



AXONOMETRIC ARIEL VIEW



VIEW OF EAST ELEVATION



VIEW OF SOUTH EAST ELEVATION

#### DESIGN APPROACH

The design approach is to extend the existing architectural language of the third floor and remove the setback mansard and roof lights. A new setback fourth floor of lightweight contemporary appearance then wraps around both facades. On the building elevation facing Belsize Road, a new third floor replicates the appearance of the brick below, before the new lightweight set back is added to create a new fourth floor.



VIEW LOOKING NORTH EAST LOOKING ALONG BELSIZE ROAD, INCORPORATING 258 BELSIZE ROAD.

## SCALE OF DEVELOPMENT

The proposed building extension is intended to following the align with adjacent facade to 258 Belsize Road, with balcoines and setbacks to minimise the impact on the neighbouring properties.

The proposed structure for the third and fourth floor extension is a lightweight, with render and seamless glass curtain wall with flat slender roof.

4<sup>th</sup> floor extension →

3<sup>rd</sup> floor extension →



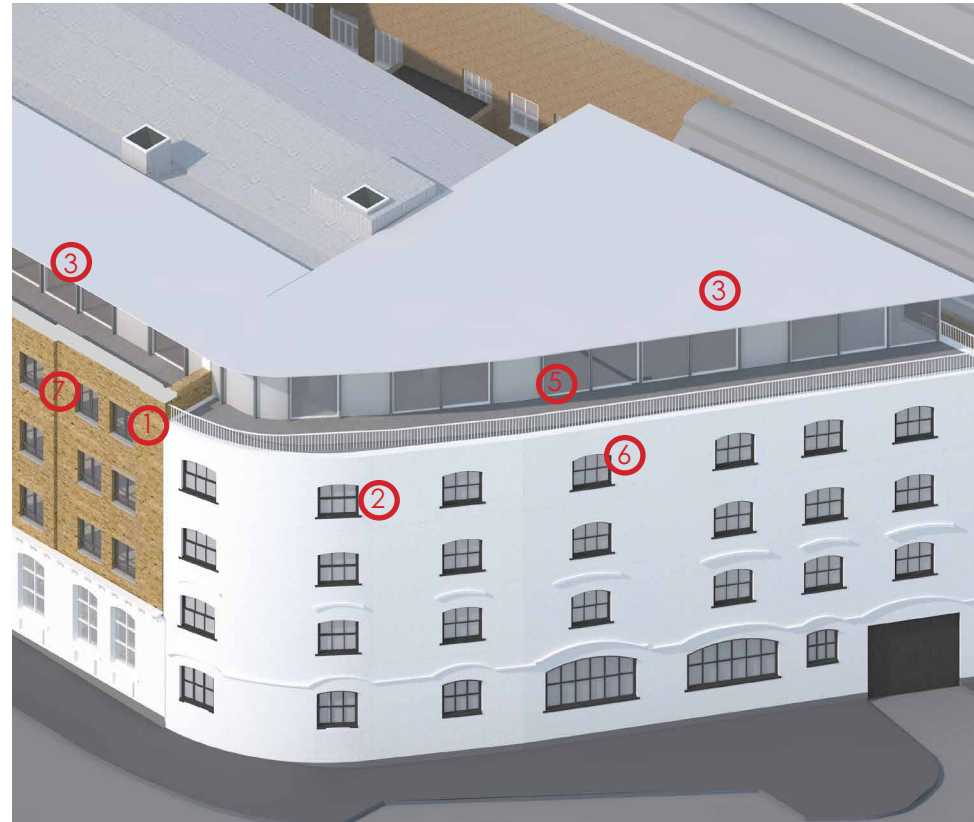
PROPOSED BUILDING: CGI ARIAL VIEW



# PLANNING APPLICATION - EXTENSION MATERIALS AND FINISHES

For the third floor extension traditional materials are proposed: yellow London stock brick and white rendered brickwork. The design ambition for the third floor extension is to apply the same architectural style and materials as the floors below. Therefore the facade would achieve more coherent and appropriate way for the context.

The fourth floor is designed as an almost invisible recessed roof pavilion with curtain walls/structural glazing and slender aluminum roof. The glazed walls are seamless and the supporting structure is hidden behind the glazed panels.



1. Yellow London  
Stock Brick



2. White Painted  
Brickwork



3. Metal Roof



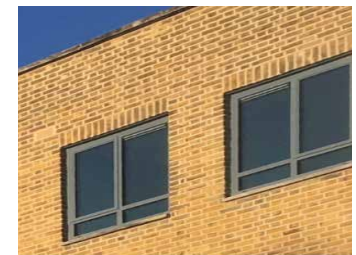
3. Metal Roof



5. Structural Floor-to-Ceiling  
Glazing + Opaque Glass Panels



6. Timber-Framed Sash  
Windows maintaining the  
original design



7. Metal-Framed Sash  
Windows



## Planners response

**Subject:** Re: Re 2022/0756/PRE 254-256 Belsize Road NW6  
**Date:** Thursday, 26 May 2022 at 11:19:05 British Summer Time  
**From:** Nora-Andreea Constantinescu  
**To:** Alan Power, Patrick Rogers  
**Attachments:** image009.png, image010.png, image011.png, image012.jpg, image013.png, image014.png, image015.png, image016.jpg, image017.png, image018.png, image019.png, image020.jpg, image001.png, image002.png, image003.png, image004.jpg

Hi Alan,  
 Hope you are well. I am really sorry for the delay in getting back to you with the initial feedback. Please see this below.

2022/0756/PRE - 254-256 Belsize Road

Thank you for submitting a pre-planning application enquiry for the above property which was received on 18/02/2022 together with payment of £3,936.00 received on 25/02/2022. A site meeting was undertaken on 04/05/2022 where initial advice was given. The information below is to summarise what was discussed.

- The properties at no. 254-256 have been originally built as two separate buildings, however they appear to have been used as one historically and currently. Previous prior approval has been granted at the site for conversion from office to residential, which appears to have been implemented as well as a new floor level at no. 254 flush with the front elevation and another extension at no. 256 set back from the front. These extensions have not been granted consent and currently they are unlawful.
- The internal layout of the building lends itself for temporary accommodation, rather than residential, for which prior approval has been granted. You are requested to provide more information about how the building is currently operating, and justification of why you consider this falling within the C3 (Residential) class use.

Proposed extensions:

- The proposal would include raising the top floor of no. 254 and introduce new windows, extending with another floor no. 256, and new floor level above both properties with front canopy and terrace underneath.
- No. 254 is locally listed and has a particular architectural quality and detailing. As the building has already been extended, the proposal further increase in height of the top level and insertion of new windows would harm the proportions of the building, its character and overall appearance. The large expanses of glazing would harm the window hierarchy and disrupt the traditional character of the building. You are advised that such further extension would not be supported in the event of a future planning application. The existing structure on the roof of the building to provide access adds bulk to the building below and appears incongruous. You could consider removing this or integrating it in the extension of no. 256.
- Across Belsize Road there is a clear parapet line above the second floor which reads strongly across the streetscene. The proposal would extend with another floor at no. 256 and be flush with the front elevation, replicating the floors below. The proposal would harm the proportions and character of the host building and streetscene and would not be supported in the event of a future planning application. You are advised to consider a set back element at this level which links with no. 258 in terms of set back and parapet retention. The extension should link up with the existing unlawful extension and create a unified structure. Likewise, the existing access on the roof at no. 254 should be integrated within the proposed structure.
- The additional roof extension above both buildings appear out of scale and context, expanding across two buildings of particularly different character and appearance. The proposal of an additional roof extension here is unacceptable in principle and would not be supported in the event of a future planning application.

Further steps:

- Provide a revised scheme which responds to the points above as well as additional information in relation to the current residential occupation as required above. You would be provided with a formal pre-application letter on receipt.

Best Regards,  
 Nora

Nora-Andreea Constantinescu  
 Senior Planning Officer

Regeneration and Planning  
 Supporting Communities  
 London Borough of Camden

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 5th Floor  
 5 Pancras Square  
 London N1C 4AG

Planning response to the pre-application from LPA Nora-Andreea Constantinescu on 26.05.2022

Timeline:

Pre-application APA submission 18.02.2022

Initial clarifications required from LPA on 19.04.2022

APA response on 22.04.2022

Site meeting with Nora-Andreea Constantinescu on 04.05.2022

Planning response on 26.05.2022

no. 256 Belsize Road

no. 254 Belsize Road



Axonometric ariel view as existing

## PLANNERS COMMENTS

**Extension no. 254 at fourth floor level**

*The additional roof extension above both buildings appear out of scale and context, expanding across two buildings of particularly different character and appearance.*

**Extension no. 254 at third floor level**

*The proposal further increase in height of the top level and insertion of new windows would harm the proportions of the building, its character and overall appearance.*

*The existing structure on the roof of the building to provide access adds bulk to the building below and appears incongruous. You could consider removing this or integrating it in the extension of no. 256.*

**Extension no. 256 at fourth floor level**

*The additional roof extension above both buildings appear out of scale and context, expanding across two buildings of particularly different character and appearance.*

**Extension no. 256 at third floor level**

*The proposal would extend with another floor at no. 256 and be flush with the front elevation, replicating the floors below. The proposal would harm the proportions and character of the host building and streetscene. To consider a set back element at this level which links with no. 258 in terms of set back and parapet retention.*

*The extension should link up with the existing unlawful extension and create a unified structure.*

*Likewise, the existing access on the roof at no. 254 should be integrated within the proposed structure.*

## APA COMMENTS

**Extension no. 254 at fourth floor level**

Extension above no. 254 has been removed from the current planning application.

**Extension no. 254 at third floor level**

We are of the opinion the existing pitched structure does not have any relationship with no. 252 Belsize Road. APA proposal would make the height of the building in line with the existing top of parapet at no. 252 enhances the proportion of the street scene. The extension will be in total continuity with the existing white painted brickworks.

Existing access structure to the roof is to be removed.

**Extension no. 256 at fourth floor level**

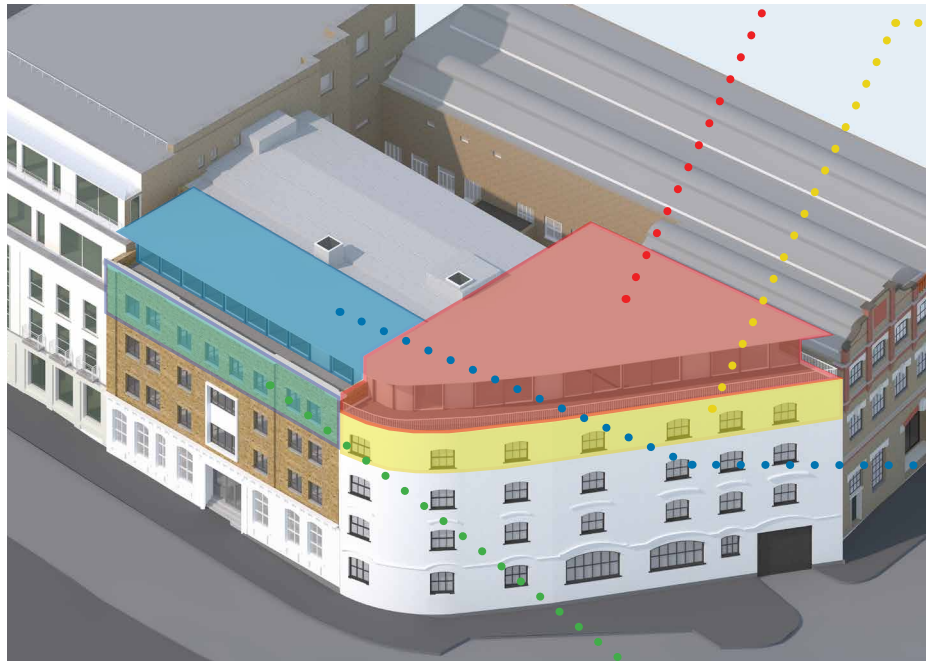
The LPA may have mis-interpreted the proposed extension to No.256. The rear of this building already consists of four floors plus the ground floor.

**Extension no. 256 at third floor level**

The extension at 3rd floor level is set back as advised.

The 3rd floor only extension would not link up to the existing roof. To link the volume with the existing extension the new extension would need to be up to fourth floor level.

Access provided through the proposed structure.



Pre-application and proposal areas in colour



Staircase enclosure (in red) to be removed

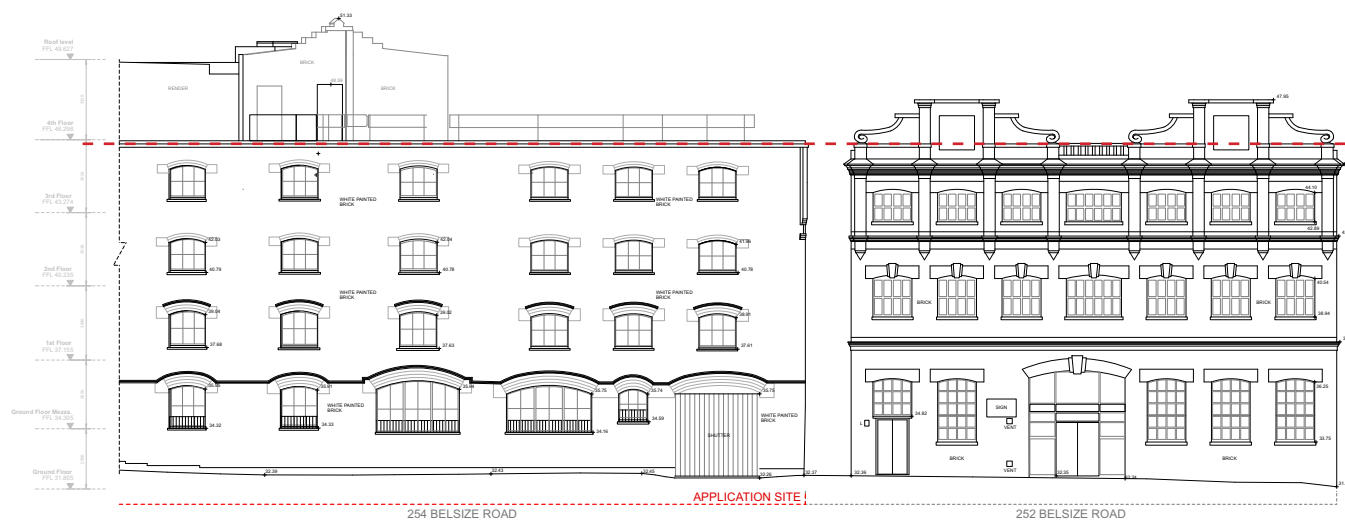




Axonometric ariel view of revised proposal



Amended proposal with the extension at no.256 and raised parapet at no. 254.



top of parapet in line with  
no. 252 Belsize Road parapet

### Extension no. 254 at third floor level

The existing pitched structure does not have any relationship with no. 252 Belsize Road. The amended proposal bring the height of the building in line with the top of parapet at no. 252 as shown on the elevation.

The extension makes the building more proportionate, featured by new windows as the existing ones below and a raised wall in continuity with the existing white painted brickwork.

The existing structure of the building to provide access to the roof will be removed as requested by planners.

### Extension no 254 at fourth floor level

The 4th floor extension at no. 254 as presented on the pre-application will not be part of the proposal as suggested by LPA.



Pre-application April 2022



No. 254 retained as existing with pitched roof





view from conservation area as existing



view from conservation area as proposed





Revised scheme as now proposed

#### Extension no. 256 at third floor level

The extension at 3rd floor level is set back as advised.

The 3rd floor only extension would not link up to the existing roof as shown on the right image. The proposal on the right with the extension up to the 4th floor links the volume with the existing rear extension.

#### Extension no 256 at fourth floor level

The building will be proportionally more balance with the additional 4th floor extension and would reinforce the character of the streetscene, in continuity with no.258 and congruous with the parapet line across Belsize Road.

This massing study assesses the effect of adding a setback third floor to no. 256 but not at fourth floor (See bottom right image).

Our conclusion was that the additional fourth floor established a stronger relationship with no. 258 and worked better in the street scene (see image above).



Pre-application



Extension 3rd floor level to no.256 without the additional proposed set-back 4th floor



In their pre-application response the LPA questioned the proposal at no. 254 to remove the sloping roof and raise the front elevation in brick work to match.

The illustration below assesses this comment shown in context with the additional floors to no. 256. Our conclusion from this massing study was that the proposed amendments to the front elevation at no. 254 works proportionally better than keeping the status quo to no. 254 (See illustration on the left).

Amended proposal with the extension at no.256 and raised parapet at no. 254.



Section BB as proposed



Illustration showing the new extension at no. 256 Belsize Road only.





Planning application proposal as a result of changes highlighted above (see pages 23 and 27)



Pre-application



View of the existing buildings across Belsize Road





View 1 from south-west to the site





View 2 from within the Conservation Area towards the site

## MIX OF UNITS

The proposed accommodation includes 8 additional flats created by the conversion and extension of the existing building arranged over five floors, giving a total of 28 flat within the development. The disposition of the proposed units has been influenced by the following planning policies: D1 Design, D2 Heritage, H1 Maximising Housing Supply, H6 Housing Choice and Mix and H7 Large and small homes. (Camden Local Plan 2017).

Consequently, the overall mix of units provided on site is therefore as follows:

One-bedroom: 6 No - total area 362 sq m  
 Two-bedroom: 19 No - total area 1527.5 sq m  
 Three-bedroom: 2 No - total area 268.5 sq m  
 Four-bedroom: 1 No - total area 161.5 sq m

In terms of units numbers, the breakdown is as follows:

One-bedroom: 21%  
 Two-bedroom: 68%  
 Three-bedroom: 7%  
 Four-bedroom: 4%

The development is designed to a high standard, and addresses the Council's policies with regard to providing additional homes of different sizes within the borough, whilst respecting the site and its settings; being safe and accessible to all; being sustainable by promoting efficient use of resources. The upper storey is setback from the main facades to be subservient to the adjacent buildings and will use high-quality materials and detailing to complement the local character and integrate well with the surrounding streetscape and the adjoining conservation area.

AS EXISTING				
	No. of bedroom	NIA (sq m)	GIA (sq m)	GEA (sq m)
<b>GROUND FLOOR</b>				
G.06	2	88	97.5	
G.09	2	85.5	89.5	
G.10	3	137	145	
G.11	4	152.5	161.5	
<b>Total</b>		<b>463</b>	<b>493.5</b>	<b>732</b>
<b>FIRST FLOOR</b>				
1.09	2	71	74.5	
1.10	2	92.5	100.5	
1.11	2	72	75.5	
1.12	1	62.5	68.5	
1.13	1	54	56.5	
1.14	2	60.5	64	
1.15	2	83	88	
<b>Total</b>		<b>495.5</b>	<b>527.5</b>	<b>732</b>
<b>SECOND FLOOR</b>				
2.09	2	73	76.5	
2.10	2	93	100.5	
2.11	2	72.5	76	
2.12	1	62.5	68	
2.13	2	107	111	
2.14	2	113	118	
2.15	3	152.5	160.5	
<b>Total</b>		<b>673.5</b>	<b>710.5</b>	<b>732</b>
<b>THIRD FLOOR</b>				
3.08	4	144	151.5	
<b>Total</b>		<b>144</b>	<b>151.5</b>	<b>509</b>
<b>FOURTH FLOOR</b>				
4.07	3	128	136	
<b>Total</b>		<b>128</b>	<b>136</b>	<b>239</b>
<b>TOTAL</b>	<b>Sq m</b>	<b>1904</b>	<b>2019</b>	<b>2944</b>
	<b>Sq ft</b>	<b>20494</b>	<b>21732</b>	<b>31689</b>
<b>ACCOMMODATION TOTAL NO. OF UNITS (EXISTING)</b>				
1-BED	2-BED	3-BED	4-BED	TOT
3	12	3	2	<b>20</b>
15%	60%	15%	30%	

ACCOMMODATION UPLIFT & ADDITIONAL CYCLE PARKING				
1-BED	2-BED	3-BED	4-BED	TOT
3	7	-1	-1	<b>8</b>
Number of bicycles per flats (1 each 1bed, 2 for others in accordance to guidance)				
3	14	-2	-2	<b>13</b>

with 2 additional cycle parking spaces provided for visitors

AS PROPOSED				
	No. of bedroom	NIA (sq m)	GIA (sq m)	GEA (sq m)
<b>GROUND FLOOR</b>				
G.06	2	88	97.5	
G.09	2	85.5	89.5	
G.10	3	137	145	
G.11	4	152.5	161.5	
<b>Total</b>		<b>463</b>	<b>493.5</b>	<b>732</b>
<b>FIRST FLOOR</b>				
1.09	2	71	74.5	
1.10	2	92.5	100.5	
1.11	2	72	75.5	
1.12	1	62.5	68.5	
1.13	1	54	56.5	
1.14	2	60.5	64	
1.15	2	83	88	
<b>Total</b>		<b>495.5</b>	<b>527.5</b>	<b>732</b>
<b>SECOND FLOOR</b>				
2.09	2	73	76.5	
2.10	2	93	100.5	
2.11	2	72.5	76	
2.12	1	62.5	68	
2.13	1	54.5	56.5	
2.14	2	61.5	63.5	
2.15	2	83	88.5	
<b>Total</b>		<b>500</b>	<b>529.5</b>	<b>732</b>
<b>THIRD FLOOR</b>				
3.08	2	85	90	
3.09	2	78	81	
3.10	1	51	54	
3.11	2	66	69	
3.12	1	56.5	58.5	
3.13	2	64.5	66	
3.14	2	86.5	92	
<b>Total</b>		<b>487.5</b>	<b>510.5</b>	<b>677</b>
<b>FOURTH FLOOR</b>				
4.07	2	64.5	70	
4.08	3	115	123.5	
4.09	2	62	65	
<b>Total</b>		<b>241.5</b>	<b>258.5</b>	<b>347</b>
<b>TOTAL</b>	<b>Sq m</b>	<b>2187.5</b>	<b>2319.5</b>	<b>3220</b>
	<b>Sq ft</b>	<b>23546</b>	<b>24967</b>	<b>34660</b>
<b>ACCOMMODATION TOTAL NO. OF UNITS (PROPOSED)</b>				
1-BED	2-BED	3-BED	4-BED	TOT
6	19	2	1	<b>28</b>
21.4%	67.9%	7.1%	3.9%	

GEA		Sq m	Sq ft
Total as existing		2944	31689
Total as proposed		3220	34660
Area added in the application		276	2971

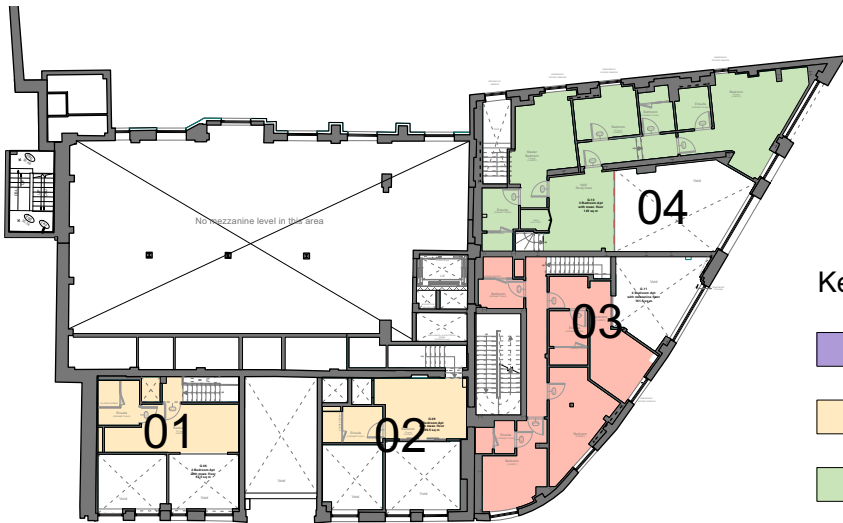




Ground

Area Schedule				
Ground floor + Mezzanine	Gf	+	Gf Mez	Tot
01	71		26.5	97.5
02	68		21.5	89.5
03	54		91	145
04	89		72.5	161.5
Total				493.5

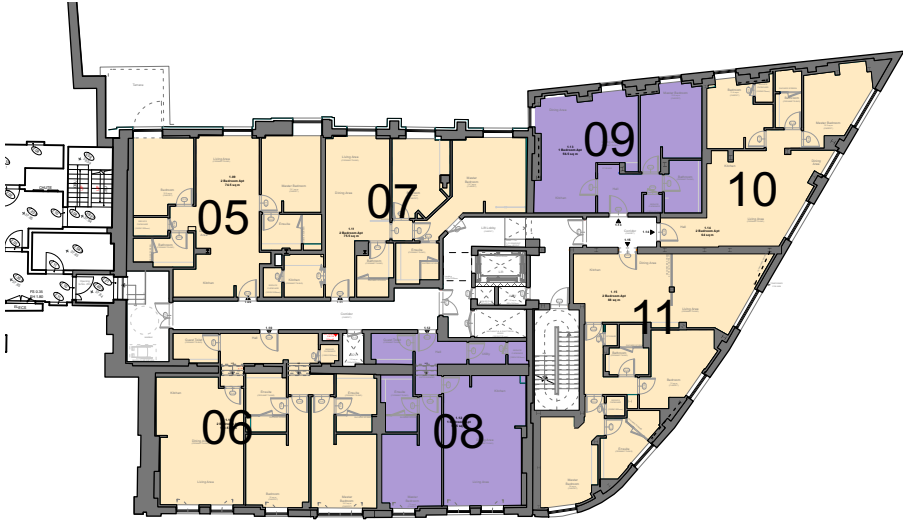
Accommodation mix as proposed	1 Bed	2 Bed	3 Bed	4 Bed	per floor
Ground Floor		2	1	1	4
First Floor	2	5			7
Second Floor	2	5			7
Third Floor	2	5			7
Fourth Floor		2	1		3
Total					28 units



Mezzanine

Key Accommodation

- 1 Bedroom apartment
- 2 Bedroom apartment
- 3 Bedroom apartment
- 4 Bedroom apartment



First

Area Schedule	Tot
First floor	
05	74.5
06	100.5
07	75.5
08	68.5
09	56.5
10	64
11	88
<b>Total</b>	<b>527.5</b>



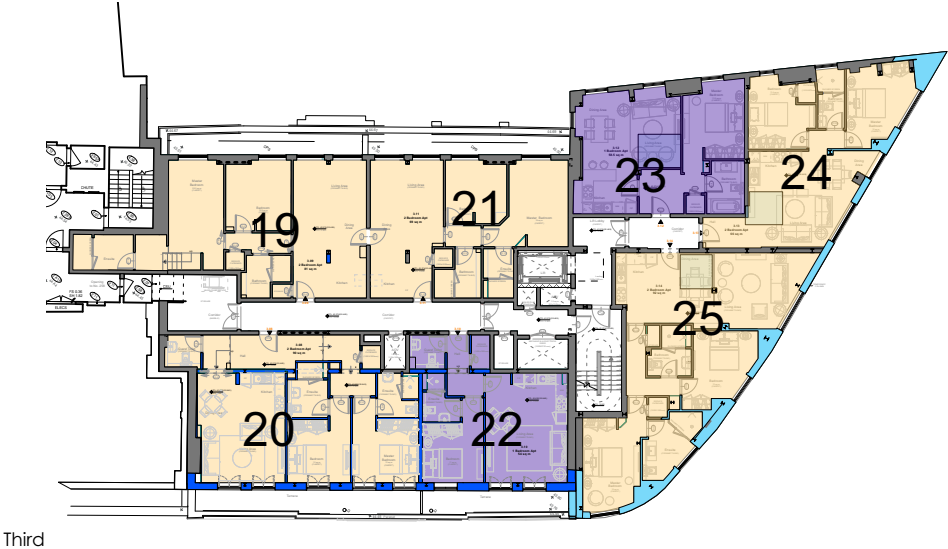
Second

Area Schedule	Tot
Second floor	
12	76.5
13	100.5
14	76
15	68
16	56.5
17	63.5
18	88.5
<b>Total</b>	<b>529.5</b>

Key Accommodation

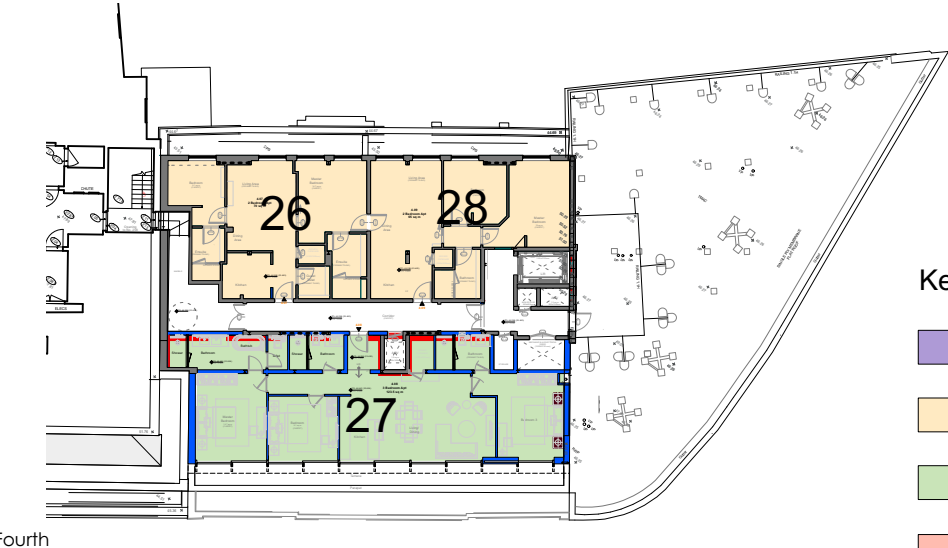
- 1 Bedroom apartment
- 2 Bedroom apartment
- 3 Bedroom apartment
- 4 Bedroom apartment

Accommodation mix as proposed	1 Bed	2 Bed	3 Bed	4 Bed	per floor
Ground Floor		2	1	1	4
First Floor	2	5			7
Second Floor	2	5			7
Third Floor	2	5			7
Fourth Floor		2	1		3
<b>Total</b>					<b>28 units</b>



Area Schedule		Tot
Third floor		
19		81
20		90
21		69
22		54
23		58.5
24		66
25		92
Total		510.5

Area Schedule		Tot
Fourth floor		
26		70
27		123.6
28		65
Total		258.5

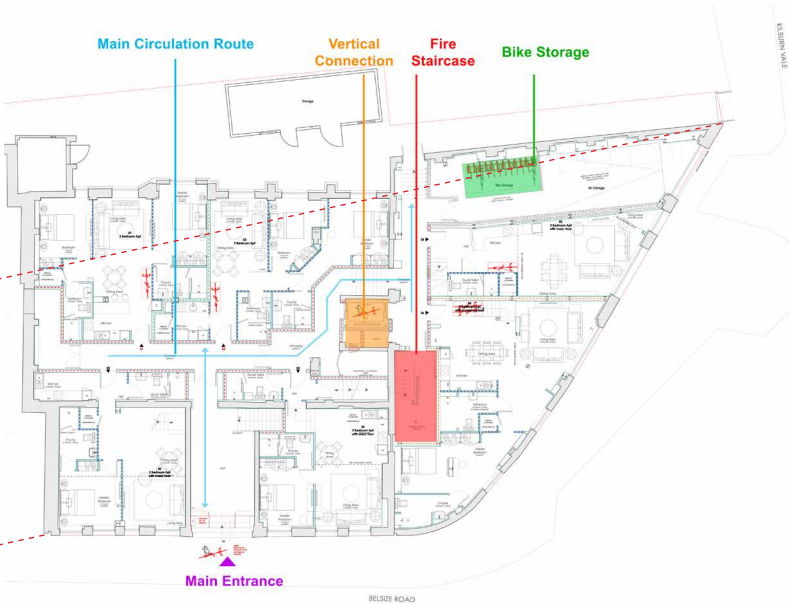
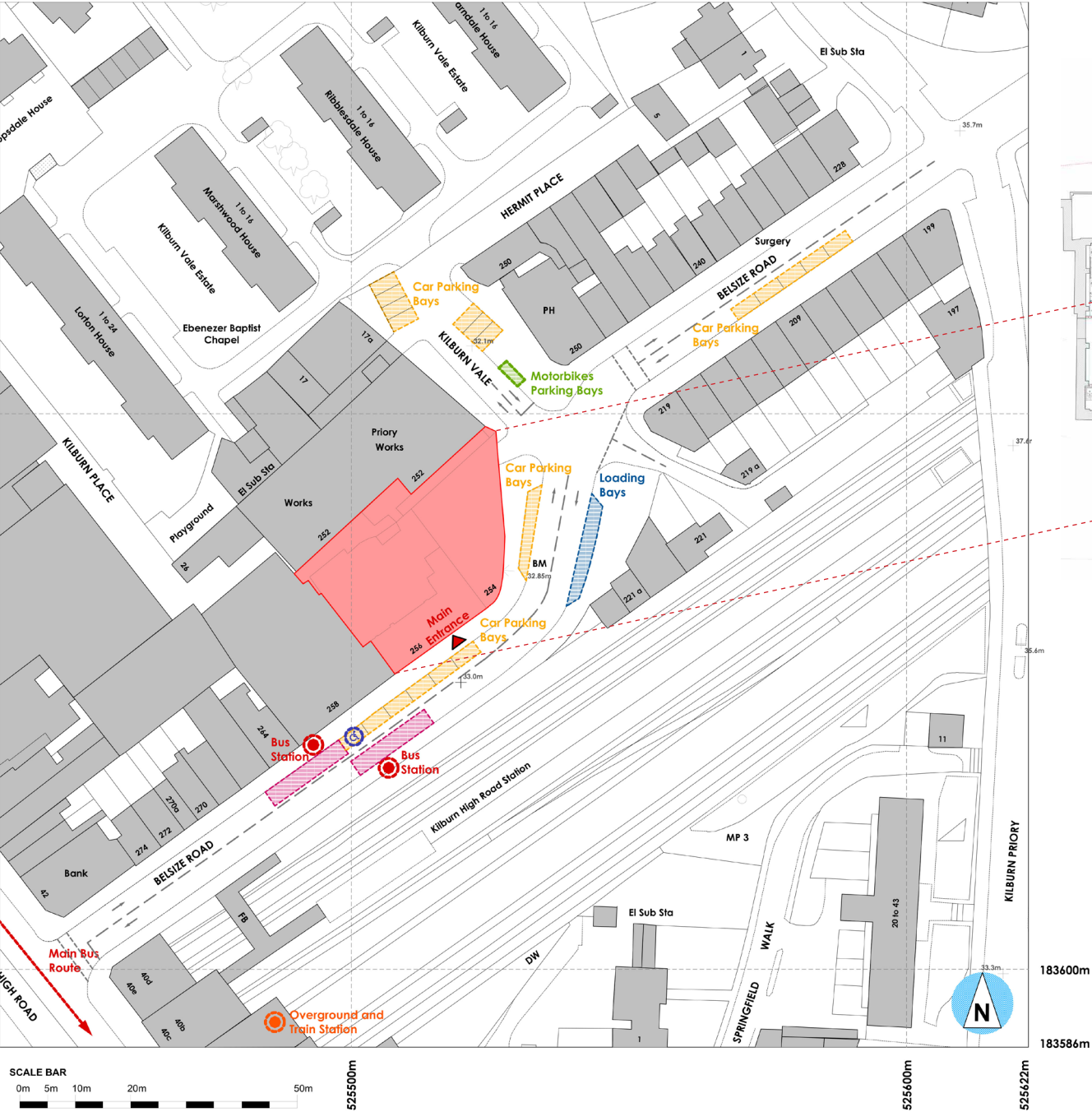


Key Accommodation

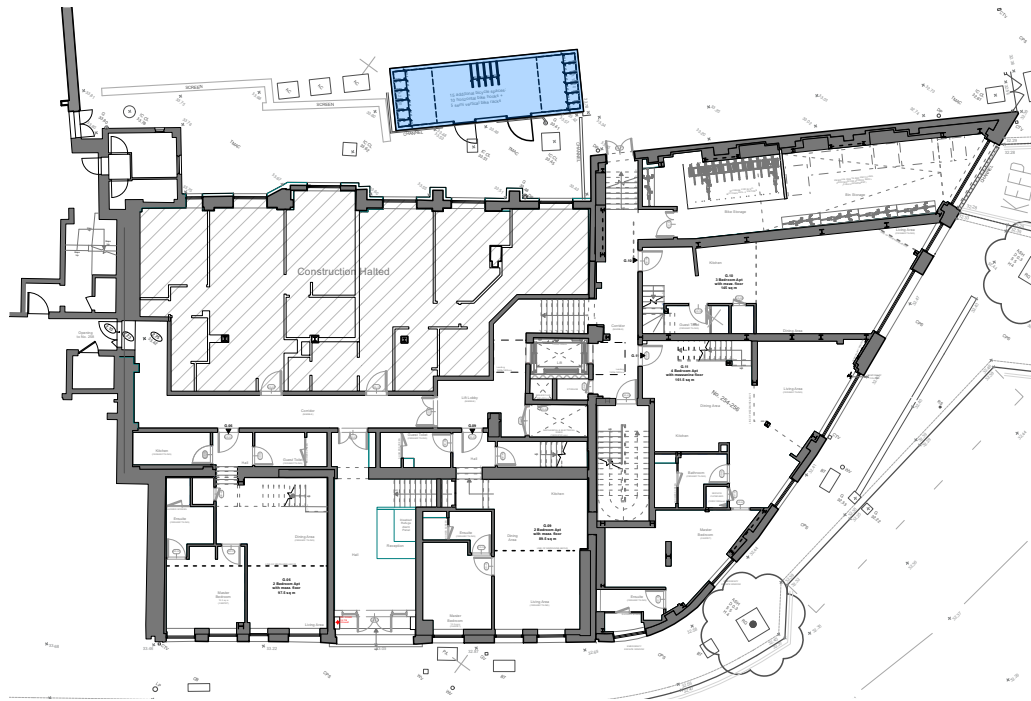
- 1 Bedroom apartment
- 2 Bedroom apartment
- 3 Bedroom apartment
- 4 Bedroom apartment

Accommodation mix as proposed	1 Bed	2 Bed	3 Bed	4 Bed	per floor
Ground Floor		2	1	1	4
First Floor	2	5			7
Second Floor	2	5			7
Third Floor	2	5			7
Fourth Floor		2	1		3
Total					28 units

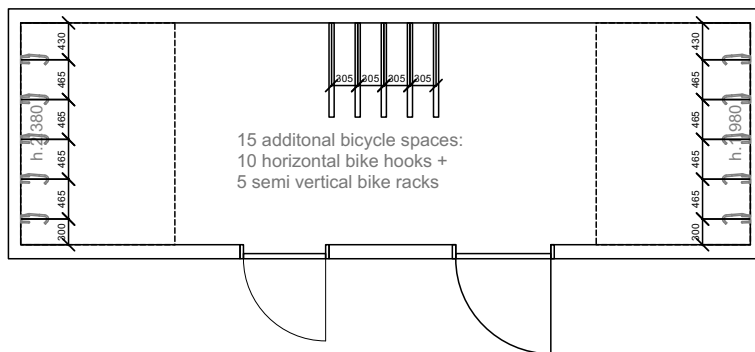




- Car Parking Bay
- Motorbikes Parking Bay
- Loading Bay
- Bus Stop
- Bus Station
- Overground and Train Station
- Main Bus Route
- Disabled Car Parking Bay
- Main Entrance
- Vehicles Entrance



Area for additional bicycle storage in blue



Plan for 15 additional bicycles subject to planning

### Cycle Provision:

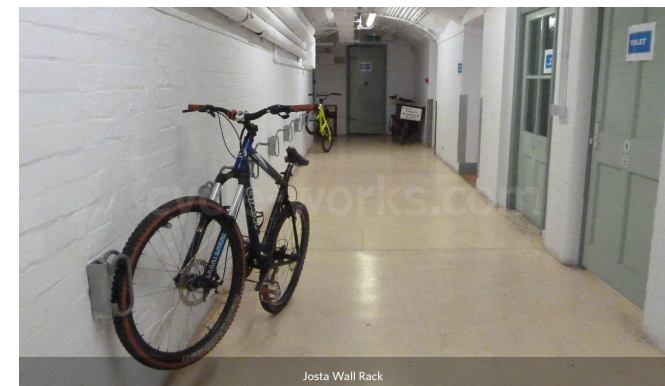
In accordance with the Mayor of London minimum requirements of the London Plan (i.e. 1 space per Studio and 1 bedroom apartment & 2 spaces for all other apartments) this equates to the following:

x3 1 bedroom flats = 1 bicycle = 3 bicycle spaces  
 x7 2+ bedroom flats = 2 bicycles = 14 bicycle spaces  
 x-2 2+ bedroom flats = -2 bicycles = -4 bicycle spaces  
 x2 additional spaces for visitors

Total = 8 additional flats = 15 new bicycle spaces



Semi vertical bike racks (example)



Horizontal hook (example)

## SUSTAINABILITY AND ENERGY REPORT

The report has been commissioned by the applicant and prepared by JAW Sustainability Ltd which is part of this planning application submission in order to provide information on energy requirements and measures to mitigate them.

The executive summary provided by JAW Sustainability and their proposed U-values for various elements of the scheme are shown here.

Also included here is the roof plan of the proposal showing the location of the photovoltaics suggested by JAW sustainability.

Fabric Component	A Efficient Specification Proposed converted units	B Requirement for Part L1B (2022) Tables 4.2 and 4.3	C Efficient Specification Proposed New Build Units	D Minimum requirement for Part L1A (2022) – Table 4.1
Units	3.12, 3.13, 4.07, 4.09		3.08, 3.10, 3.14, 4.08	
Unaltered External walls	0.7 W/m <sup>2</sup> K	0.7 W/m <sup>2</sup> K	-	-
New External Walls	0.18 W/m <sup>2</sup> K	0.18 W/m <sup>2</sup> K	0.26 W/m <sup>2</sup> K	0.26 W/m <sup>2</sup> K
Improved External Walls	0.3 W/m <sup>2</sup> K	0.3 W/m <sup>2</sup> K	-	-
Existing Roof	0.35 W/m <sup>2</sup> K	0.35 W/m <sup>2</sup> K	-	-
Improved Roof	0.16 W/m <sup>2</sup> K	0.16 W/m <sup>2</sup> K		
New Roof	0.15 W/m <sup>2</sup> K	0.15 W/m <sup>2</sup> K	0.16 W/m <sup>2</sup> K	0.16 W/m <sup>2</sup> K
Party Walls	Filled cavity with edge sealing	-	Filled cavity with edge sealing	0.2 W/m <sup>2</sup> K
New Windows	1.4 W/m <sup>2</sup> K	1.4 W/m <sup>2</sup> K	1.2 W/m <sup>2</sup> K	1.6 W/m <sup>2</sup> K/2.0 W/m <sup>2</sup> K
New External Doors	1 W/m <sup>2</sup> K	1.4 W/m <sup>2</sup> K	1 W/m <sup>2</sup> K	1.6 W/m <sup>2</sup> K/2.0 W/m <sup>2</sup> K
Air Tightness	3 m <sup>3</sup> /m <sup>2</sup> /hr	-	3 m <sup>3</sup> /m <sup>2</sup> /hr	8 m <sup>3</sup> /m <sup>2</sup> /hr
Thermal Bridging	Default	Default	ACD Bridges	Default

Table 3-1 Existing and proposed thermal fabric values – residential units

## Executive Summary

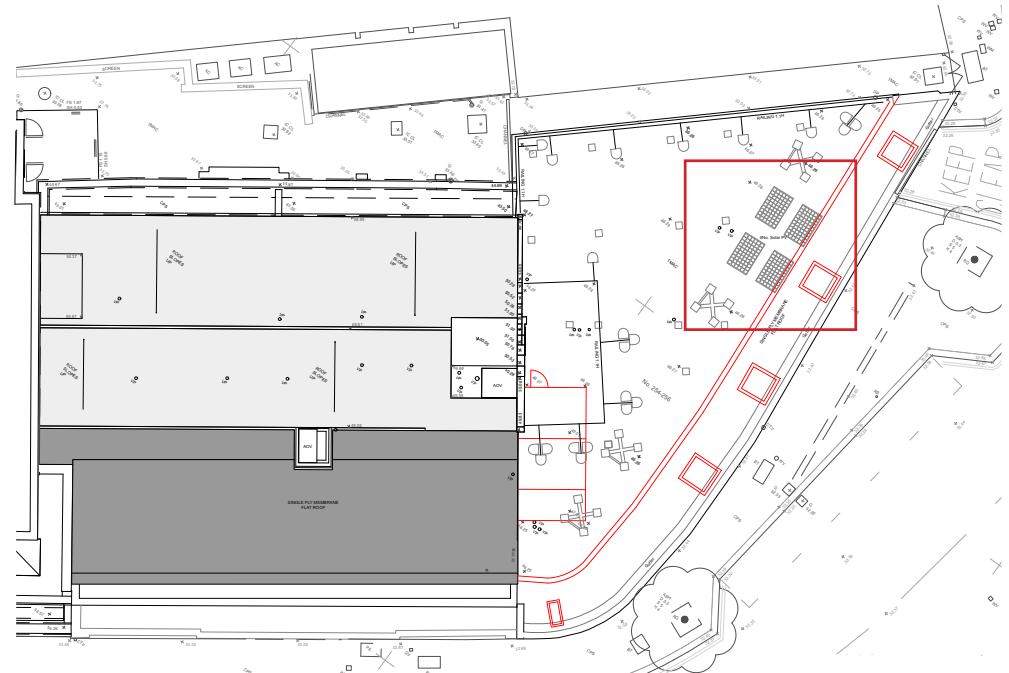
This energy strategy has been prepared for 254 & 256 Belsize Road, Camden, to extend and remodel an existing residential apartment building to create 8 no. additional apartments.

This report demonstrates how the proposed development addresses local planning policies for the London Borough of Camden and the London Plan relating to energy and sustainability. The strategy for the development is to utilise the existing communal gas system for the flats and PV panels have also been incorporated on the available roof space.

As only 4<sup>1</sup> of the units have been modelled as a new build it is not considered major in terms of the London Plan so there is no carbon target that should be met. The development must follow the energy hierarchy and meet the requirements of Part L1A and L1B.

As required by the London Plan, the development follows the energy hierarchy, incorporating passive design measures, energy efficient equipment and renewable energy.

<sup>1</sup> Although there are 3 New Build Apartments in the proposed development for the purposes of the SAP model and in accordance with Part L of the Building Regulations apartment 3.14 is also considered as new build in terms of these new regulations given the extent of remodelling to the external fabric.



Roof plan as proposed



DRAWING	DRAWING TITLE	SCALE	SIZE	REVISION & DATE OF ISSUE									
No.				D	11	18	13	23	01	25	24		
				M	02	02	05	06	07	07	08		
				Y	22	22	22	22	22	22	22		
625-000	Site Location Plan	1:400	A2		x	x	x			x	x		
625-001	Ground Floor - Basement as existing	1:100	A2		x	A	B	B	B	C	C		
625-002	Ground Floor mezzanine as existing	1:100	A2		x	A	B	B	B	C	C		
625-003	First Floor as existing	1:100	A2		x	A	B	B	B	C	C		
625-004	Second Floor as existing	1:100	A2		x	A	B	B	B	C	C		
625-005	Third Floor as existing	1:100	A2		x	A	B	B	B	C	C		
625-006	Fourth Floor as existing	1:100	A2		x	A	B	B	B	C	C		
625-007	Roof plan as existing	1:100	A2		x		A	A	A	B	B		
625-010	South-East - East elevations as existing	1:100	A1			x	A	A	A	B	B		
625-011	North-West elevation - section CC as existing	1:100	A1			x	A	A	A	B	B		
625-020	Section AA-BB as existing	1:100	A1		x		A	A	A	B	B		
625-021	Section DD as existing	1:100	A1				A	A	A	B	B		
625-101	Ground Floor - Basement as proposed	1:100	A2		x	A	B	B	B	C	C		
625-102	Ground Floor mezzanine as proposed	1:100	A2		x	A	B	B	B	C	C		
625-103	First Floor as proposed	1:100	A2		x	A	B	B	B	C	C		
625-104	Second Floor as proposed	1:100	A2		x	A	B	B	B	C	C		
625-105	Third Floor as proposed	1:100	A2		x	A	B	C	C	D	D		
625-106	Fourth Floor as proposed	1:100	A2		x	A	B	C	C	D	D		
625-107	Roof plan as proposed	1:100	A2		x	A	B	C	C	D	D		
625-110	South-East - East elevations as proposed	1:100	A1			x	A	B	B	C	C		
625-111	North-West elevation - section CC as proposed	1:100	A1			x	A	B	B	C	C		
625-120	Section AA-BB as proposed	1:100	A1		x	A	B	C	C	D	D		
625-SK01	View 1 from South-West		A2								X		
625-SK02	View 2 from North-East		A2								X		