

Our Ref. 1637BA001

Date: 25th January, 2023

## DESIGN AND ACCESS STATEMENT

**PROPERTY:** 49 BELSIZE LANE, LONDON

**DESCRIPTION:** Changing flat roof to low pitched roof to match roof at 47A Belsize Lane, including new hopper and down pipe to front façade, front parapet wall extended to form parapet gutter and party wall with 51 extended to accommodate roof profile similar to existing parapet between 49 & 47A Belsize Lane.

### 1.0. Location

- 1.1 The property has its frontage on the south private side of Belsize Lane and its rear façade faces private garden space Belsize Lane is a tertiary largely residential access road.
- 1.2 The property is in the Belsize Park Conservation Area and only 50 yards from the Belsize Park Local commercial centre.
- 1.3 The property is set directly onto the pavement on Belsize Lane and has a secure private south facing garden to the rear.
- 1.4 The existing property has a basement, Ground & 1<sup>st</sup> floor. There is no attic enclosure as the building has a flat roof.
- 1.5 The original 2 storey terraced Mews building with a basement area had a planning approval for minor fenestration changes to the windows both front and rear together with adjustments to the basement and garden space.
- 1.6 There is a school 100 yards to the South West Hall Junior school and 500 yards from the Swiss Cottage Tube Stations, with the main transport route of Finchley Road and the Swiss Cottage Commercial centre also @ 500 yards to the south west.

### 2.0. Topography

- 2.1 The site has the traditional Mews terrace property topography, with the road and pavement on the same level adjacent to the ground floor with the 1<sup>st</sup> and second floor above, the garden is lower than the ground floor and the basement is a further half level lower than the garden meaning it is more easily described as a lower ground floor.
- 2.2 Belsize Lane slopes very gently from north east to south west.

### 3.0 Character of Surrounding Properties

- 3.1 The surrounding properties have generally been built in the 19<sup>th</sup> Century although they are a very diverse mix of styles. Over the years the terraces of Belsize Lane have featured many alterations although most of these are mainly subservient to the host properties, the south side where this demise lies has even greater style diversity, however the appearance has an overall cohesion through most properties being consistently two stories facades with parapets which means that the predominantly pitched roof (to the east of this demise) remain largely hidden from public views due to their low pitch.



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- 3.2 The Mews terrace that the proposals are included in has been the subject of several applications that have been granted for are for a large range of visually diverse applications that are similar in terms of subservience to the host property.
- 3.3 The essential policy aspect consistent with these granted applications is for the proposals adhering to the prevailing parapet heights and retaining the pre-existing ridge heights that similarly have informed the proposals the subject of this application.
- 3.4 The Mews is characterised by the density of the tight urban grain.
- 3.5 The essential character of the original Mews remains from most public views, with progressive enhancement through the earlier referred permissions for alterations to adjoining properties.
- 3.6 On this application the visual continuity of the front facades remains balanced and consistent through the visual hierarchy of the regular window proportions that remain unaltered in the proposals.

#### 4.0 Planning Policy

- 4.1 Approval was granted 2019/4411/P, 24-12-2020. This approval slightly increased the useable internal floor area at basement level. This application simply seeks approval for a low pitched roof to create a more sustainable amenity for the demise occupier.
- 4.2 The proposals for the pitched roof are designed to be visually sympathetic with previous approvals on this Mews and are subservient to the host building.
- 4.3 Para 117 of the NPPF encourages proposals to maximise use of previously developed land which the proposals achieve as noted in para 4.1 & 4.2 above.
- 4.4 Para 118 of the NPPF encourages proposals to extend upwards if the proposals are no higher than neighbouring properties,
- 4.5 The July 2021 NPPF para 8 which seeks to ensure that development is sustainable. Where land is in short supply existing properties are to ensure they achieve the optimal potential. The application can be considered to achieve this as the proposal improves the internal amenities protection from the increasing frequency of storm events and by evidence of the 17<sup>th</sup> August 2022 the resulting water ingress amenity depletion without altering the character of the pre-existing property and mews.
- 4.6 N/A
- 4.7 In accordance with paras 8, 10 & 11 of the NPPF (July 2021) the proposal will conform to the latest sustainability requirements of the building regulations and will therefore greatly enhance the sustainable credentials of this property further through enhanced thermal insulation & reduced cold bridging which will reduce this buildings carbon footprint.
- 4.8 In accordance with the sustainable credentials of this proposal Para 38 of the NPPF (July 2021) empowers the Planning officers to approach decisions on this type of application in a positive and creative way at every level to seek approval of this type of sustainable development.
- 4.9 N/A
- 4.10 The proposals sought to effectively embrace LDF Core Strategy and Development Policies 2010 CS1 (Distribution of Growth) CS5 (Manage impact of growth) CS14 (Promoting high quality places and conserving our heritage) DP24 (Securing high quality design) DP25 (Conserving Camden's heritage) Camden Planning Guidance 2013 - CPG 1 (design) & CPG 6 (amenity). All these policies remain relevant to the latest policy documents.



## 5.0 Condition Report on Existing Building

- 5.1 The existing building was the subject of a comprehensive upgrade which the contractor Wishbone Build Ltd confirmed was largely completed in early 2022.
- 5.2 As part of the upgrades the existing flat roof where the dormer is proposed would have a U value of 0.2W/m<sup>2</sup>/K. This would materially reduce the carbon footprint (as noted in 4.9above) of all the existing accommodation.

## 6.0 Design Objectives

- 6.1 To respond creatively to the fact that on the 17<sup>th</sup> of August 2022 the existing flat roof (which had been upgraded with enhanced insulation and a additional single ply membrane water proof system in January 2022) had a very substantial water ingress. This water ingress has been noted by Wishbone Build Ltd as being due to the parapet enclosed flat roof being overwhelmed by the 38.5mm rainfall recorded on the 17<sup>th</sup> of August 2022.
- 6.2 To enhance the amenity value of the existing residential unit through reducing the likelihood of such a substantial water ingress into the demise at a future date.
- 6.3 To ensure that the strategy embraces emphatically Government policy to reduce pressure on the Green Belt by maximising the potential of previously developed land & brown field sites, whilst respecting primary characteristics of the surrounding area and creating a design that enhances and improves the adjoining area.

## 7.0 Design Solution

- 7.1 Taking all government directives and initiatives into account it is clear that a well balanced proposal that is similar to that established at the adjoining property (47A Belsize Lane) would ensure that the proposals will thus have no adverse impacts on any surrounding or neighbouring properties due to the pitched roof proposed being limited to the main buildings roof and set behind the adjoining parapet wall lines.
- 7.2 The most visually significant features of Eton Garages are the facades up to the parapet lines. Our design retains this features dominance with the proposals set behind the parapet to ensure subservience to the originating host buildings dominating form.

## 8.0 Access

- 8.1 The site lies on Belsize Lane close to the Belsize Park local Centre affording access by foot to these facilities, together with the associated bus, car, tube and pedestrian links.
- 8.2 The proposed accommodation will all be accessed by the existing ground floor entrance doors and common hallway. The private internal staircases are up to present day width requirements to facilitate ease of access to the upper floors.
- 8.3 The principle habitable rooms have been located in the heart of the internal arrangement on the Ground floor to maximise accessibility from the level external pavement access through the front door.

## 9.0 Landscaping

- 9.1 The proposals has no external space alterations at all as the proposals are for roof level alterations to mitigate water ingress from the increasing frequency of storm conditions associated with the climate crisis.



## **CONCLUSION**

This application addresses the need for the highest standards in the design of facades, together with improvements to the amenity and sustainability of the pre-existing accommodation. The application responds positively to the climate crisis where storm surges become increasingly frequent by replacing the flat roof with a gently sloping pitched roof.

**Donald Shearer**



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