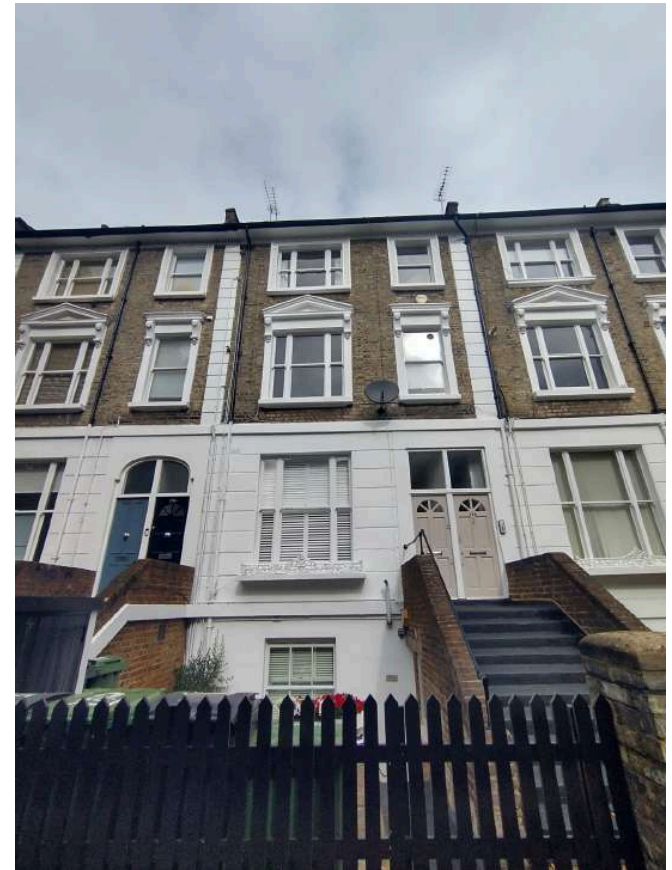


## Design and Access & Heritage Statement

Planning Consent for:

Flats A & B 156 Belsize Road, London NW6 4BJ

Prepared November 2022



edo

Prepared by Easton Design Office  
2nd Floor, 23-24 Easton Street  
London WC1X 0DS

Contents:

<b>1.0</b>	Introduction
<b>2.0</b>	Site Location and Surrounding Context
<b>3.0</b>	Existing Property
<b>4.0</b>	Design Proposals and Heritage Statement
<b>5.0</b>	Planning Statement
<b>6.0</b>	Access Statement

**1.0 Introduction:**

1.1. This statement has been prepared to accompany the full planning application for Flats A & B, 156 Belsize Road, London NW6 4BJ.

1.2. The property is not listed.

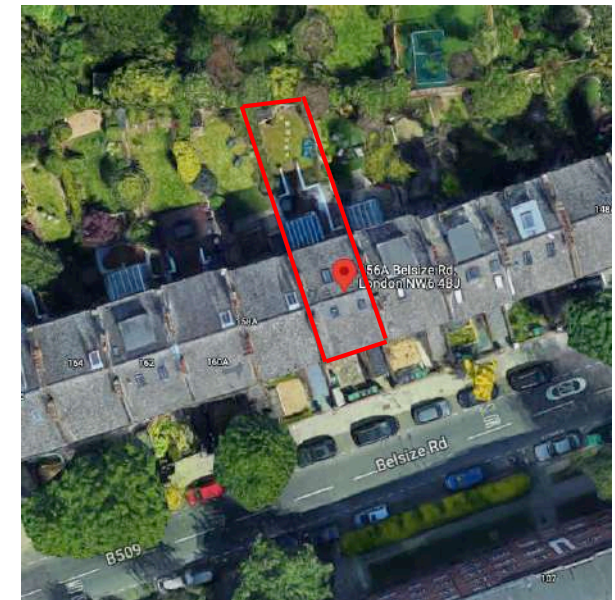
1.3. The property lies within the Swiss Cottage Conservation Area.

1.4. The proposals comprise:

- Addition of 1x sash window to rear facade
- Amalgamation of 2x flats into 1x dwelling

1.5. The design proposals seek permission for sympathetic improvement to the provision of daylight and the amalgamation of two flats into one dwelling.

This will improve the quality, size and density of habitable bedroom accommodation and amenity spaces available to the existing lower ground and upper ground floor dwelling within this three storey plus basement converted townhouse.



Satellite view of Belsize Road



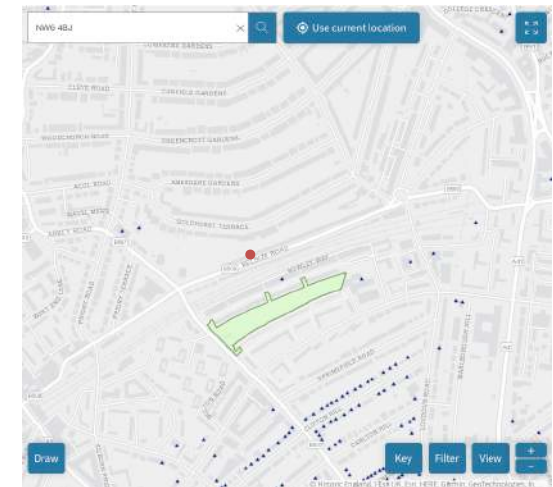
Aerial View of Belsize Road looking north



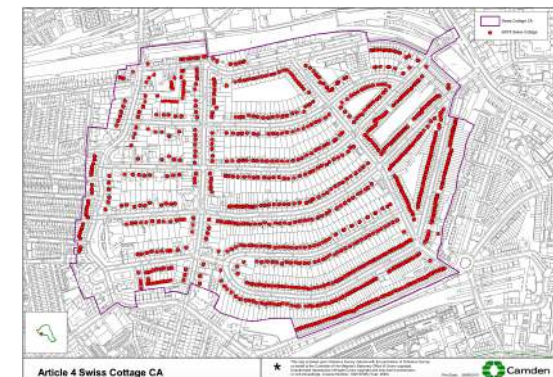
Aerial View of Belsize Road looking south

## 2.0 Site Location and Surrounding Context

- 2.1 The property is not listed, but lies within the Swiss Cottage Conservation Area, within the London Borough of Camden.
- 2.2 Located on the northern side of the street, the property fronts Belsize Road and backs on to generous sized private gardens to the rear.
- 2.3 Belsize Road is a two-way, exclusively residential street, with on street permitted parking to both sides.
- 2.4 Flat A is a lower ground floor garden flat. Flat B is an upper ground floor flat. Both flats are leasehold properties owned by the same leaseholder.
- 2.5 Together with flats C (first floor) and D (second floor/ loft), the four flats form part of a mid 19th Century middle terrace townhouse, that has been previously subdivided from one residence.
- 2.6 No156AB shares a party wall to the east with no154 and west with no158 and party wall structure to 156C.
- 2.7 No156 forms part of a row of terrace houses along the street, spanning from no.170 - 148 before changing to a London valley roof up to no104 and semi detached villa style properties beyond.
- 2.8 The adjoining properties were built in the same period of development and share architectural characteristics such as materiality, brick lintels, and fenestration.
- 2.9 To the front, the terrace forms a near uniform grouping of 19th century, two-window width houses comprised of lower ground, upper ground, first and second floor/ loft storeys.
- 2.10 It should be noted the rear facades, although predominately similar, vary through virtue of being subject to alterations over the years. This has created numerous single storey rear extensions and door/ window openings at upper ground floor level.



Extract from Historic England's 'Search the List' Map



Extract from Camden's Swiss Cottage Conservation Area Map

### 3.0 Existing Property

#### Front elevation

- 3.0.1 The front elevation consists of a white stucco finish to the lower ground and upper ground levels and sliding sash windows. To upper floors sliding sash windows have decorative window surrounds, pediments and quoining upon a London stock facade.
- 3.0.2 There are no proposed works to the front elevation with exception to the removal of the gas meter box at lower ground garden retaining wall level.

#### Rear Elevation

- 3.1.1 The rear elevation consists of London stocks to all floors. Brick arches top the smaller 2 over 2 sliding sash windows. Flat gauged brick arches top a larger 3 over 3 and coupled style 3 sliding sash windows.
- 3.1.2 To the rear facade at upper ground level, a brick arched lintel remains from a window opening previously bricked up. It is this lintel we propose to reuse, reinstating a 2 over 2 sash window to match that to the first floor above.
- 3.1.3 The permitted addition of a single storey rear conservatory has been added to the lower ground floor flat in 2006.
- 3.1.4 The private rear garden is only accessible to the lower ground floor flat and is accessed via the conservatory.
- 3.1.5 The rear garden is enclosed on all sides.  
A fence marks the boundary line between no156 and no154.  
A brick boundary wall marks the boundary line between no156 and no158.
- 3.1.6 There are no other proposed works to the rear facade.

#### Internally

- 3.2.1 Internally the house has been subject to alterations namely associated with its subdivision into flats in 1978, 1980 and finally in 2022 to form 4x self contained flats.

##### 156A- Lower Ground Floor Flat

- 3.2.2 The lower ground floor flat comprises 1 modest sided bedroom with ensuite, 1 study, 1 bathroom and an open plan kitchen dining room to the rear.
- 3.2.3 The lower ground floor flat is accessed via external steps from the front garden.
- 3.2.4 Few original features are present, other than chimney breasts.

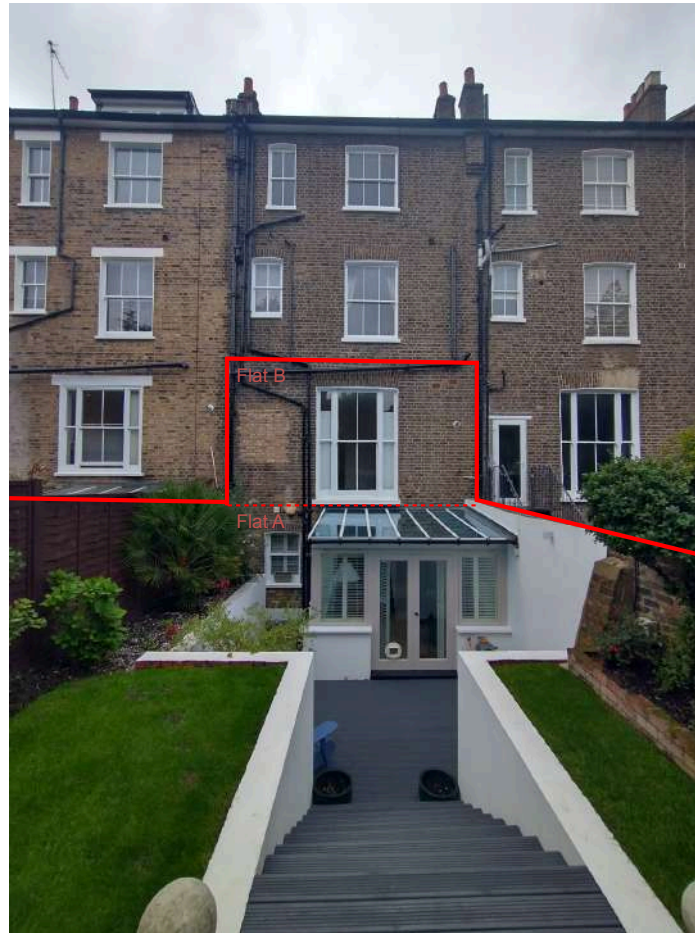
##### 156B- Upper Ground Floor Flat

- 3.2.5 The upper ground floor flat comprises 1 bedroom, 1 bathroom and an open plan kitchen dining room to the rear.
- 3.2.6 The upper ground floor flat GIA is 45 sqm, which doesn't conform to current London Plan Minimum Space Standards for a 2 person 1 bed dwelling (50 sqm). There is currently no access to outdoor amenity space.
- 3.2.7 The upper ground floor flat is accessed via external steps from the front garden.
- 3.2.8 Few original features are present, other than chimney breasts and footprint.

3.0 Existing Property



Street Elevation



Rear Elevation



View of Rear Garden from Upper Ground Floor  
Not overlooked  
Backs on to rear garden of no219 Goldhurst Terrace

3.0 Existing Property



Rear Elevation



Aerial view of rear elevations to terrace showing secondary window/ door openings at first floor level

Existing brick lintel  
to be reused

Previously bricked up  
window opening. Sash  
window to be reinstated

New sash window type  
& cill to match first floor  
above

### 3.0 Existing Property



Upper ground rear room

Proposed stair opening  
to amalgamate upper  
and lower floor flats

#### **4.0 Design Proposals and Heritage Statement**

- 4.0.1 Guidance has been sought from the Swiss Cottage Conservation Area Design Guide to ensure proposals are considerate so as not to detract from the traditional / historic character and appearance of the property.
- 4.0.2 The proposals have limited to no impact on the heritage asset and adjoining properties preserving its historic value and its significance, whilst bringing the property up to modern living arrangements.

#### Front elevation - No works

#### Rear Elevation

- 4.1.1 The proposals seek to reuse the existing brick lintel and bricked up opening to reinstate a sash window. This is to allow daylight into the newly formed stairwell to connect the two dwellings.
- 4.1.2 The proposal is modest in scale, in keeping with the architectural detail and neighbouring properties and will remain unseen from the public.
- 4.1.3 The proposed window is a white painted, timber framed, slimline double glazed box sash with single vertical glazing bar to match the window to the first floor.
- 4.1.4 The installation of the stairs relocates the foul duct to the upper floor bathroom. The new connection will run in the direction of the joists to avoid notching and connect to the existing external soil pipe at the rear, so no new penetrations are necessary.
- 4.1.5 Materials proposed are high quality and in keeping with the period and context of the property.

#### Internally

#### 156A- Lower Ground Floor Flat & 156B- Upper Ground Floor Flat

- 4.2.1 The proposals amalgamate the lower and upper floor flats into one dwelling, through the introduction of a connecting stair to rear.
- 4.2.2 There are no proposed changes to access into/ out of the property- entrance doors and locations will be retained.
- 4.2.3 The proposed amalgamation to create one dwelling, would have a GIA of 110.7 sqm and exceed the London Plan Minimum Space Standards for a 6 person 3 bed dwelling (102 sqm).
- 4.2.4 Therefore the proposals would increase both the provision and quality of habitable accommodation and outdoor amenity space expected for this type of desirable property and available in this sought after area of the LB of Camden.
- 4.2.5 This is a desirable outcome given the market pressure for suitable housing accommodation across the country and in particular within accessible areas of London.
- 4.2.6 The proposals also help to future-proof the dwelling in terms of its long term viability as a naturally lit, generous sized dwelling with outdoor amenity for its occupants to enjoy for years to come.
- 4.2.7 Neighbouring properties along the terrace all vary in terms of occupancy, with some remaining as single family dwellings and others being subdivided into 2x maisonettes or 4x flats.

## 5.0 Planning Statement

This section sets out planning policy relevant to the proposals and provides an assessment of material planning considerations relevant to the scheme.

### 5.1 Relevant Planning Policy:

Planning policy relevant to the development proposals is contained within the Camden Local Plan (2017), the Camden Planning Guidance Design & Housing 2021 Supplementary Planning Documents and Swiss Cottage Conservation Area Design Guide. The planning policies of particular relevance to the extent and scope of the development proposals are contained within the following planning policies:

#### 9 Residential development standards

*Space standards – Minimum nationally described space standard must be achieved for room sizes as well as the whole home. Any increase in the size is welcome [Nationally Described Space Standard point 10; London Housing SPG 2016 standard 24].*

*Dual aspect – Proposals should achieve good dual aspect [London Housing SPG 2016 Standard 29]. Habitable rooms should also have suitable outlook.*

*Natural light, Daylight/sunlight - All the habitable rooms must have direct natural light, particularly the main living room. The applicant must ensure that the levels of daylight and sunlight that enter habitable rooms comply with BRE standards and that the report for 'Daylight and Sunlight' is submitted with the proposal [London Housing SPG 2016 Standard 32; CPG for Amenity].*

*Circulation space – Rooms must be laid out around and accessed via sensible circulation spaces to ensure there is no excessive corridor length or wasted space.*

*Outdoor space – All new homes should have access to some form of private outdoor amenity space, e.g. balconies, roof terraces or communal gardens. Existing gardens and green space should be retained. New homes should meet the open space standard of 9sqm per resident or 0.74sqm per worker in a mixed use development [Local Plan Policies A1, A2 & A3; CPG for Public open space] [London Housing SPG 2016 standards 26 & 27].*

#### 10 Development involving net loss of homes

*Loss of a single home*

*The Council does not generally seek to resist schemes combining dwellings where they involve loss of a single home. This provision creates some scope for growing families to expand into an adjoining property.*

### 5.2 Relevant Planning History

Garden Flat 156 Belsize Road NW6 4BJ

2006/0446/P - Approved  
Erection of a single-storey rear conservatory plus patio

156 Belsize Road NW6 4BJ

PWX0202055 - Approved  
Change of use of existing two storey maisonette at first and second floor levels to one two bed self-contained flat at first floor level and one self contained three bed maisonette at second and attic floor level and the installation of two new and one replacement vellum window

J5/2/5/29745- Approved  
Change of use, including works of conversion, to provide a self contained flat at basement level

J5/2/5/25914- Approved  
Change of use, including works of conversion, to provide a self contained flat at ground level

**6.0 Access Statement**

- 6.1 There are no proposed changes to access into/ out of the property- entrance doors, locations and levels will be retained.
- 6.2 The proposed internal staircase will comply with current building regulations, including part k: Protection from falling, collision and impact.
- 6.3 Internally, the existing floor levels will be retained.

This statement is to be read in conjunction with the following submitted drawings:

432\_000\_00  
432\_000\_01  
432\_000\_02  
432\_000\_03  
432\_100\_01  
432\_100\_02  
432\_100\_03  
432\_200\_01  
432\_200\_02  
432\_300\_01  
432\_300\_02  
432\_400\_01