

# Design, Access & Heritage

29 BUCKLAND CRESCENT, LONDON, NW3 5DH

FULL PLANNING APPLICATION | 01 .08 .22

## Project Information

Client: Jonathan and Audrey Stevens

Project No. 1214

29 Buckland Crescent  
London  
NW3 5DH

Full Planning Application | Design,  
Access & Heritage Statement

01.08.22

Revision: P02

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# 1

## 1 Introduction

This document sets out a new proposal for 29 Buckland Crescent, NW3 5DH. This proposal has been prepared on behalf of our client for a Full Planning Permission.

The description of the proposals for the Full Planning Permission is for the extension of the lower ground floor of the property to include a new contemporary side entrance lobby with new entrance door, new external door to the rear elevation, new brise soleil to rear elevation, To the upper ground floor, new sash windows to the rear elevation with increased structural opening, new casement window and relocation of existing window from lower to upper ground floor level on the east elevation.

A Conservation Design Brief that responds to the Statement of Significance has been developed and integrated into this proposal. Indeed, the proposals set out within this application respond to the setting of the Belsize Conservation Area. The proposals set out in this application respond to the recommendations outlined within the Heritage Statement to address the condition of the building as a whole.

The opportunity for change follows a conservation architecture led approach, where the interventions are non-intrusive to the conservation area, and subserviant to the host building.

The rationale behind the opportunity for change has three primary benefits, all would preserve and enhance the host building:

- Firstly, the proposal could benefit from increased level of security by utilising the space to the side passageway for the lower ground floor flat. by creating a controlled side entrance lobby to the lower ground floor flat.
- Secondly, the rationale to alter the internal layout of the host building will improve its use as a family flat.
- Thirdly, to preserve and enhance the appearance of the host building to the rear, at the upper ground level, the proposal seek to improve two sash windows to the rear elevation and one window currently serving the lobby on the east elevation. Furthermore, the proposal seeks to improve the appearance of the rear elevation to the lower ground floor, with a replacement door, high quality porcelain tiles and new contemporary aluminium brise soleil providing solar shading and improve comfort levels. The proposals could improve the appearance of the host building to the rear and the setting of the conservation area with the contemporary juxtaposition.

The level of harm caused to the conservation area by these alterations is considered less than substantial and could be deemed acceptable on balance when taking account of the improvements to the host building, its setting, and the setting of the conservation area, and when taking into account the historic planning context of the property and similar sized properties found on Buckland Crescent.

Specifically, the proposals seek to preserve and enhance the character and appearance of this property, its setting, and the Belsize Conservation Area that it is located within.

# 2

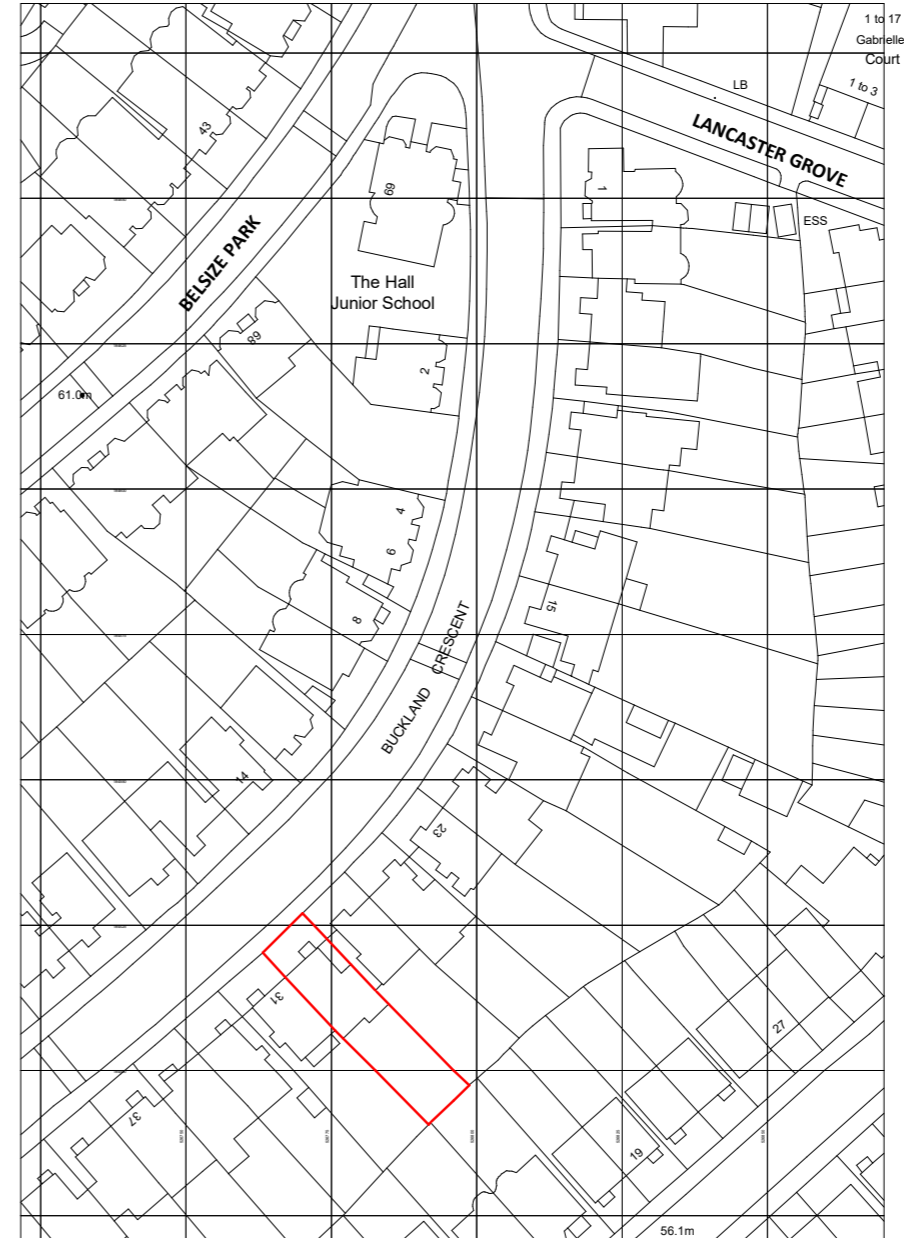
## 2 Site Location and Context

### 2.1 Site Location

The property No. 29 Buckland Crescent is located about midway on Buckland Crescent which is in Belsize Conservation area within Camden Borough Council. The property is the lower and upper ground floor of No. 29 and it is not listed but contributes significantly to the character and appearance of the conservation area.

### 2.2 Site History

No 29 Buckland Crescent still holds its apparent historic fabric to the front elevation which contributes significantly to the Belsize Conservation Area.



01 | Location plan. NTS

## 2.3 Existing Site Conditions

The existing site conditions to the external fabric of the host building are as follows;

- The front elevation is relatively intact with the historic fabric and architectural features.
- The entrance door can be seen with an arched glass window an original feature of Tidey's villas
- Glimpsed views can be seen in the narrow gap between buildings
- The property is presented with light grey render with white rendered stone quoins at the front edge of the building and around the window openings to the ground floor.
- The ground slopes down into the site from the dwarf front garden wall to the main boundary wall.
- The entrance gate is in steel painted black
- The side elevation is mostly rendered which is fairly in good condition. To the rear the side elevation of the 2-storey projection is in exposed brick.
- The lower ground floor rear elevation is rendered white.
- The upper ground floor rear elevation presented exposed bricks.



02 | Google Street View - View of the front elevation of the pair of Italianate villa No. 29(L) and 31(R) Buckland Crescent



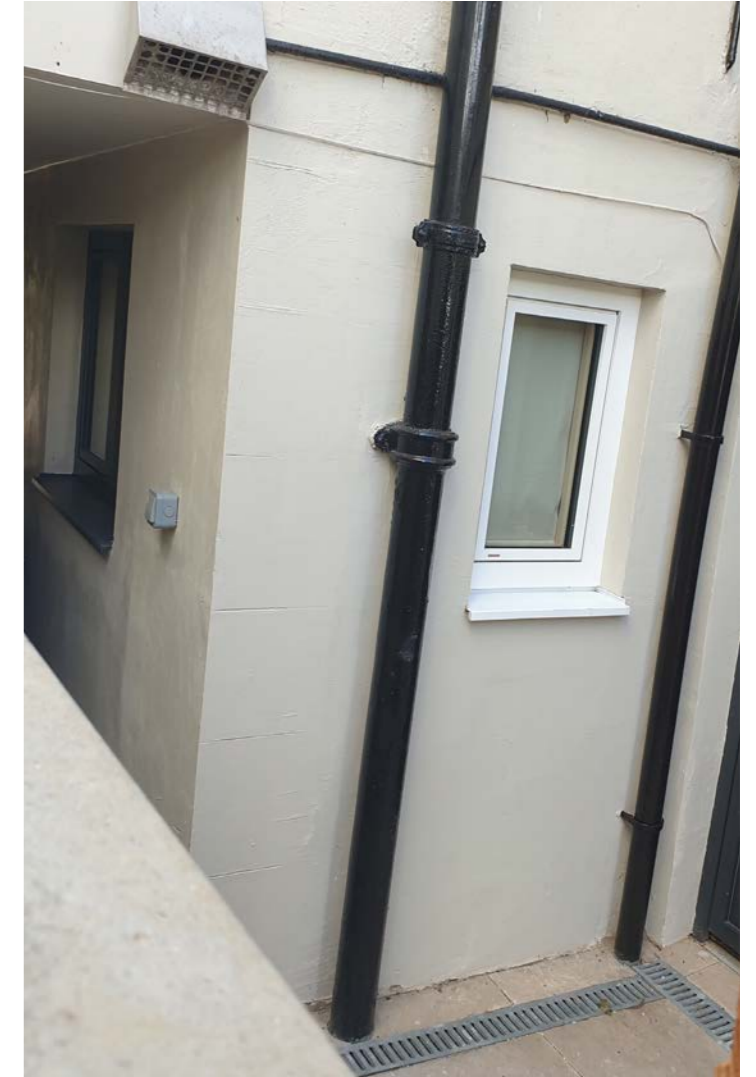
03 | View from No. 27 rear garden looking at south east flank of No.29



04 | View from No.27 looking at the shared boundary and garden wall with No. 29. Photo taken during external decorative works early 2021.



05 | View from No.27 looking over the boundary wall at the lower ground floor with the existing passageway to the rear garden of No. 29



06 | View of side entrance at lower ground floor with passageway to rear garden.



07 | No. 29 rear garden looking at the rear elevation in context of No.31 (L) and No.27(R). To the rear elevation of No.29, it is finished with white render at lower ground level. Powder coated aluminium slimline sliding doors to the south facing bedroom. The property presents some contemporary elements as existing. Photo taken during external decorative works early 2021.



08 | View of side entrance at lower ground floor.



# 3

## 3 Heritage Statement and Hierarchy of Significance

### 3.1 External Significance

#### 3.1.1 Front elevation

- The heritage significance of this property largely can be described by its historic architectural characteristics to the front elevations of the group of buildings presented to Buckland Crescent.
- The sash windows to this elevation appear to be original
- The consistent building heights contributes to the character of the conservation area.
- The gaps between the buildings are equally factors which contribute positively to the conservation area.

#### 3.1.2 Rear elevation

- To the rear elevation at the first and second floor, the existing portrait sash windows are consistent with neighbouring properties.

#### 3.1.3 Main Roof

- The traditional hipped roof is consistent with the roofscape and therefore is a significant part of the character of the conservation area.



09 | Drawing - Existing GA Elevation - Front Elevation (NTS)

### 3.1.4 Setting

- Although most of these villas on Buckland Crescent are not statutory listed, they make significant contributions to the conservation area by the nature of their consistent historic appearance that largely forms Tidy Town.
- This is evident in the setting of the streetscape on Buckland Crescent
- The mature trees along the front and rear of Buckland Crescent adds to the character of the streetscape and considered significant to the character of the conservation area.
- The consistent spacing of buildings along this street is important as they provide glimpse views seen through the buildings which is part of the character of the conservation area.
- To the rear of Bucklan Crescent, some of the large italianate villas can be seen with single storey rear conservatories this is a potential clue to the original appearance and character of the conservation area.
- Most of the properties to the rear also feature a roof terrace with balconies above the lower ground floor. In some cases, these balconies extend up to the boundary and therefore can be characterised as part of the appearance of the conservation area along the rear of Buckland Crescent.



10 | Google Street View - Axonometric Image of Buckland Crescent along the rear in view of the existing character of the conservation area.

### 3.2 Summary and Hierachy of Significance

No. 29 Buckland Crescent is considered part of a group of buildings which contribute positively to the Belsize Conservation Area. It's positive contributions could largely be seen from the front elevation and the consistent building heights which form the streetscape on Buckland Crescent. The historic architectural detail of the building frontage in conjunction with the spaces between the buildings are largely part of the significance to the sub area Belsize Park and the wider context of the Belsize conservation area.



11 | Drawing - Existing GA Elevation - Rear Elevation (NTS)



12 | Drawing - Existing 3D View - Rear Axonometric (NTS)

# 4

## 4 Design Brief

### 4.1 Overview

There is a desire to preserve and enhance the historic character and appearance of the host building that contributes to the character and appearance of the Belsize conservation area. A young family wish to maximise the potential of their current home to accommodate their growing needs.

Therefore, a proposed sensitive conservation alternative would be minor alterations to the internal layout within the existing footprint that will provide the much needed space required for modern day family living that is sympathetic to the host building. This can be seen as a significant benefit to the host property.

In addition, a new secured side entrance lobby at lower ground, new windows to the rear and east flank at upper ground floor will significantly improve the habitable quality for the property coupled with the introduction of new contemporary brise soleil to the rear at lower ground floor for solar control, enhancing the comfort of south facing rooms. The desire to preserve and enhance the appearance of the rear elevation at the lower ground floor and this could be achieved with high quality porcelain tiles without causing harm to the host building.

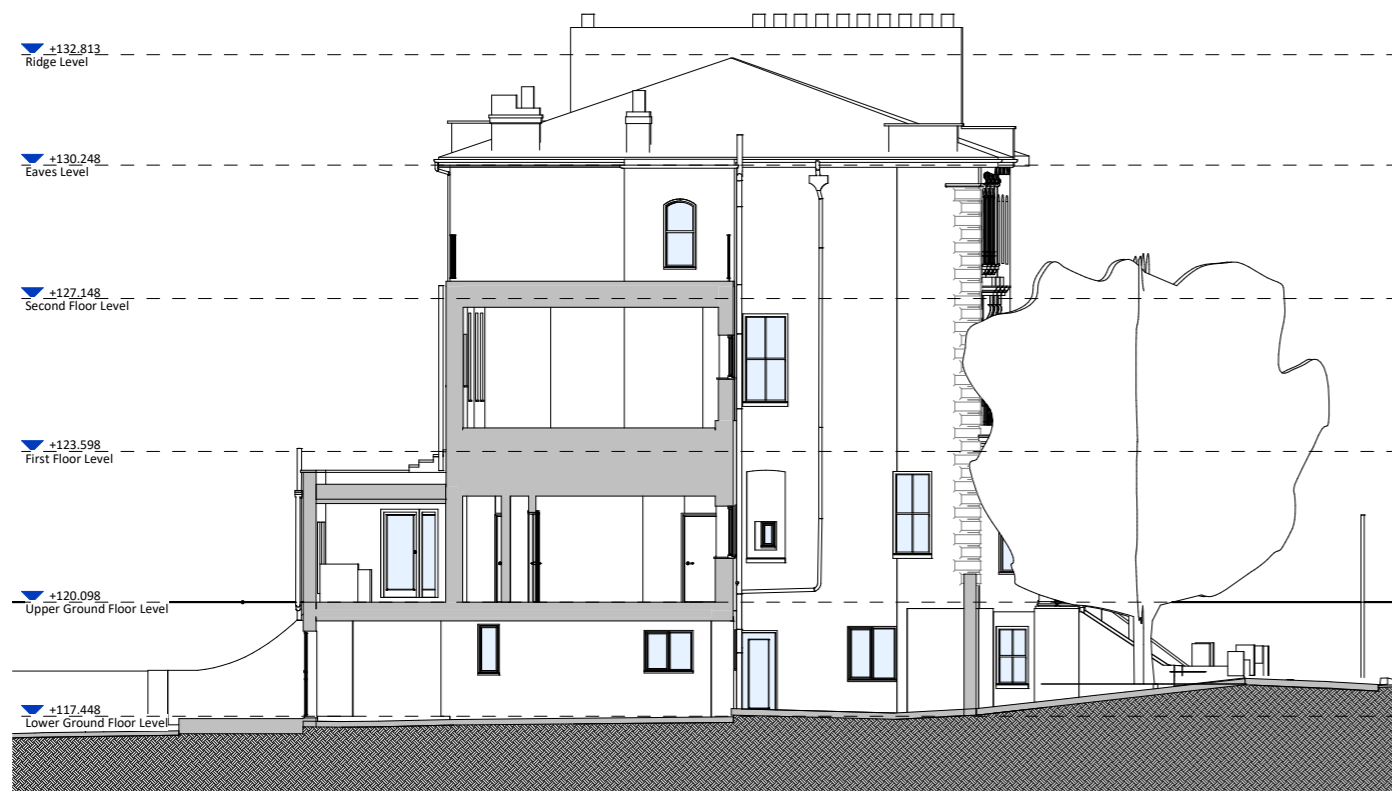
### 4.1.1 Design - Character and Appearance

Careful and deliberate considerations have been taken to ensure the proposals do not adversely impact the conservation area and as such, the proposals will not be visible from Buckland Crescent not to compete with the historic character of the streetscape and be detrimental to the character and appearance of the Belsize Conservation Area.

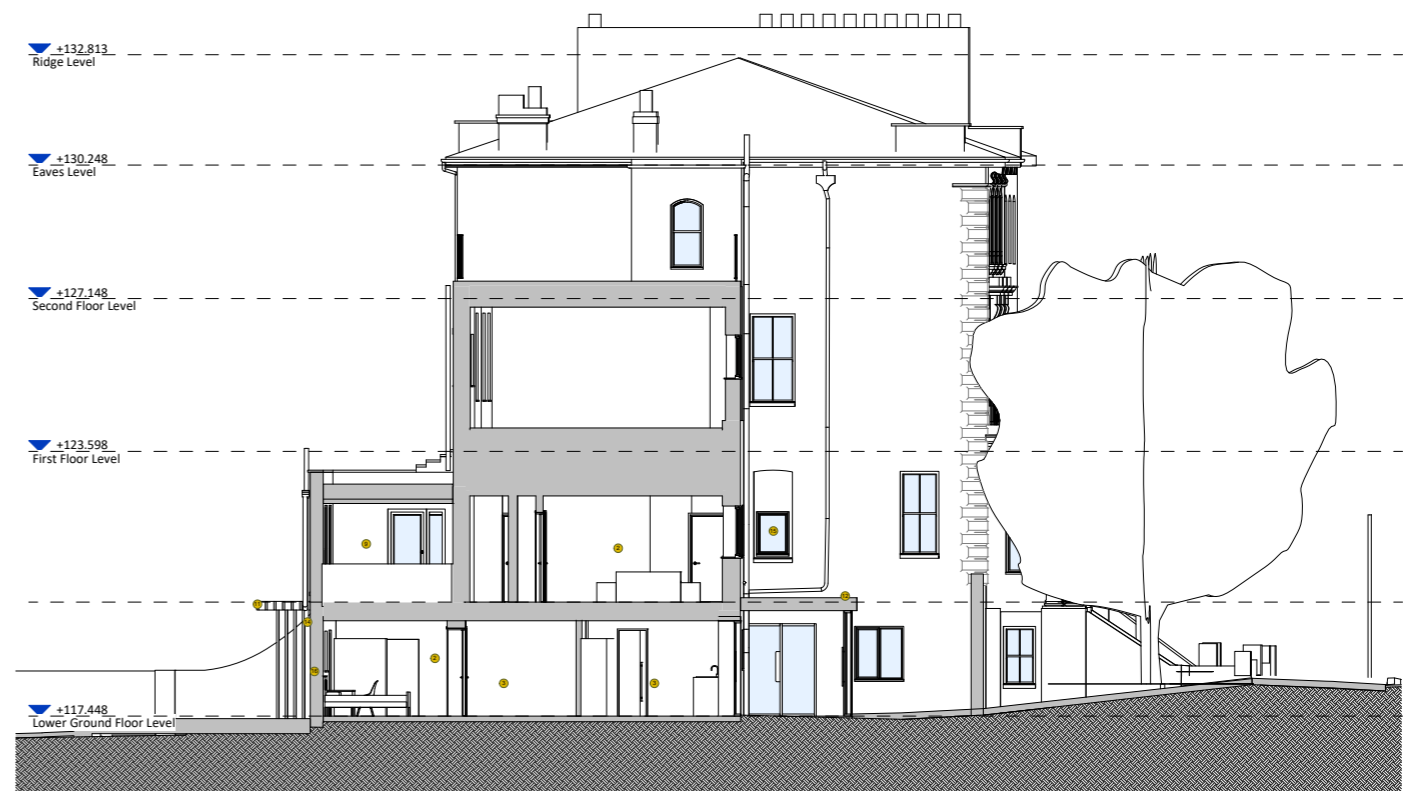
The proposals for internal alterations to the lower ground floor plan will enable the host building to maximise its spatial use and enhance the habitable quality. Due to the site location and orientation, the design employs a lightweight steel frame brise soleil and solar control glazing to the rear. The appearance of the rear elevation could benefit from a change in material juxtaposing contemporary solution to preserve and enhance the historic fabric. The proposals feature high quality glazed tiles to the lower ground floor rear elevation providing a contrast to the existing brickwork above which draws reference of the Victorian glazed bricks in a contemporary interpretation.

### 4.1.2 Design - Setting of the Conservation Area

In order to preserve and enhance the setting of the Belsize Conservation Area, the proposals will not be visible from the main road and building front on Buckland Crescent. The proposals are intended to be discreet and compliment the host building.



13 | Drawing - Existing GA Section - Section C-C (NTS)



14 | Drawing - Proposed GA Section - Section C-C (NTS)

# 5

## 5 Proposal

### 5.1 Visualisations

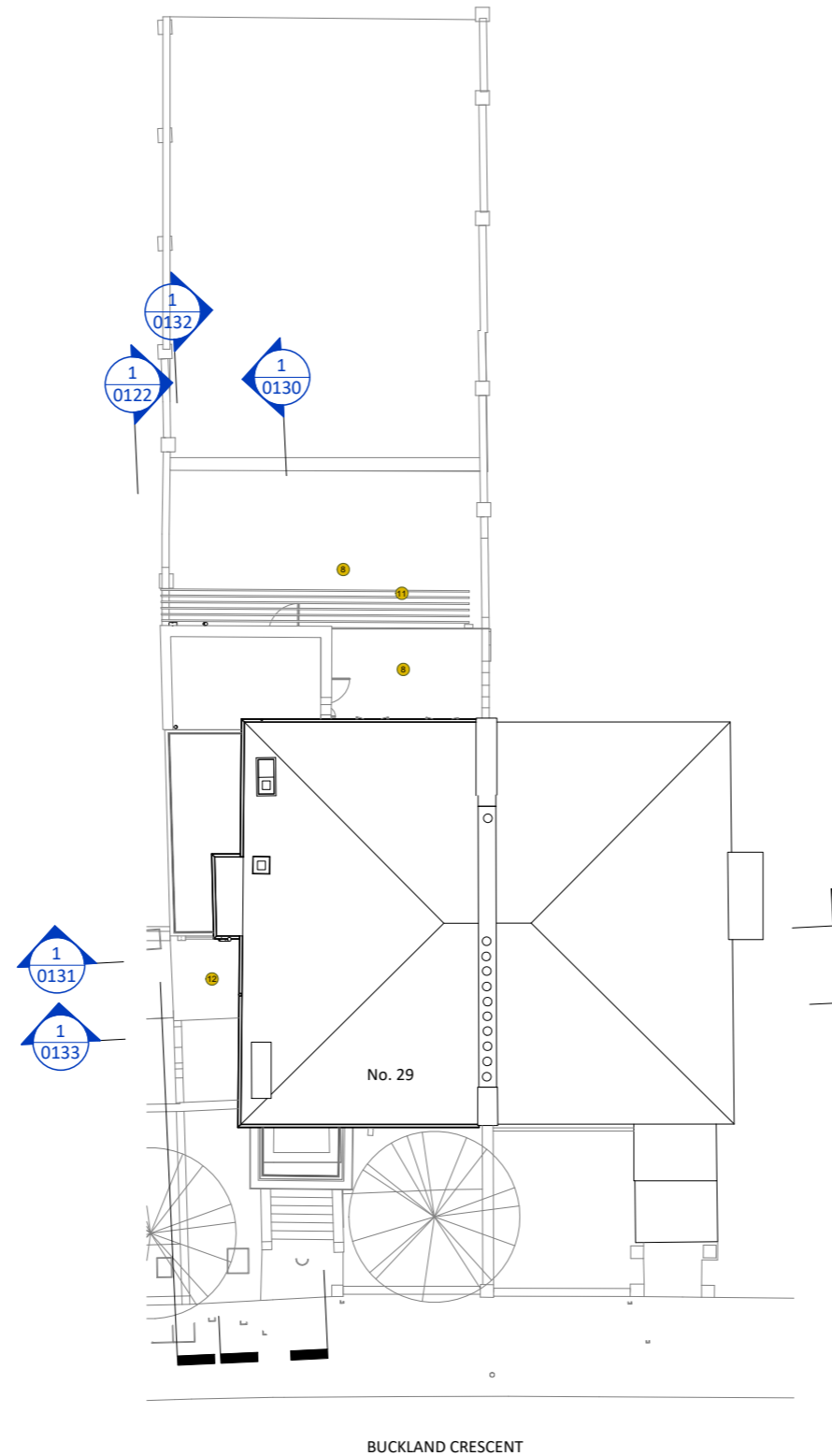


15 | Proposed 3D View - Rear Elevation (NTS)



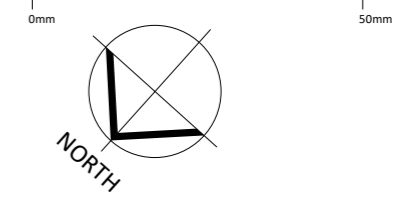
16 | Proposed 3D View - Rear Garden (NTS)

## 5.2 Proposed Drawings



Proposed - Site Plan  
1 : 200

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 Responsibility is not accepted for errors made by others in scaling from this drawing.  
 All construction information should be taken from figured dimensions only.



### Key Notes - General Arrangement

- 1 Single Bedroom
- 2 Double Bedroom
- 3 Bathroom
- 4 Ensuite
- 5 Storage/Utility
- 6 Entrance Lobby with fully glazed wall and door with powder coated aluminium frames
- 7 Hallway
- 8 Terrace
- 9 Kitchen
- 10 Living Room
- 11 Powder coated aluminium brise soleil
- 12 Single ply membrane flat roof to new entrance lobby
- 13 Increase window structural opening. Replace window with good quality sash to match existing.
- 14 High quality external porcelain tiles
- 15 New high quality timber casement window in enlarged opening
- 16 Infill existing door opening and install new high quality powder coated aluminium window
- 17 Replacement double glazed painted timber windows to match existing

P02 14/07/2022 Revised for Planning  
 P01 04/04/2022 Issued for Planning

STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT				DO
Audrey & Jonathan Stevens				CHECKED BY
				SC
				ORIGINATOR NO
				1214.1

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PROJECT  
**Buckland Crescent**  
 29 Buckland Crescent  
 Belsize Park, London  
 NW3 5DJ

DRAWING TITLE  
**Proposed GA Plan - Site Plan**

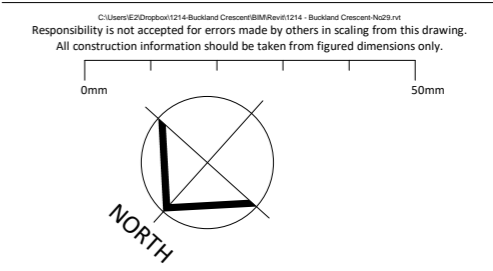
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PROJECT   ORIGINATOR   ZONE   LEVEL   TYPE   ROLE   CLASSIFICATION   NUMBER	REVISION
1214.1-E2-0100	P02





Proposed - Lower Ground Floor Plan  
1 : 100




Key Notes - General Arrangement

- 1 Single Bedroom
- 2 Double Bedroom
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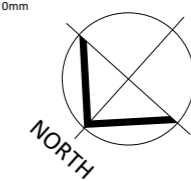
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 PL : PLANNING

SCALE  
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PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	CLASSIFICATION	NUMBER	REVISION

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- 17 Replacement double glazed painted timber windows to match existing
- 18 Retain and relocate existing lower ground floor high quality timber casement window to upper ground level

- P03 01/08/2022 Revised to show relocated window at upper ground level. Issued for Planning
- P02 14/07/2022 Revised for Planning
- P01 04/04/2022 Issued for Planning

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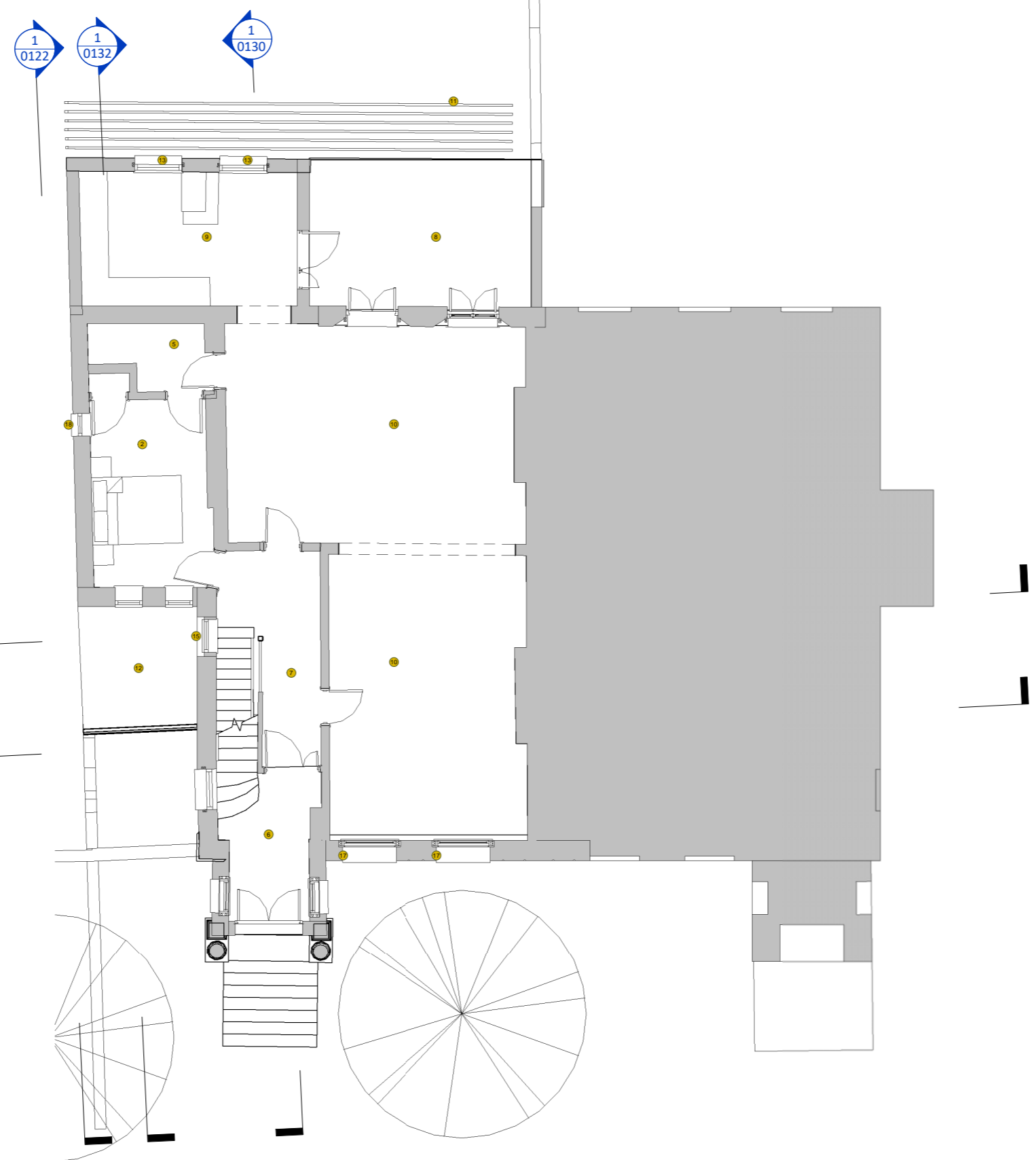
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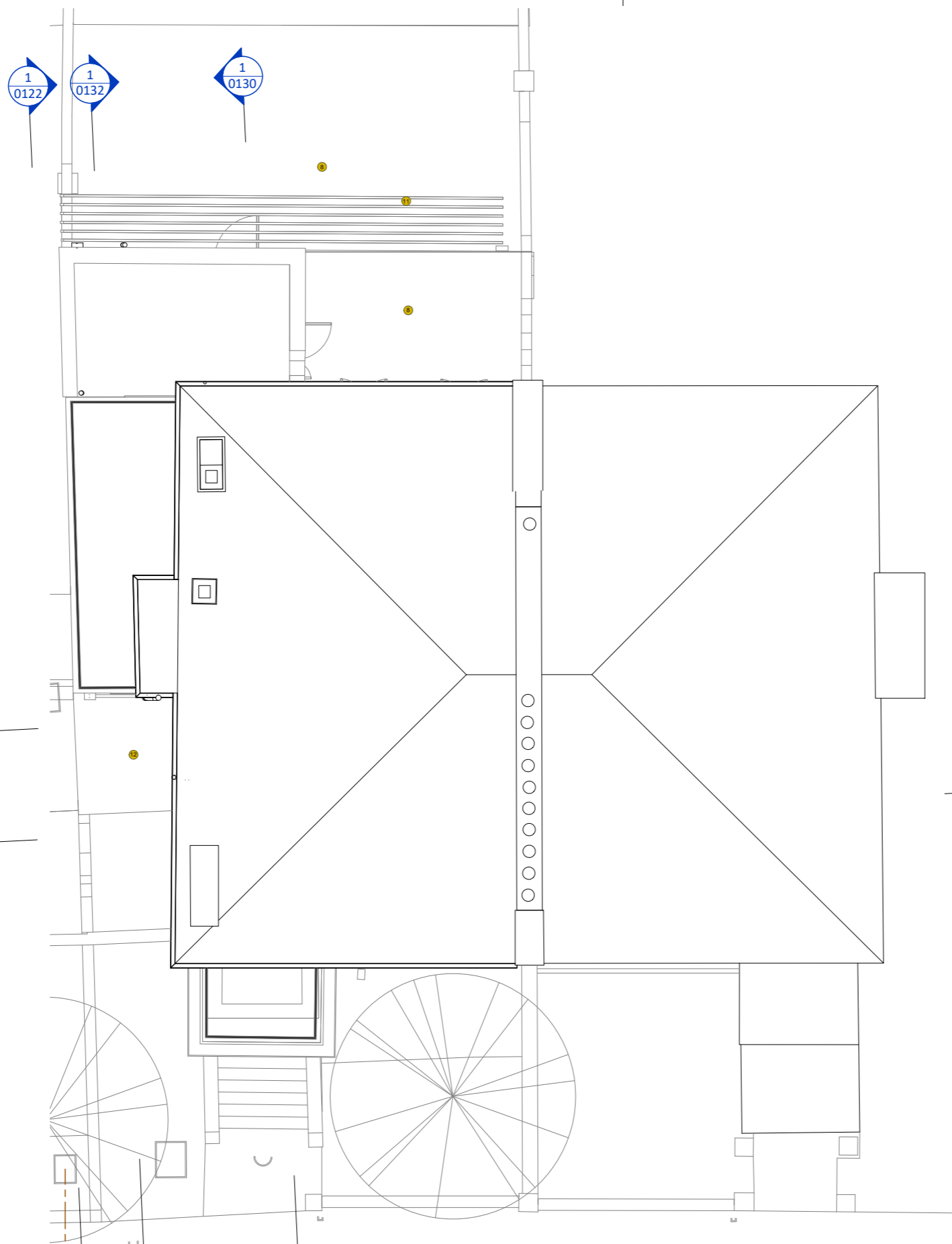
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SUITABILITY STATUS  
 PL : PLANNING

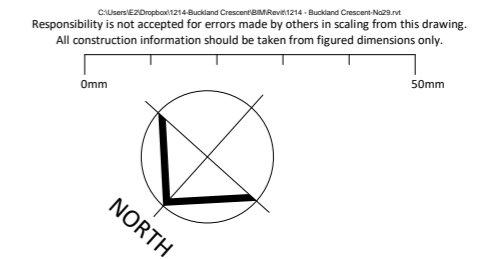
SCALE  
 1 : 100 @ A3



Proposed - Upper Ground Floor Plan  
 1 : 100



Proposed - Roof Plan  
1 : 100



Key Notes - General Arrangement

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PO2 14/07/2022 Revised for Planning  
PO1 04/04/2022 Issued for Planning

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DRAWING TITLE  
 Proposed GA Plan - Roof Plan

SUITABILITY STATUS  
 PL : PLANNING

SCALE  
 1 : 100 @ A3



Proposed - Front Elevation  
 1 : 100

Key Notes - General Arrangement

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DRAWING TITLE  
**Proposed GA Elevation - Front Elevation**

SUITABILITY STATUS PL : PLANNING	SCALE 1 : 100 @ A3
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Proposed - Rear Elevation  
 1 : 100

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 Proposed GA Elevation - Rear Elevation

SUITABILITY STATUS	SCALE
PL : PLANNING	1 : 100 @ A3

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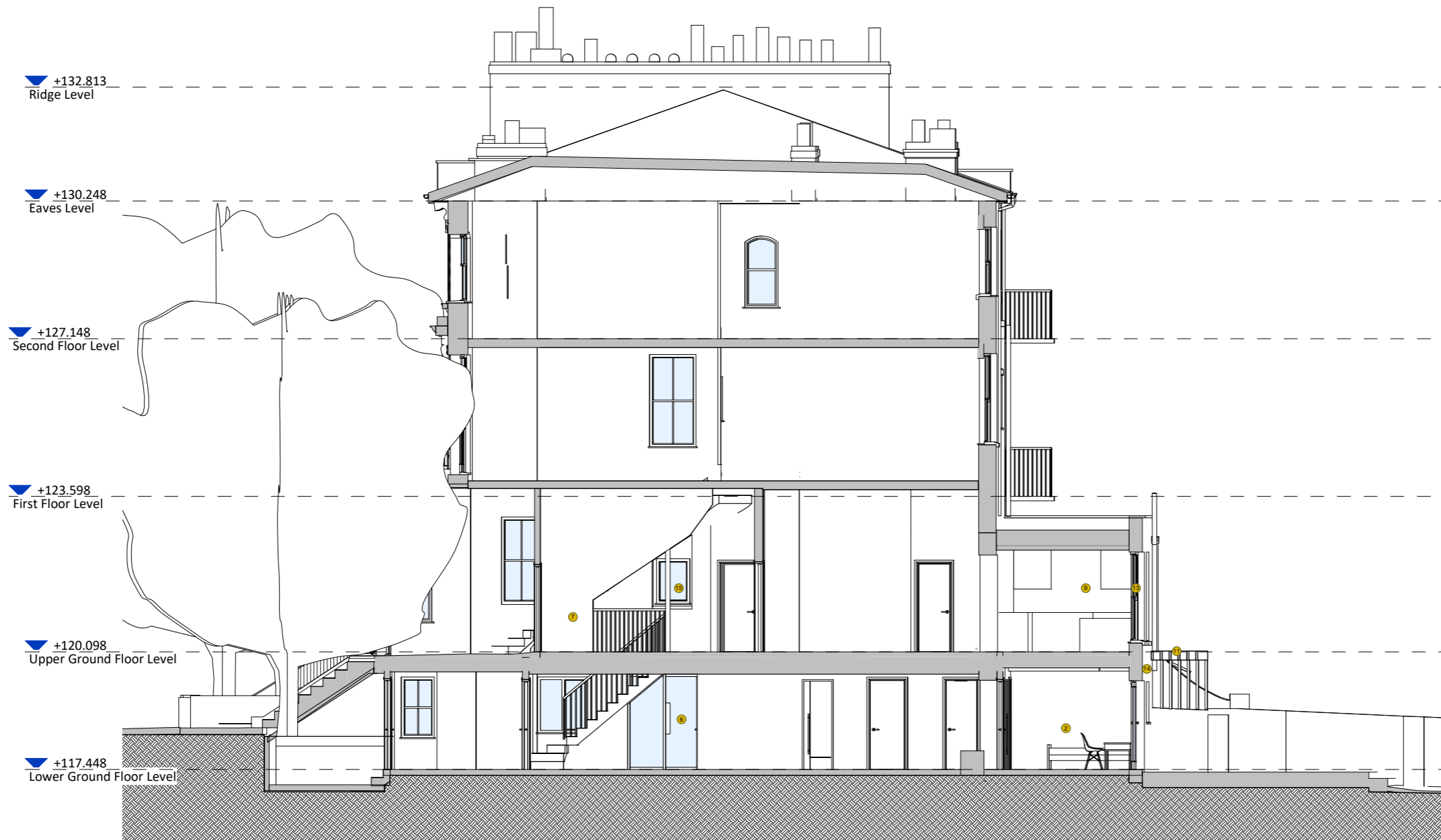
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DRAWING TITLE  
**Proposed GA Section - Section AA**

SUITABILITY STATUS  
 PL : PLANNING

SCALE  
 1 : 100 @ A3



Proposed GA Section - Section AA  
 1 : 100



Proposed GA Section - Section BB  
 1 : 100

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P01		04/04/2022	Issued for Planning	

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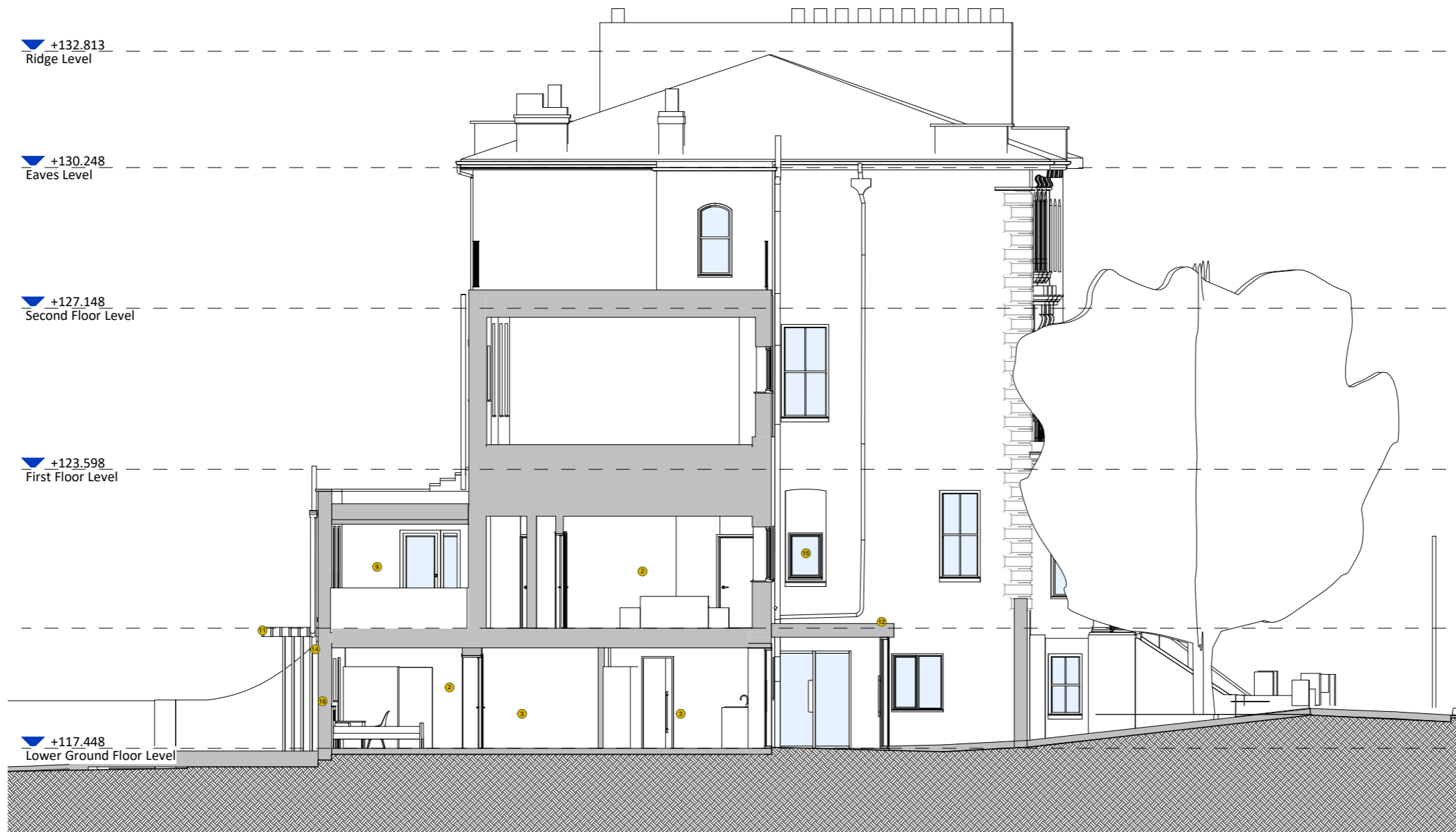
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PROJECT  
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DRAWING TITLE  
**Proposed GA Section - Section BB**

SUITABILITY STATUS PL : PLANNING	SCALE 1 : 100 @ A3
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DRAWING TITLE  
**Proposed GA Section - Section CC**

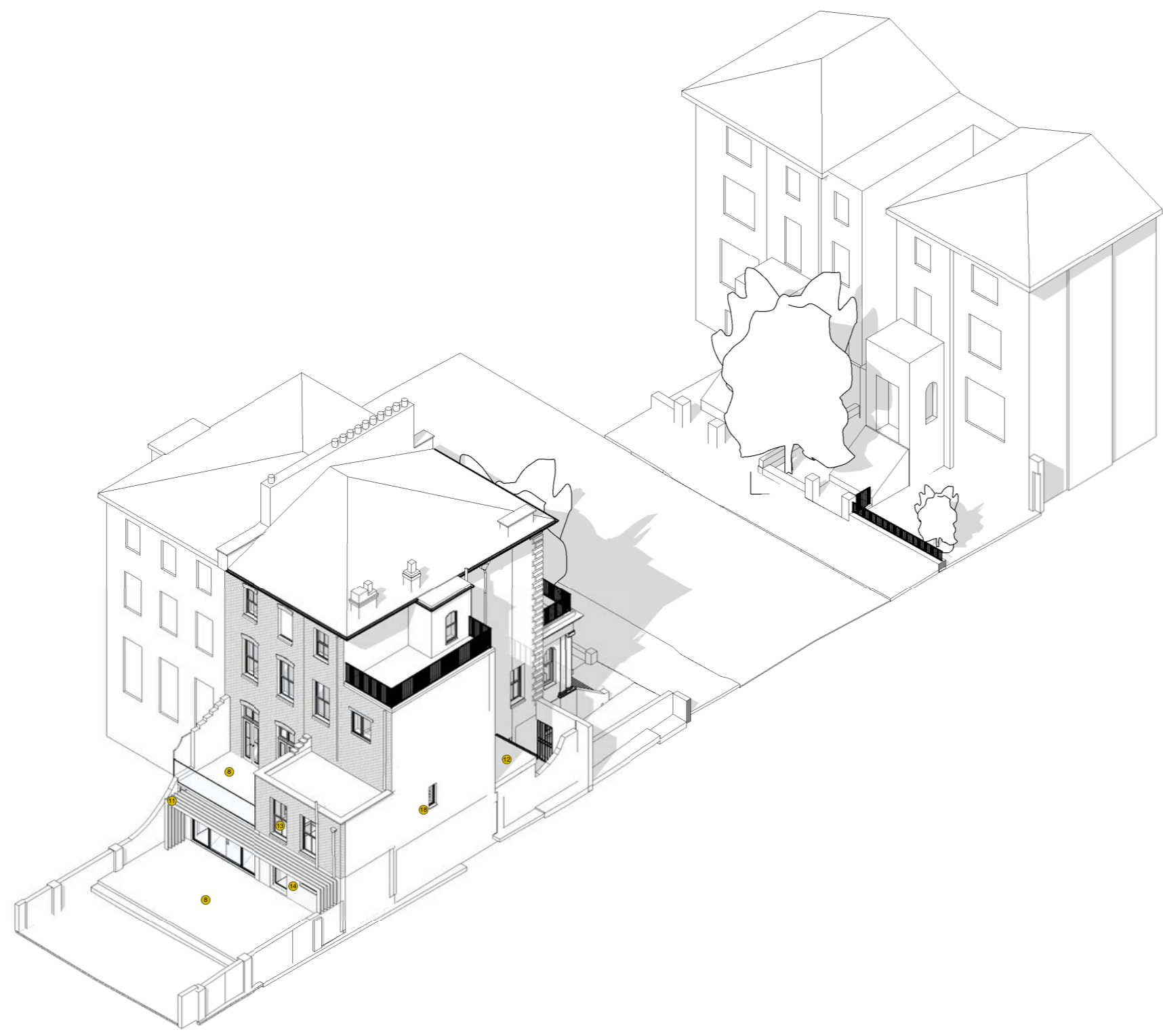
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SCALE  
 1 : 100 @ A3

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | CLASSIFICATION | NUMBER | REVISION

Proposed Section C-C  
 1 : 100





Proposed 3D View - Rear Axo

Key Notes - General Arrangement

- 1 Single Bedroom
- 2 Double Bedroom
- 3 Bathroom
- 4 Ensuite
- 5 Storage/Utility
- 6 Entrance Lobby with fully glazed wall and door with powder coated aluminium frames
- 7 Hallway
- 8 Terrace
- 9 Kitchen
- 10 Living Room
- 11 Powder coated aluminium brise soleil
- 12 Single ply membrane flat roof to new entrance lobby
- 13 Increase window structural opening. Replace window with good quality sash to match existing.
- 14 High quality external porcelain tiles
- 15 New high quality timber casement window in enlarged opening
- 16 Infill existing door opening and install new high quality powder coated aluminium window
- 17 Replacement double glazed painted timber windows to match existing
- 18 Retain and relocate existing lower ground floor high quality timber casement window to upper ground level

STATUS	REV	DATE	DESCRIPTION	REVISED BY
P03	01/08/2022	Revised to show relocated window at upper ground level. Issued for Planning		DO
P02	14/07/2022	Revised for Planning		SC
P01	04/04/2022	Issued for Planning		

STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT				DO
Audrey & Jonathan Stevens				CHECKED BY
				SC
ORIGINATOR NO				1214.1

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PROJECT  
 Buckland Crescent  
 29 Buckland Crescent  
 Belsize Park, London  
 NW3 5DJ

DRAWING TITLE  
 Proposed 3D View - Rear Axo

SUITABILITY STATUS PL : PLANNING	SCALE @ A3
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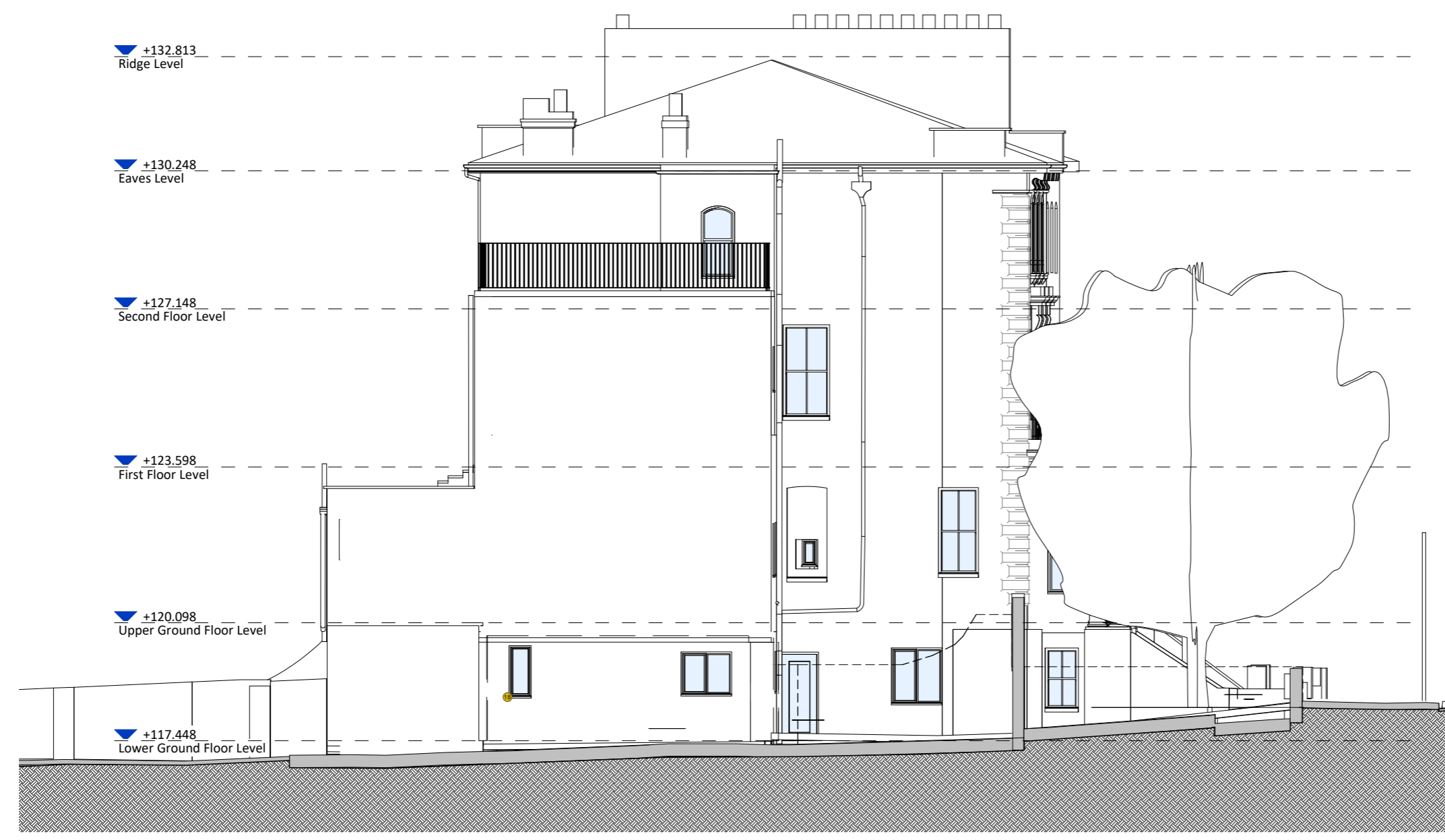
CLIENT	REVISOR
Audrey & Jonathan Stevens	DO
	CHECKED BY
	SC
	ORIGINATOR NO
	1214.1

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PROJECT  
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DRAWING TITLE  
 Existing GA Elevation - East Elevation

SUITABILITY STATUS	SCALE
PL : PLANNING	1 : 100 @ A3



+132.813  
Ridge Level

+130.248  
Eaves Level

+127.148  
Second Floor Level

+123.598  
First Floor Level

+120.098  
Upper Ground Floor Level

+117.448  
Lower Ground Floor Level

Existing Section D-D  
 1 : 100

C:\Users\E2\Dropbox\1214-Buckland Crescent\BIM\Revit\1214 - Buckland Crescent No29.rvt  
 Responsibility is not accepted for errors made by others in scaling from this drawing.  
 All construction information should be taken from figured dimensions only.

Key Notes - General Arrangement

- 1 Single Bedroom
- 2 Double Bedroom
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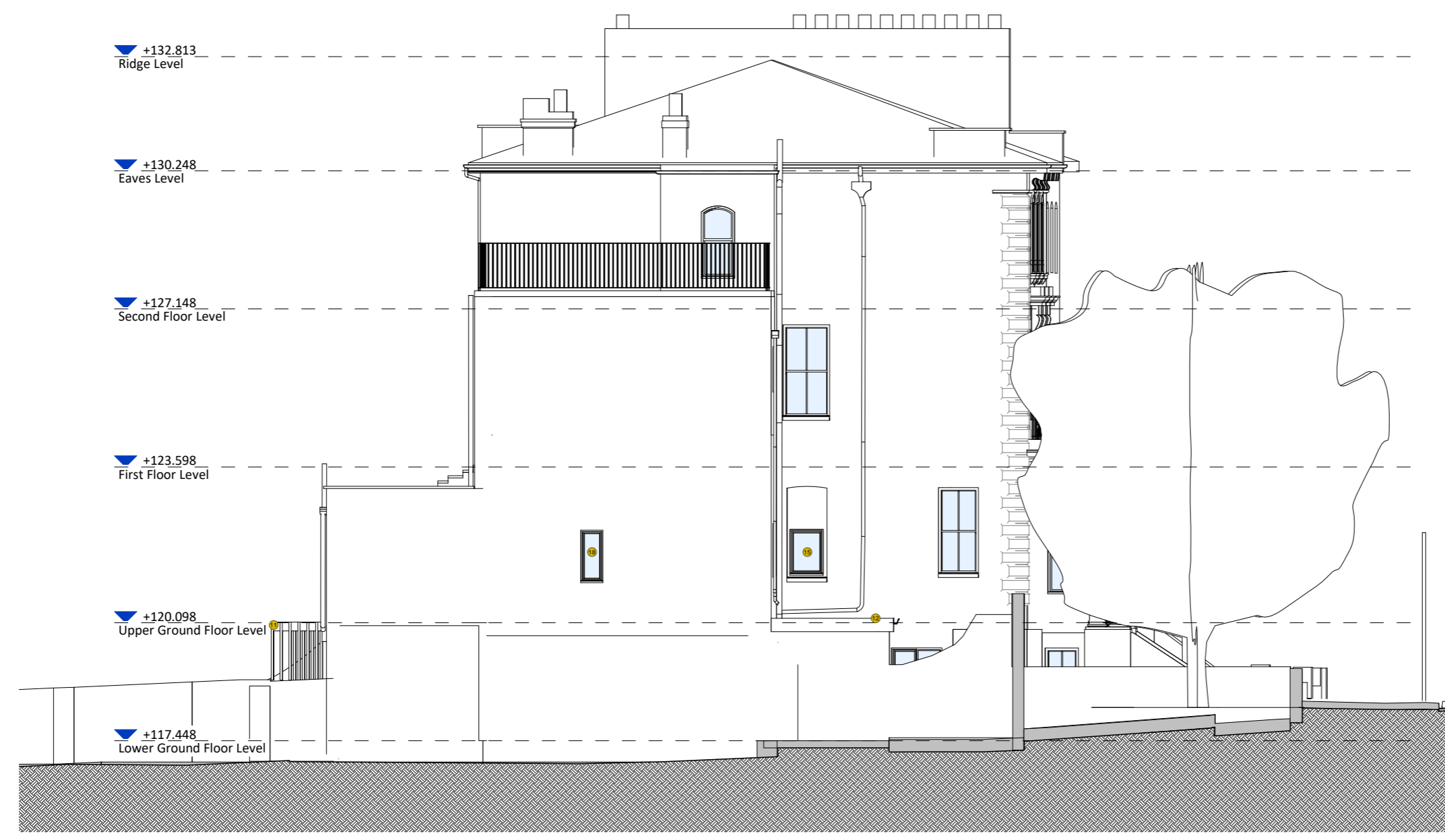
CLIENT	REVISOR
Audrey & Jonathan Stevens	DO
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	ORIGINATOR NO
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DRAWING TITLE  
 Proposed GA Elevation - East Elevation

SUITABILITY STATUS	SCALE
PL : PLANNING	1 : 100 @ A3



Proposed Section D-D  
 1 : 100

# 6

## 6 Heritage Appraisal & Impact Assessment

### 6.1 External Significance

#### 6.1.1 Alterations to existing

- The design brief confirms that the interventions is to preserve and enhance the character and appearance of the property. These are as follows:
- To the lower ground floor, minor alterations to the internal layout increasing the size of rear double bedroom.
- To the side elevation at lower ground floor level, the proposal includes a new high quality casement window with a wider structural opening to serve to hallway. and an infill side entrance lobby discreet by the existing boundary wall which largely screens its height. The proposed side entrance lobby is kept below the height of the front garden wall. Therefore there is no discernible change to the appearance and character of the host building or it's contribution to the conservation area.
- Proposed new high quality timber sash windows to upper ground floor kitchen. Enhancing the appearance of the rear elevation.
- Proposed high quality porcelain tiles to the rear elevation at lower ground floor.
- Replacement passageway door with high quality external door at lower ground floor.
- New contemporary powder coated aluminium brise soleil at lower ground floor.
- Generally, the scheme is a sympathetic one which seeks to retain, preserve and enhance the core elements of the character of Belsize Conservation Area, while responding to a thorough understanding of the history and significant contribution of the building, for these reasons these proposals are supported.

#### 6.1.2 Character & Appearance - Design

- The material composition of these proposals respond to the character and appearance of the existing building in its context, in order to preserve and enhance it, its setting and the setting of the Belsize Conservation Area. The proposed glazed tiles finish to the extension is a contemporary interpretation that will compliment the original bricks at upper levels to the rear elevation.
- The use of contemporary brise soleil compliments the horizontal plane the host building presents. Finished with powdered coated aluminium, materials already existing. As this is a south facing rear elevation, the brise soleil will mitigate solar gain sympathetically.
- The new entrance lobby is proposed to be contemporary and discreet with single ply roof below the garden wall.

#### 6.1.3 Character & Appearance - Setting of the Belsize Conservation Area

- The remodelled rear elevation is detailed to be stark and contemporary in order not to compete with the historic detailing to the host building. It makes use of glazed tile finish to compliment the existing historic fabric and the appearance of the host building to the rear.
- The proposals is to maintain its discreet form from the streetscape on Buckland Crescent and as such the design has been carefully considered to fall below or in line with the front garden wall. This is to preserve the character and positive contribution of the host building to the Belsize Conservation Area.

# 7

## 7 Conclusion

We have taken a conservation approach in assessing the significant contributions made by the host building to the conservation area so that the proposals which follow are as sympathetic to the host building in terms of the proposed interventions and their architecture, materials and techniques, that seek to preserve and enhance the character and appearance of the host building to the rear.

A Heritage Statement of Significance and a Heritage Impact Assessment are provided in support within this document in accordance with the good practice advocated in documents such as English Heritage's (now Historic England) Conservation Principles (2008) and now formally expressed in the requirements of the National Planning Policy Framework (NPPF – revised July 2021) and the accompanying interpretation and guidance contained in the revised (National) Planning Practice Guidance (PPG).

The proposals set out in this application respond to the recommendations outlined within the Heritage Statement of Significance to address the condition of the building as a whole and preserve the contributing factors the host building makes to the wider context of the Belsize Conservation Area.

The rationale behind the opportunity for change has three primary benefits, all would preserve and enhance the host building to the rear:

- Firstly, the proposal could benefit from increased level of security by utilising the space to the side passageway for the lower ground floor flat. by creating a controlled side entrance lobby to the lower ground floor flat.
- Secondly, the rationale to alter the internal layout of the host building will improve its use as a family flat.
- Thirdly, to preserve and enhance the appearance of the host building to the rear, at the upper ground level, the proposal seek to improve two sash windows to the rear elevation and one window currently serving the lobby on the east elevation. Furthermore, the proposal seeks to improve the appearance of the rear elevation to the lower ground floor, with a replacement door, high quality porcelain tiles and new contemporary aluminium brise soleil providing solar shading and improve comfort levels. The proposals could improve the appearance of the host building to the rear and the setting of the conservation area with the contemporary juxtaposition.

The level of harm caused to the host building and its setting by the construction of the new extension is considered less than substantial and could be deemed acceptable on balance when taking account of the improvements to the host building, its setting and the setting of the conservation area, and when taking into account the historic context of the property, seen as a significant contributor to the Belsize Conservation Area.

Specifically the proposals seek to preserve and enhance the contribution that the character and appearance of the host building makes within Buckland Crescent, its setting, and the Belsize Conservation Area that it is located within.

We would welcome your opinion and input on this assessment and the proposals and any recommendation and comments you may have, which will be given proper consideration.



Sam Cooper  
RIBA CA