

DESIGN AND ACCESS STATEMENT INCLUDING HERITAGE IMPACT ASSESSMENT

246 Belsize Road, London

Erection of extension to rear



December 2022

CONTENTS

1.	INTRODUCTION	2
2.	SITE AND CONTEXT ANALYSIS	3
3.	PLANNING POLICY	7
4.	STATEMENT OF SIGNIFICANCE	11
5.	SUMMARY OF PROPOSALS	17
6.	HERITAGE IMPACT ASSESSMENT	20
7.	CONCLUSIONS.....	21
8.	REFERENCES	22

1

INTRODUCTION

- 1.1 This Design, Access and Heritage Statement has been prepared by ACR Conservation to support the proposed alterations to the rear of 246 Belsize Road, London. The report provides an assessment of nearby heritage assets in terms of their significance and the impact of the development upon that significance.
- 1.2 This document aims to guide and clarify the rationale behind the design of the proposal. The design element will identify the relevant national and local planning policies, assess the existing character of the area and highlight key elements which are intrinsic to the local distinctiveness of the site and area.
- 1.3 The heritage element of the report will identify and assess the significance of built heritage only (not including archaeology) and will assess the impact of the proposed development upon the significance of designated and non-designated built heritage assets.
- 1.4 The application site is not designated as a Listed Building or Scheduled Monument but is located within the Priory Road Conservation Area. The application property, 246 Belsize Road, forms part of a terrace. The row of properties has been identified within the Conservation Area Statement as making a positive contribution to the character of the area. It is therefore important to understand the historic context of the site, its significance and setting which includes views within the designated heritage asset.
- 1.5 The proposed works include the addition of an extension to the top of the rear outshoot and repair works. The render and windows will be repaired and the windows on the second floor will be replaced with traditional sliding sash windows.

2

SITE AND CONTEXT ANALYSIS

- 2.1 The application site is located within Camden, which is a borough within the north-western part of London. The area around the application site is known as Kilburn.
- 2.2 The site is a mid-terraced property located on Belsize Road. The rear of the property backs onto Hermit Place. Belsize Road is within the Priory Road Conservation Area and is located to the west of the borough of Camden.
- 2.3 The terrace is composed of a row of 11 properties that are three storeys in height, two bays wide, with a V shaped roof hidden behind a parapet. To the rear is a two storey outshoot. The ground floor is in a commercial use and the upper floors are residential. The upper floors are accessed through a separate door at ground floor level on Belsize Road.



Figure 1: View of public house and terrace located on the northern side of Belsize Road, the application property is the third property from the left within the terrace.

Historical Background

- 2.4 The area has history dating back to the Roman period. Watling Street was a paved Roman road that linked London to St. Albans and Kilburn was one area that developed on either side of this road.
- 2.5 Kilburn Priory was established in the 12th century on the site of Godwin's hermitage on the banks of a stream called Kelebourne (also recorded as Colbourne brook). A derivative of Kilburn, the name *Cuneburna* or *Cunebrrn* was first recorded in 1134 and referred to the priory and hamlet.

- 2.6 The site of this Benedictine nunnery is reportedly located close to the application site. It is understood that the buildings once stood near the junction between Belsize Road and Kilburn Vale (to the south-west). The Dissolution of the Monasteries in 1536 resulted in the priory site being sold to new owners. In the 17th century the area around the site was still relatively sparse, however, with the discovery of a medicinal well in 1714, the areas to either side of the former Watling Street (now known as Kilburn High Road) began to develop with the addition of a house that contained the well and gardens surrounding it. The Bell Tavern, located to the west of the application site is where the original well house once stood. The mineral spring was located where the railway line now runs.



Figure 2: The Bell Tavern, Belsize Road (the second terraced property to the right is the application site)
(Source: Arthur Lloyd)

- 2.7 The last remaining building from the Priory was demolished in 1790 and it is only the name of streets which link the area back to the priory, such as Abbey Road which was a track which led from London to the priory.
- 2.8 The Conservation Area Statement states that when the railway line was constructed in the 19th century, pottery, coins and bronze vessels belonging to Kilburn Priory were discovered. As a result of the potential archaeology below ground within this area, it has been designated as an Archaeological Priority Area.
- 2.9 There were several attempts to build estates in the early 19th century, however, the area did not fully develop until the middle of the 19th century, after the construction of the railway line. A developer called George Duncan began building on the site of the priory from 1845 including terraces with residential above and shops and ground floor and houses.



Figure 3: Historic map, published 1871 showing the extent of the estate building at this time

- 2.10 The historic map from 1871 shows the application site within the estate, which was at that time, positioned on the edge of the city with open fields and countryside a short distance to the north. The terrace is shown as being located on a street called Upton Road and the terrace being referred to as St Georges Terrace. A public house is shown on the western end of the terrace and Kilburn Station is located directly to the south. The public house still remains and is currently called Priory Tavern, however the station is no longer in this location, the nearest station is Kilburn High Road to the south-west.
- 2.11 A number of private schools opened in the area in the mid 19th century but closed towards the end of the century as the district became poorer. The area then became popular for entertaining with the opening of theatres including Kilburn Empire Theatre, Foresters Hall, Theatre Royal, The Grange Theatre. One other venue was Gaumont State that was a cinema that opened in 1937, the building design was influenced by the Empire State Building in New York with a 120 foot tower which housed a radio studio.
- 2.12 There were mass slum clearances within the Kilburn area in the 1930s following the bomb damage during the Second World War. These areas were replaced with multi-storey blocks of flats.

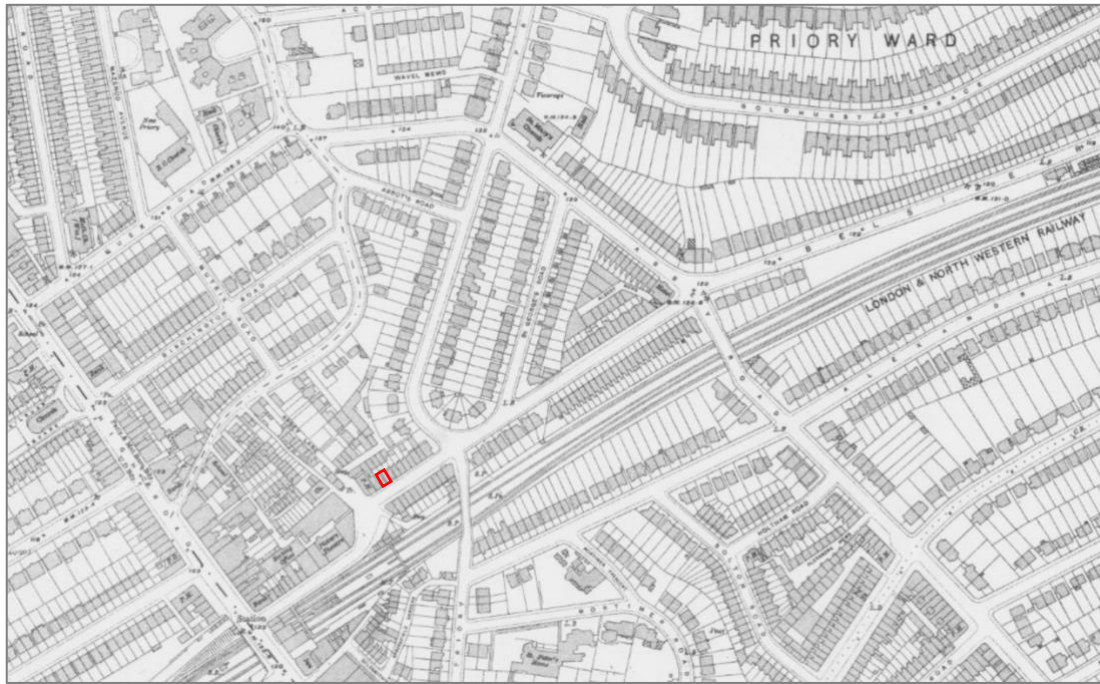


Figure 4: Historic OS Map, 1915, showing the expanse of new building that occurred in the area from the late 19th century (application site outlined in red).

Relevant Planning Decisions

- 2.13 2012/1817/P 246 Belsize Road Installation of railing at street level and an external staircase providing access to basement – Refused and Allowed at Appeal
- 2.14 2016/3995/P 246 Belsize Road COU of basement from storage to studio flat – Granted
- 2.15 2018/2544/P 2 Hermit Place Erection of mansard roof – Granted
- 2.16 2013/2366/P 4 Hermit Place Erection of mansard roof extension – Granted

3

PLANNING POLICY

National Planning Policy and Guidance

- 3.1 This assessment has been compiled in accordance with the following legislative, planning policy and guidance documentation.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 section 66(1) states that *“in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.”* Section 72 states to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework 2021 (NPPF)

- 3.3 Chapter 12 concerns achieving well-designed places and confirms that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Chapter 16 relates to the historic environment.
- 3.4 In terms of heritage, **Heritage assets** are “buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.”
- 3.5 **Significance** is the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from heritage asset’s physical presence, but also from its setting.
- 3.6 **Setting** is defined as, *“the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*
- 3.7 The relevant paragraphs are as follows:

- Describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 194).
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 199).
- Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (paragraph 200).
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraph 202).

3.8 This report complies with the requirement of the NPPF and in particular paragraph 194 to ensure that the significance of the assets are identified.

Historic England: Historic Environment Good Practice Advice (GPA) in Planning – GPA2 Managing Significance in Decision-taking (March 2015) and GPA3 The Setting of Heritage Assets (December 2017)

3.9 These documents provide advice on the assessment of the significance of heritage assets as well as setting out that heritage assets may be affected by direct physical change or change in their setting.

3.10 All heritage assets have a setting, and elements of a setting may make a positive or negative contribution to its significance and may affect the ability to appreciate that significance. The extent of the setting of a heritage asset is not fixed and may change as the asset and its surroundings evolve. A staged approach to assessing setting is provided within GPA3.

Local Planning Policy

Camden Local Plan (2017)

3.11 Policy D1 Design: The Council will require that development:
a. respects local context and character;

- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
 - c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
 - d. is of sustainable and durable construction and adaptable to different activities and land uses;
 - e. comprises details and materials that are of high quality and complement the local character;
 - f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
 - i. is secure and designed to minimise crime and antisocial behaviour;
 - m. preserves strategic and local views;
 - n. for housing, provides a high standard of accommodation; and
 - o. carefully integrates building services equipment.
- 3.12 The Council welcomes high quality contemporary design which responds to its context, good design must take account of its surroundings and preserves what is distinctive and valued about the local area.
- 3.13 Policy D2 Heritage: The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings. The Council will:
- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
 - f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
 - g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
 - h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.
- 3.14 The character of conservation areas derives from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses.
- 3.15 Detail - The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the original. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration.

Home Improvements: Camden Planning Guidance (January 2021)

- 3.16 This guidance advises that extensions must meet this criteria:
- Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
 - Be built from materials that are sympathetic to the existing building wherever possible;
 - Respect and preserve the original design and proportions of the building, including its architectural period and style;
 - Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;
 - Be carefully scaled in terms of its height, width and depth.
- 3.17 New windows and doors should generally be designed and composed of materials and finishes sympathetic to the original window and/or doors to the building.

Priory Road Conservation Area Statement, No.17 (December 2000)

- 3.18 Although this document is out of date and refers to policies and national planning documents that no longer exist, the characterisation of the area within this document still has some relevance.
- 3.19 The Priory Road Conservation Area Statement provides an overview of the history of the designated conservation area, as well as characterising different parts of the area.
- 3.20 The statement identifies the terrace that the application site is located within, as buildings which make a positive contribution to the area.
- 3.21 The document contains a number of guidelines, the relevant ones are listed here:
- P1 New development should be seen as an opportunity to enhance the conservation area. All development should respect existing features such as building lines, rooflines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.
 - P7 Existing architectural features and detailing characteristic should be retained and kept in good repair. Where features have been removed in the past, replacement with a suitable copy will be encouraged.
 - P15 Any extensions to the roof should respect the integrity of the existing roof form.

4. STATEMENT OF SIGNIFICANCE

- 4.1 The following section identifies heritage assets within the site and within the vicinity of the application site. The Historic Environment Record (HER) has not been directly consulted for this assessment as the Heritage Gateway, the National Heritage List for England and reviewing planning history have been consulted and is considered to have been a proportionate level of assessment required for this type of development.
- 4.2 There are a number of Listed Buildings within the borough of Camden, however there are none located on or within 200 metres of the application site.
- 4.3 The site is located within the Priory Road Conservation Area which is a designated heritage asset.

The Application Site – 246 Belsize Road



Figure 5: View of the application site in context with the neighbouring terraced properties

- 4.4 The application site forms part of a terrace of three storey properties. This terrace is identified within the Priory Road Conservation Area Statement as making a positive contribution to the conservation area.
- 4.5 The application property is three storeys in height, two bays wide, with a hidden V shaped roof behind a parapet, shop to ground floor. The first floor has timber sliding sash timber windows and the second floor has uPVC top hung outward opening frames. The windows have hood mouldings and brackets above them and there is a black metal railing at first floor.



Figure 6: Front elevation of 246 Belsize Road

- 4.6 The front elevation is in need of maintenance, there is vegetation growing at the second floor window and at roof level within the parapet. There are cracks in the render as well as staining.



Figure 7: Rear elevation of 246 Belsize Road

- 4.7 The property forms part of a larger block of properties which, as a group, contribute positively to the character and appearance of the Priory Road Conservation Area.

Priory Road Conservation Area



Figure 8: Excerpt from Priory Road Conservation Area Statement showing the Priory Road Conservation Area boundary, listed buildings (dark green) and buildings which make a positive contribution (light green).

- 4.8 The Priory Road Conservation Area was first designated in 1984. It is noted within the statement as being a small pocket of the Victorian, Italianate style inspired by the palaces of Renaissance Italy and influenced by Osborne House built for the Queen. Variety of detail is inherent to the style.
- 4.9 The conservation area includes the following roads, Abbey Road, Abbot's Place, Belsize Road, Hermit Place, Priory Road, Priory Terrace and West End Lane. The application site is located on Belsize Road and forms a very small part of the conservation area.
- 4.10 The Conservation Area Statement identifies a number of properties which make a positive contribution. These properties may be good examples of local building tradition and the properties within this conservation area are good examples of mid-19th century buildings. The properties on Belsize Road which make a positive contribution include: 181-195, 199-219 and 228-250 (includes the application site).
- 4.11 The Statement also identifies properties on Belsize Road as having detailing that helps to sustain the distinctive appearance and character of the Priory Road area. It states that there are some properties on Belsize Road that retain their York stone forecourts and number 201, 203, 205, 219 and 244 have shopfronts of merit.
- 4.12 There are identified views throughout the designated area, the most significant are to the north towards the Church. There are also important views along Priory Road, Priory Terrace and Belsize Road, at shop level.

Belsize Road

- 4.13 Belsize Road is characterised by semi-detached villas to the east and stuccoed terraces lining the hill down to Kilburn High Road to the west. The terraces have shops at ground floor with residential above. The north side terrace has a public house located at the western end and is partially single storey with a curved corner. The southern terrace is also terminated with a curved end and curved shopfront to ground floor.
- 4.14 The terraces still retain details including white painted stucco render, pediments over first floor windows and ironwork railings at first floor windows. There are only a couple of examples of cornices at roof level and only a couple of properties retaining the original timber sliding sash windows with margin lights.
- 4.15 Some of the terraced properties are in need of maintenance to the stucco render, shopfronts and windows.



Figure 9: View of terrace on northern side of Belsize Road with The Prioory Tavern

Hermit Place

- 4.16 To the rear of the northern terrace on Belsize Road is a row of mews houses on Hermit Place. These properties have all been substantially altered with dormer roof extensions, mansard roof extension, pitched roof extension and balcony with glazed balustrade. These properties all look different and no longer have a uniform appearance.



Figure 10: Properties on Hermit Place, note the variety in appearance and different alterations and mansard roof extension

Priory Road and Priory Terrace

- 4.17 The streets of Priory Terrace and Priory Road contain detached and semi-detached villas. These buildings are stucco rendered and have Italianate architectural style. The views along these streets are significant, especially views towards the Church to the north. The properties along these roads are also identified as making a positive contribution to the character and appearance of the conservation area due to the retention of garden boundary walls and architectural detailing.

Significance

- 4.18 The significance of this designated heritage asset comprises of architectural interest in terms of the Italianate and Renaissance style of the properties. The area has historic interest relating to the links to the Roman period, the 12th century priory and the mineral spring.

5

SUMMARY OF PROPOSALS

- 5.1 The proposal is for the erection of a roof extension to the rear outshoot at 246 Belsize Road to allow for alterations to the internal staircase. Repairs are proposed to the render and windows and the second floor windows are proposed to be replaced with traditional sliding sash windows.
- 5.2 The extension is small in size, it will be constructed using materials to replicate the existing found on site and is designed with a mono pitch roof that would replace the existing flat roof.
- 5.3 The proposal is to relocate the internal staircase into the rear outshoot to allow for the rooms within the property to be more usable.



Figure 11: Existing rear outshoot with flat roof



Figure 12: Existing and proposed rear elevation showing extension with smaller window, matching render and traditional sloping roof

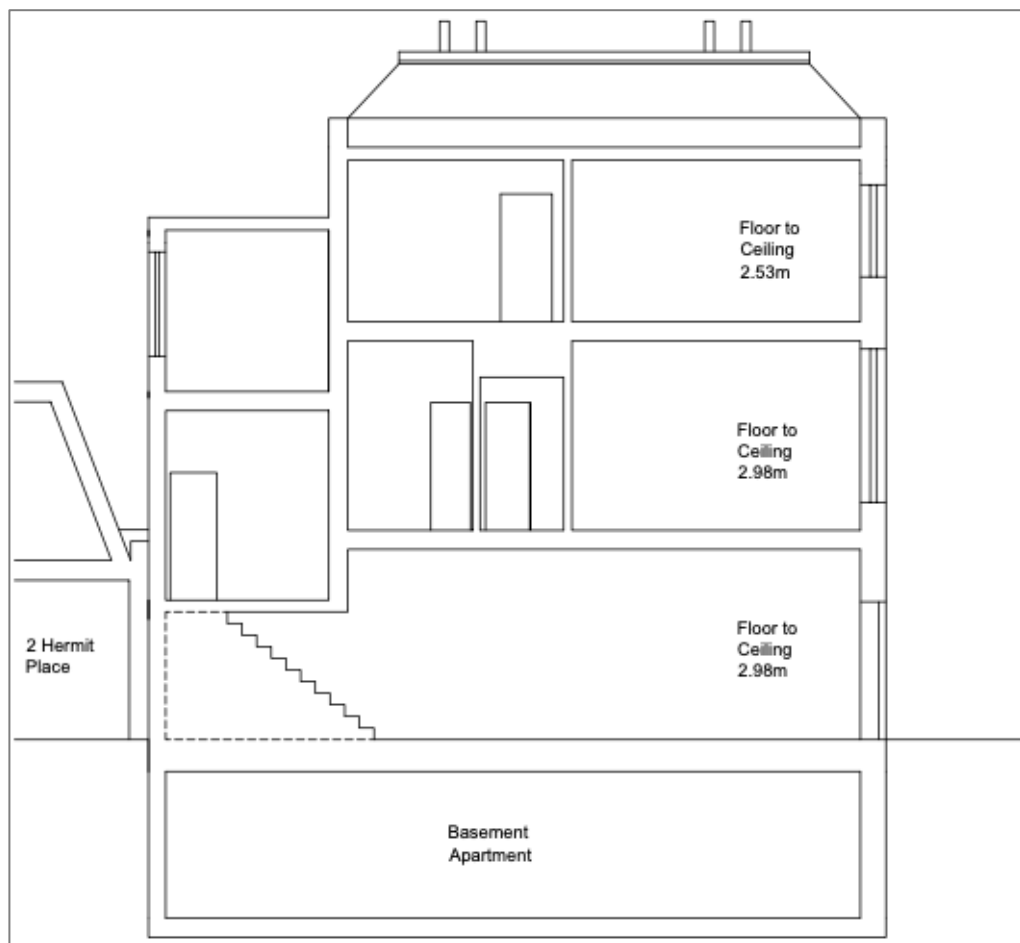


Figure 13: Existing section through property showing outshoot to rear elevation with flat roof

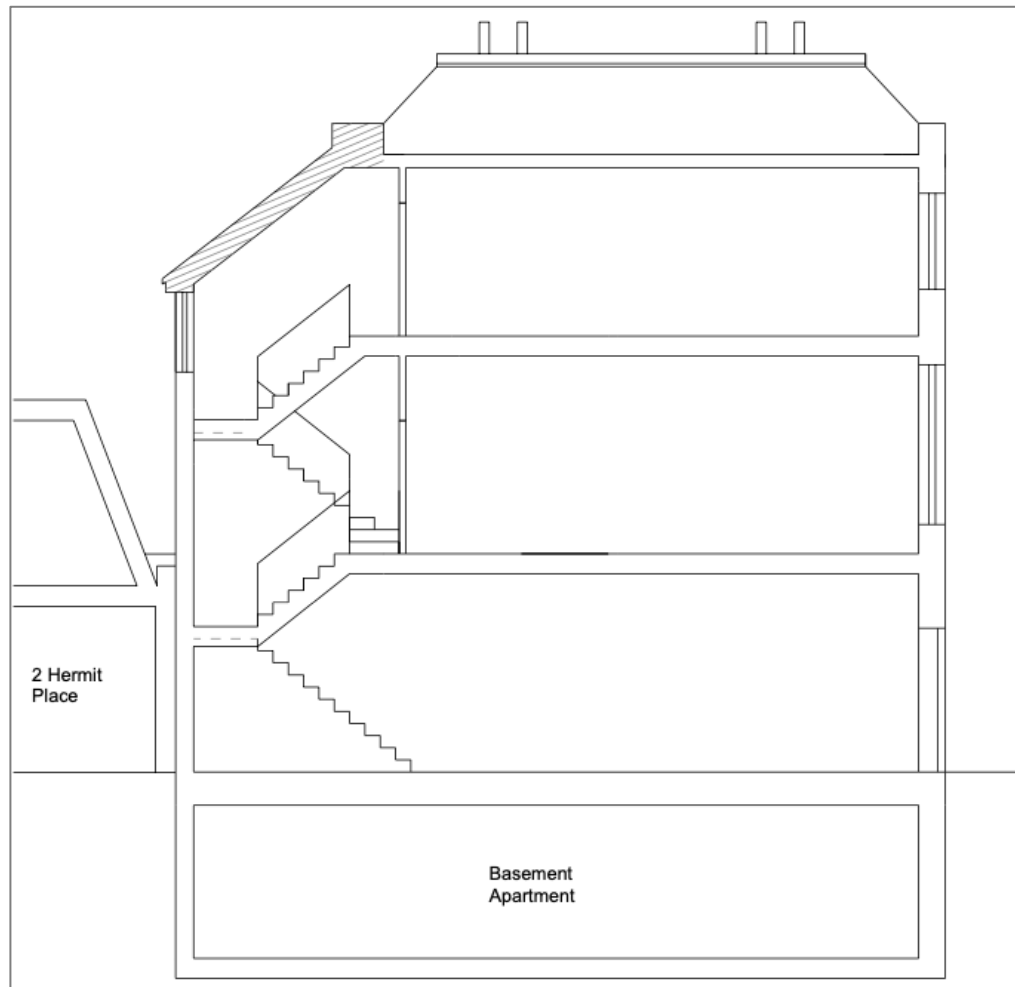


Figure 14: Proposed section plan showing proposed extension to outshoot to house a new staircase

Amenity

- 5.4 The extension to the rear outshoot will be a small addition to the property, there will be no overlooking issues or overshadowing as a result of the new extension.

Access

- 5.5 The site is located on Belsize Road which is a mixture of residential and commercial uses. The existing access to the residential use at 246 Belsize Road remains as existing.
- 5.6 The location is in close proximity to the Kilburn Park underground station and Kilburn High Road mainline station. It is also accessible by the many bus routes on Belsize Road, Abbey Road and Kilburn High Road. As such it benefits from an excellent variety of public transport modes and it therefore situated in a sustainable location.

6

ASSESSMENT

- 6.1 The development has been designed to preserve the character of the conservation area by using materials that match the appearance of the host dwelling and installing windows that reflect the historic character and appearance of the historic buildings in the area.

Priory Road Conservation Area

- 6.2 The sympathetic design approach minimises any harm to the significance of the Priory Road Conservation Area.
- 6.3 It is proposed to improve the appearance of the property by reinstating sliding sash windows. The traditional sliding sash will replace the inappropriate top hung and outward opening windows that have been installed to the front elevation. This proposal will make a positive contribution to the character and appearance of the conservation area.
- 6.4 There will also be repairs carried out to the render of the property that will enhance the overall appearance of the building as well as the wider conservation area.
- 6.5 By meeting the design criteria of the council's design guidance and carrying out enhancement work to the facade, the proposed development will not cause harm to the significance of the designated heritage asset. The addition of a small extension to the rear outshoot will result in a small alteration to the appearance of the rear elevation. By introducing a traditional sloping roof and reducing the size of the rear window, will enhance the appearance of 246 Belsize Road. The works will preserve the character of the conservation area.

7

CONCLUSION

- 7.1 The proposed development is for the erection of a small roof extension and alterations to rear outshoot at no.246 Belsize Road, London.
- 7.2 The site is located within the Priory Road Conservation Area and the property is identified as a building that contributes positively to the character and appearance of the area.
- 7.3 The proposed extension is sympathetic to the character and appearance of the building and surrounding conservation area. The approach to the design ensures that the development complies with relevant design guidance as well as section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.4 The scale of the extension is small and traditional and will cause no harm to the significance of the designated heritage asset of the Priory Road Conservation Area and meets the requirements of the NPPF section 16.
- 7.5 The development will be contained on the development site and additional enhancement is proposed to improve the appearance of the property. The exterior of the property will be maintained and repaired to enhance it. The maintenance and sympathetic repair and reinstatement of traditional features on the façade such as replacement of windows, removal of vegetation, and repair of render will improve the appearance of the property as well as the wider conservation area.

8

REFERENCES

Arthur Lloyd <http://www.arthurlloyd.co.uk/>

British History Online www.british-history.ac.uk

Camden Borough Council

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- Home Improvements: Camden Planning Guidance (January 2021)

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NLS National Library of Scotland nls.map.uk

National Planning Policy Framework (NPPF) 2021

Promap www.promap.co.uk

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