

26 BELSIZE AVENUE
NW3 4AU, LONDON



DESIGN AND ACCESS STATEMENT

Ref. 169. Doc 010 | 11.2022

ROAR

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1.0 INTRODUCTION

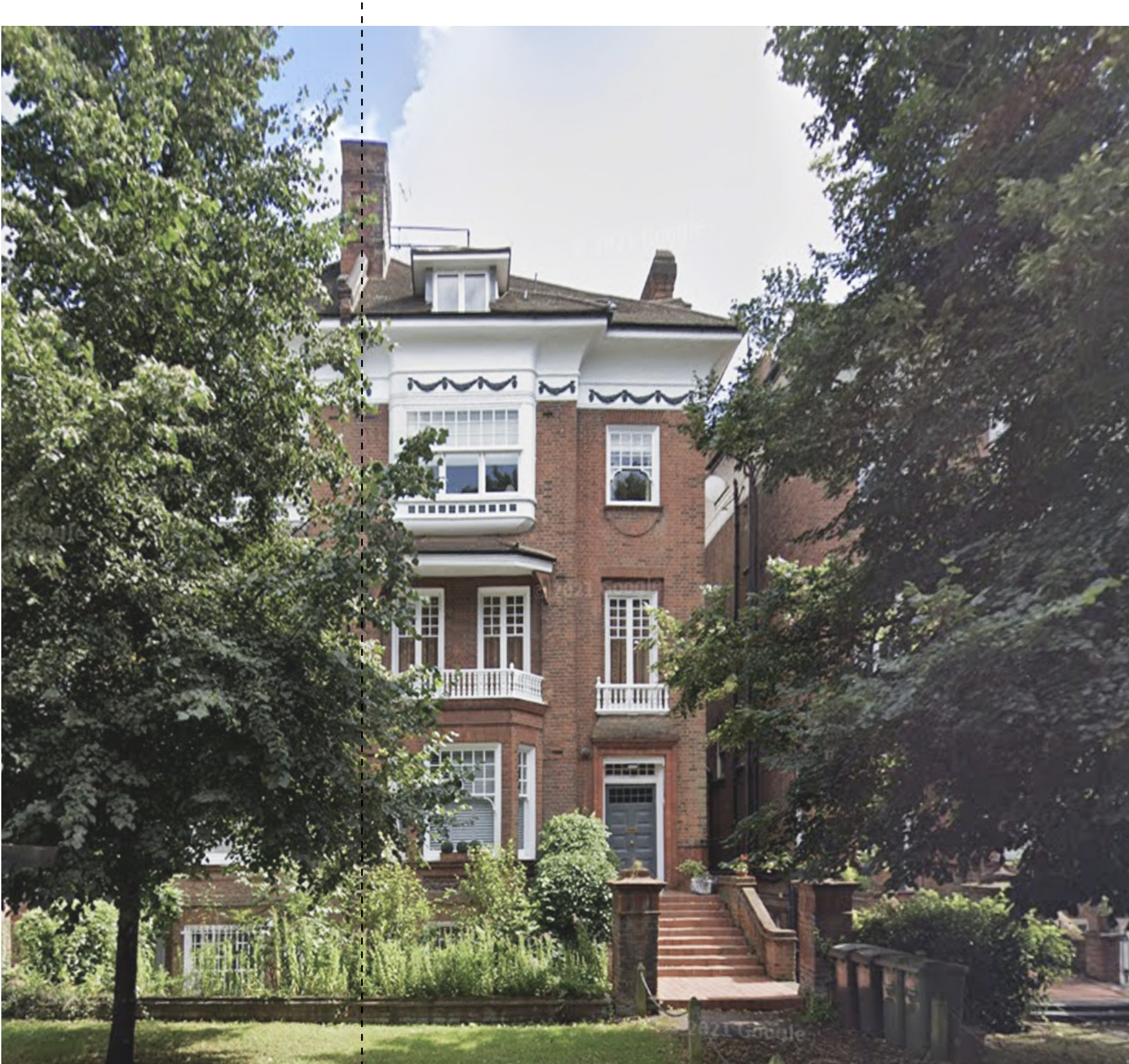
This document, and associated submission drawings, have been prepared by ROAR Architects to support the planning application for the development of Flat 1 and Flat 2 of 26 Belsize Avenue, Camden, London, NW3 4AU.

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 on the lower ground floor and Flat 2 on the ground floor.

The works comprise alterations to front, rear, and side elevation, changes to the existing access from Belsize Avenue, refurbishment of the rest of the property internally and addition of a roof terrace. 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

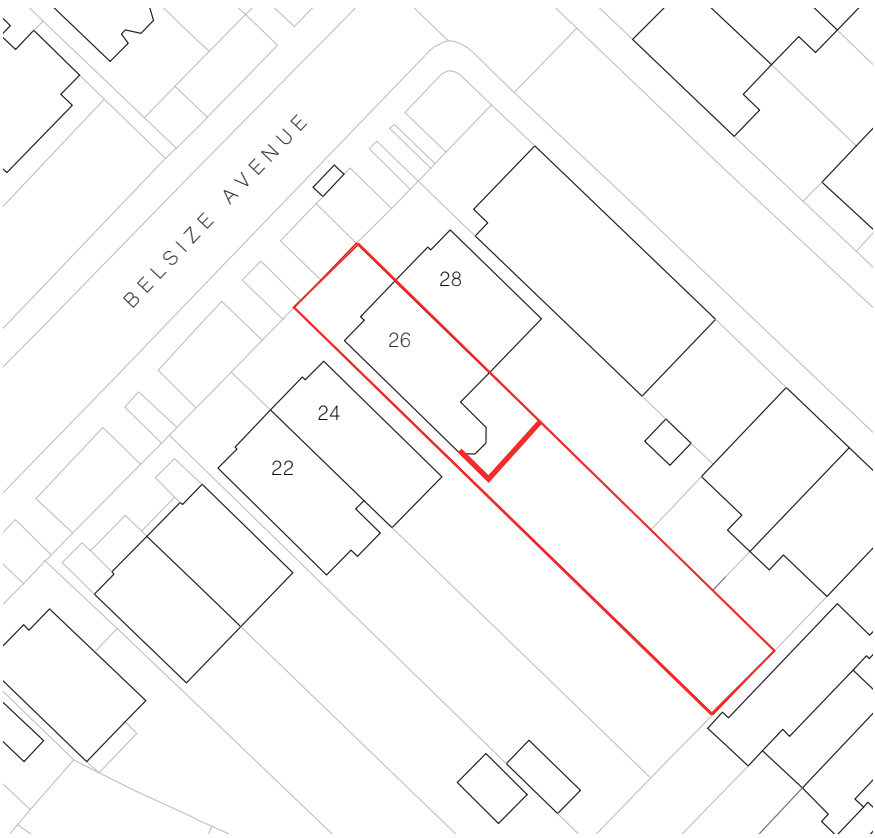
2.0 EXISTING BUILDING & CONTEXT

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 POLICY

Relevant policy

- NPPF (2012)
- London Plan (2011)
- LDF Core Strategy and Development Policies
 - CS1 – Distribution of growth
 - CS5 – Managing the impact of growth and development
 - CS6 – Providing quality homes
 - CS11 – Promoting sustainable and efficient travel
 - CS14 – Promoting high quality places and conserving our heritage
 - CS18 – Dealing with our waste and encouraging recycling
 - CS19 - Delivering and monitoring the Core Strategy
 - DP2 – Making full use of Camden’s capacity for housing
 - DP5- Homes of different sizes
 - DP6 – Lifetimes homes and wheelchair homes
 - DP16 – The transport implications of development
 - DP17 – Walking, cycling and public transport
 - DP18 – Parking standards and limiting the availability of car parking
 - DP24 – Securing high quality design
 - DP25 – Conserving Camden’s heritage
 - DP26 – Managing the impact of development on occupiers and neighbours
 - DP29 – Improving Access
- Camden Planning Guidance 2011
 - CPG 1 – Design
 - CPG 2 – Housing
 - CPG 6 – Amenity
- Belsize Park Conservation Area Statement (2003)

3.1 PLANNING CONTEXT

Planning context

Roof terrace:

- 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 light-well 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)

- 18 Belsize Avenue

In 1999 planning permission was granted for the erection of a single storey rear extension with roof terrace over and balustrade and trellis to the edges of the terrace. (ref. PW9902310)

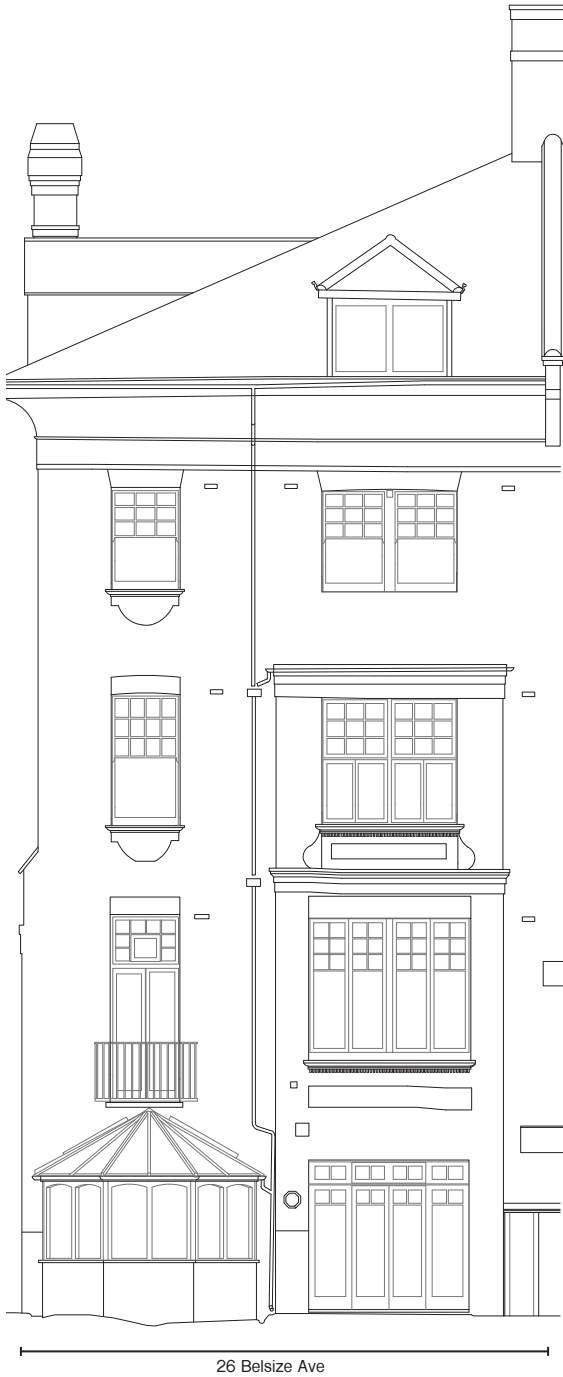
Rear extension:

- 26 Belsize Avenue

In 2022, 26 Belsize Avenue was granted planning permission for alterations to front, side, rear extension and new rear extension. (ref. 2022/1945/P)



Existing rear elevation



Existing rear elevation



Ref. 2022/1945/P rear elevation approved

4.0 PROPOSED DEVELOPMENT

Proposal

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

The proposal seeks to refurbish and extend 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 light-well.

The new roof of the extension will be flat and with a new terrace serving the flat above. To accommodate the new internal layout windows and a new entrance door will be added to the side elevation.

Front elevation alterations (as per planning approved ref. 2022/1945/P) :

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

Side elevation (as per planning approved ref. 2022/1945/P):

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 aluminium framed window to the side of the new rear extension.

Rear elevation (as per planning approved ref. 2022/1945/P):

The existing rear extension is to be replaced with a new one, a new terrace with metal balustrade will serve the first floor flat.

Flat 2 new terrace:

A new terrace located on the new rear extension roof, with a metal balustrade, will serve the ground floor flat.

Use (as per planning approved ref. 2022/1945/P):

The use will remain as residential, use class C3.

Layout (as per planning approved ref. 2022/1945/P):

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.

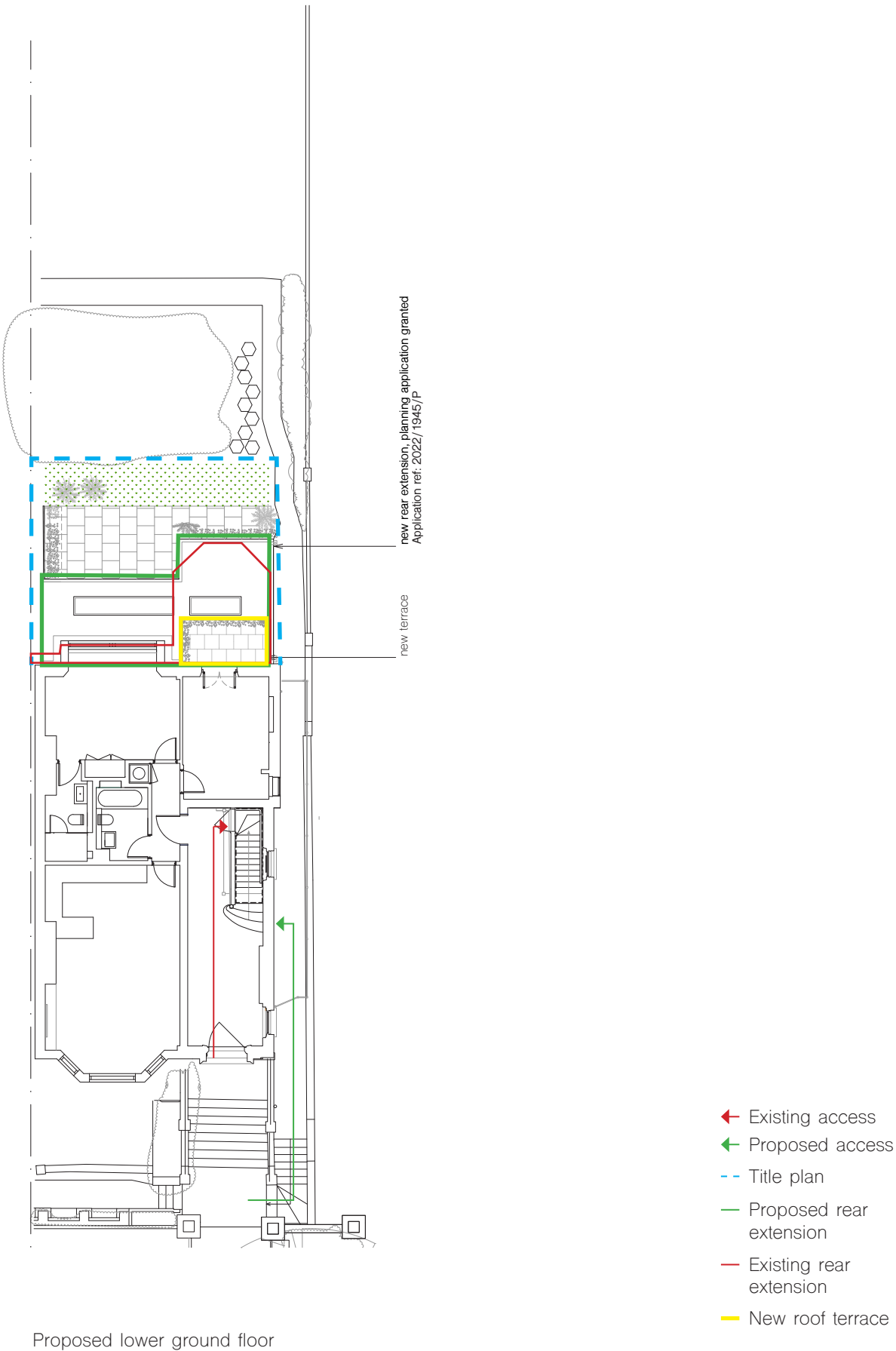
Partially new internal layout.

Scale and Appearance (as per planning approved ref. 2022/1945/P):

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 door to the front and side elevation will match the existing ones. The rear elevation fenestration will be respectful of the property.

Access (as per planning approved ref. 2022/1945/P):

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 ROOF TERRACE

Less than half of the roof space of the proposed rear extension would be secured by metal balustrade to be used as a roof terrace for the ground floor flat, no2.

A few properties on Belsize Avenue have single storey rear extensions with a roof terrace above, including the adjoining property no 24 which has a single storey rear extension with a roof terrace on the top.

The proposed roof terrace in terms of its dimensions would be similar to the one at no.24, and the proposed materials and style for the new balustrade are to match the existing balcony.



Existing rear elevation balcony to be replaced



Proposed rear elevation



Rear extension and terrace at 24 Belsize Avenue.



Rear elevation of 24 Belsize Avenue.
Ref. 2013/0848/P

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

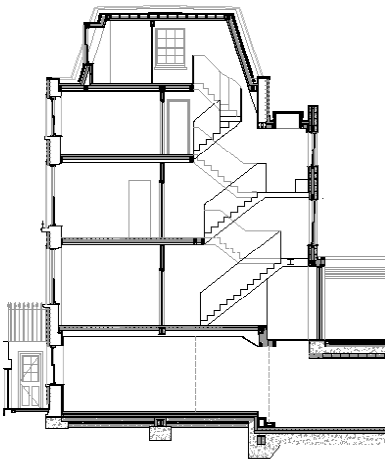


7.0 EXAMPLES OF WORK

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.



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