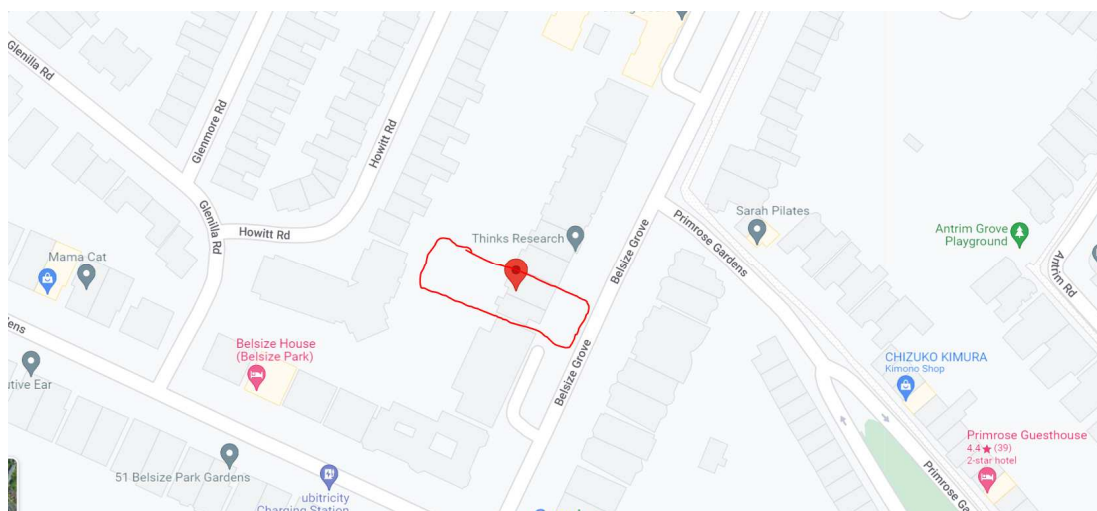


Figure 2 - Location of site (circle in red)

2.2 External

- 2.2.1 The building is four storeys in height with an additional single storey loft floor block which forms a connection between the two principal symmetrical wings of the mid-19th Century villa. There is one hipped roof with roof valleys for each no. 5 and 7, roofs which are covered with slate tiles. There is concrete deck asphalt covered flat roofs for the later added connecting block in the middle and for the stairwell at no. 5 Belsize Grove. Chimneys are observed on both no.5 & 7.
- 2.2.2 At the front of the property, the whole elevation is stucco and painted in white. There are two dormers on no. 5 and three dormers on no. 7. There are two bay windows each on no. 5 & 7 that extended from GF to 1F each terminating at assumed asphalt covered concrete deck flat roofs. The 1F bays have full height doors with decorated cast or wrought iron railings atop painted in white. In the middle, there is a communal entrance serving both no. 5 & 7.

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There is a metal canopy with four posts and metal chain above attached on the wall covering the entrance area. A one storey block with window infill abuts no. 5. The block has flat roof and is currently used as the property electrical services room. A full height timber fence wall with door on the side elevation is painted in blue. The door opens to an uncovered path for accessing the rear garden via the flank.

- 2.2.3 The bay windows are stucco and painted in white on the rear elevation. The walls are with fair faced London yellow bricks in Flemish bond. The 1F bays have full height curved doors with decorated railings painted in black and curved full height windows. Apart from the stucco area, all windows have visible undecorated arch brick lintels (brick arches).
- 2.2.4 Although no record obtained, there are evidence on site that various repair works had been conducted to the rear external wall, including repointing, brick repair and brick replacement. Some of the works resulted in different colour bricks and different repointing materials, profile, colour, and thickness.
- 2.2.5 Windows on the front and rear elevations (GF to 3F) are timber frame single glazed vertical sash windows. 4F has aluminium double-glazed horizontal sash windows for central staircase landing area and units' dormer windows. The north side elevation has small uPVC casement windows for each communal bathroom (1F – 3F). The south elevation has timber frame single glazed sash windows for the staircase and uPVC casement windows for communal bathrooms.
- 2.2.6 The flank elevation is stucco and painted in white on the ground floor level and with fair faced London yellow bricks in Flemish bond on the upper levels.
- 2.2.7 Air bricks are observed on front and rear elevations in matching colour with the neighbouring surfaces. On the south flank elevation, air bricks are found at low level only.
- 2.2.8 Guttering and downpipes are cast iron painted in black observed on both front and rear elevations with modern white soffit board. Rainwater hoppers are observed at the cheek of each bay window. Downpipes generally discharge water directly onto the ground immediately in front.
- 2.2.9 Lightning conductors are found on both front and rear elevations. Electric wires, lighting, and various other service fixings are mounted on external wall elevations.

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Figure 3 - Existing front elevation



Figure 4 - existing rear elevation

2.3 Internal

- 2.3.1 The building was converted to bedsits since the 1950s (planning drawing 1956) with a connected concrete block added in the middle of two buildings. A lift and RHS staircase were added in the 1980s (planning drawing 1986) with further extension to the middle. The building is currently in use as an HMO with 58 bedsits/self-contained units (no. 1-60, without no. 1 & 13).

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- 2.3.2 The block is divided into two sections with an open stairwell in the middle. Immediate to the front entrance door is the lobby with mailboxes. There is a door with side glazing panel leading to the central stairwell.
- 2.3.3 The open stairwell connects all floors with roof light over. The stair has an ornate designed timber handrail throughout. It is presumed the roof light to stair head may operate as a smoke vent.
- 2.3.4 The lobby area and GF stairwell are carpeted. Stairwells have dry lined throughout.
- 2.3.5 Facing the staircase to the left is a lift lobby. Another door next to the lift enters the corridor for access to 7 flats (6Nr at GF), 2 communal bathrooms and LHS staircase. To the right the lift enters directly to the corridor for access to 6 flats, 2 communal bathrooms and RHS staircase. GF does not have internal access to the RHS staircase. GF, 1F, 2F and 3F have similar layouts and may be studied further with reference attached plans. All corridors are carpeted with suspended grid ceiling; lobby, central staircase and LHS & RHS staircase are covered with vinyl flooring.
- 2.3.6 1F has high ceiling overall.
- 2.3.7 Each self-contained unit has its own boiler in the cabinet, except loft floor (4F) where the boilers for the flat are believed to be on the roof or contained within top storey boiler room.
- 2.3.8 The loft floor (4F) does not possess a door separating central staircase and lift. Only two flats exist on each side. A boiler room is found on the right-hand side, containing four (4) tanks. An aluminium horizontal sliding window is found facing the flat roof to south-east. Roof lights are found on both LHS and RHS corridors.
- 2.3.9 Access to roof level via a roof hatch overhangs the top of the central staircase, a special ladder is required for access.
- 2.3.10 Immediately surrounding the building, the ground is paved with concrete.
- 2.3.11 The front garden is bounded by half-height garden fence wall with an unlocked garden gate. Apart from the central footpath to the front door and the bin area, all areas are covered with lawn with mature trees and bushes.
- 2.3.12 The rear garden is secured. It can be accessed through the padlocked double door on the side of the building, and doors on both LHS and RHS staircases. The door on the LHS staircase is two steps down from the garden level. Further steps are provided to access the lawn area. Flat 6 and flat 10 have garden doors leading directly to the rear garden. One mature tree is situated to the middle of the lawn. Other mature trees and bushes are at the back of the garden near the boundary.
- 2.3.13 There is no level access to the rear garden.

2.4 Previous planning application

- 2.4.1 From the record obtained from the online planning application search in March 2022, there were 8 planning applications related to the property.

Date	Application no.	Details	Status
05-12-1958	25228	The formation of a new connecting staircase block and alterations to the external	Conditional

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		appearance at Nos. 5 and 7 Belsize Grove, Hampstead	
07-07-1959	7942	Construction of a transformer chamber at the rear of Nos. 5-7 Belsize Grove, Hampstead	Permission
30-07-1987	8702862	Construction of lift enclosure a lift motor room at rear roof level an escape door at the rear a canopy over the front entrance and a roof light	Grant Full or Outline Permission with Condition
17-06-1988	8893083	Prune Elderberry at rear.	Agree to pruning of Trees
12-05-1989	8905379	Temporary residential accommodation for tenants from existing building during reconstruction works - erection of portakabins in front garden	Withdrawn after Ref'n (not used on PACIS)
25-09-1991	9140023	Erection of Victorian wrought iron railings to first floor bay windows as shown on drawing no. B.G.27A.	Grant Full or Outline Planning Permission
12-08-2004	2004/2195/P	The change of use and conversion of an existing bedsit (Flat 24) within a House in Multiple Occupation (HMO) at rear first floor level into a self-contained flat.	Refused.
01-05-2018	2018/2021/T	(TPO Ref. 25H) Front Garden: 6x Lime (T37-T42_ - Reduce back to previous reduction points	Approve Works (TPO)

3.0 Design

3.1 Description of Proposal

- 3.1.1 Proposal looks to remove all existing single glazed timber sash windows with thermally improved slim double glazed timber sash windows. Proposed windows have been specified to match the fenestration of the existing windows, minimizing the visual impact on the appearance of the building. The proposals also look to remove the existing timber/ composite door sets with single glazing panel and replace with a more robust and thermally

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efficient double glazed timber framed door set, whilst ensuring the fenestration and design of the door set is matched to existing. Proposed windows/ doors will be brought out to the insulation line to minimize the visual impact and reduce thermal bridging.



Figure 5 - Typical new window

- 3.1.2 To preserve the unique curve French doors at the rear bays on 1F, secondary glazing is proposed to install in those 4 units. The 4 units are slightly larger, the installation will not reduce the habitable space to unacceptable size.

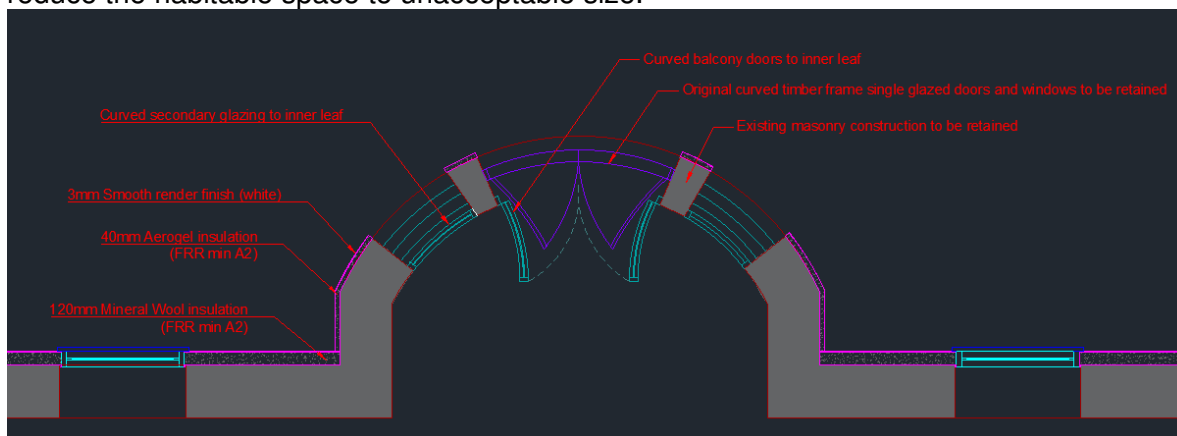


Figure 6 - Secondary glazing on 1F rear elevation

- 3.1.3 The Window and door replacement proposals will be crucial to upgrade the property's thermal performance, with the proposal of timber slim double-glazed sash windows for units on a like-for-like basis, necessary to meet revised approved documents L- Conservation of Fuel and Power and the London Borough of Camden carbon climate emergency targets.
- 3.1.4 Additionally, proposals look to improve the thermal mass of the building by installing a 120mm/40mm thick EWI. The EWI will go up to the soffit and tie in with insulation within the roof area. To sections of the roof perimeter, the depth of the existing eaves is sufficient for this so will not require any changes to the eaves structure. The works propose a full render finish on the EWI, including the front and rear elevations, and all bays. To ensure the proportion of the building is not altered and to avoid thermal bridges, the opening reveals for the proposed windows will be brought forward.

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Figure 7 - Proposed front elevation



Figure 8 - Proposed custom-made stone coat moulding illustration by Built-Lite (UK) Ltd

- 3.1.5 Using EWI it allows for installation with minimum disturbance to the current occupants and to prevent reducing the internal usable floor area. With a vapour permeable insulation (120mm mineral wool/ 40mm aerogel), it provides better thermal performance to the building with minimum risk to unintended consequences.
- 3.1.6 Due to the accessibility issue to the right-hand side flank elevation, the works look to install internal wall insulation (IWI) to one side of the affected units, staircase, communal bathrooms, and lobby. A vapour permeable high-performance insulation (10mm aerogel on 9mm rigid board, minimum fire rate A2 for staircase and lobby) can improve the thermal performance of the unit and reduce the risk of condensation of leaving one wall uninsulated.
- 3.1.7 IWI compares to EWI is considered less cost effective but with higher technical risk. Thus, IWI is proposed only to area that EWI cannot be installed. A minimum 600mm overlap for IWI and EWI is proposed in the junction to reduce the risk of thermal bridging.

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- 3.1.8 For the 4F (loft floor), the proposal looks to top-up the insulation with mineral wool to 350/400mm thick from the internal loft hatch.
- 3.1.9 To improve the streetscape, the proposals look to replace the existing aluminium canopy for front entrance to new GRP decorative canopy to match the style and age of the building.
- 3.1.10 The proposals also look to install new architectural features on front and rear elevations to enhance the appearance of the building. Mouldings with stone effect to create new quoins, window surround, dentil and bands are proposed to recreate the appearance of the original building and provide an illusion of two detached house. Rear elevation will be less decorative with quoins, window surround and bands.
- 3.1.11 The proposals look to renew the existing the mechanical ventilation system in the communal area. And install new decentralised Mechanical Extract Ventilation (d-MEV) system to individual units.
- 3.1.12 After envelope upgrade and ensuring airtightness of the building, it is essential to provide adequate ventilation to prevent overheating and high moisture content within the building. The d-MEV extract fan will be installed in the location of existing airbrick (/vent), thus, will not impact the appearance from the front elevation.
- 3.1.13 The Proposals also look to include PV panels onto the existing roof, which will produce renewable energy. These PV panels are located on the front elevation roof aligned with the eaves. The building is 4 storeys high, thus, the visual impact from the street level will be minimal. It will correspond with the EWI and roof insulation to keep the proportion of the building between the eaves and wall.
- 3.1.14 The Proposed PV panels are to be installed within 200mm from roof slope and ensure they are not on the highest part of the slope to minimise the visual impact.

4.0 Scale

- 4.1.1 By installing the 120mm/40mm thick EWI, the building scale will be changed slightly, as the wall become thicker.

4.2 Appearance

- 4.2.1 The proposal will slightly change the building proportion due to the external wall insulation.
- 4.2.2 The bay window area has slimmer EWI (40mm) to minimize the visual impact. The middle section of the front elevation has slimmer EWI (40mm) to create an illusion of detached houses.
- 4.2.3 The building will transform to a fully rendered block. It is acknowledged that the London yellow brick in Flemish bond with brick lintel at the rear elevation provides some character to the building. However, the whole rear elevation and most part of flank elevation with fair-faced brick are not visible from Belsize Grove. And the extended rear garden has mature trees which block the view from Howitt Road. Thus, the replacement of finishes to render which similar to the front elevation will have minimum impact on the conservation area character.
- 4.2.4 The Victorian style railing installed in 1991 will be reinstated after the EWI works.
- 4.2.5 With the induction of new architectural features, it is believed that these measures provide a balance between enhancing the aesthetic appearance and respect the age and style of the building.

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5.0 Access

- 5.1.1 The proposed development does not make any alterations to the existing access arrangements.

6.0 Summary

- 6.1.1 The proposed works are needed to ensure a high level of thermal improvement is achieved to the existing property. The council and its residents have been consulted through the design process to ensure that the design is the best solution to improve thermal performance, reducing carbon emission and fight against fuel poverty.
- 6.1.2 The application is designed to provide be site-specific and avoids any negative impact on the surrounding area and on neighbouring properties.
- 6.1.3 The scheme's design considers the neighbouring context as well as the existing planning policy documents, providing a development, which enhances its immediate surroundings.
- 6.1.4 The structure and content of the statement have been informed by the Department for Communities and Local Government (DCLG) Circular 03/2014 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2006). Design guidance is taken from the National Planning Policy Framework (NPPF), Barnet's Planning Policy's 1 and 2 (2012) and Supplementary Planning Documents.
- 6.1.5 We trust that the Planning Department can support this application and recommend approval to the local members.