

ADDENDUM DESIGN AND ACCESS STATEMENT  
TO BE READ IN CONJUNCTION WITH PLANNING APPLICATION REFERENCE 2022/3717/P  
254 - 256 Belsize Road, London NW6 4BT

PLANNING APPLICATION  
AUGUST 2022

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London  
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**254 - 256 BELSIZE ROAD LONDON NW6 4BT**

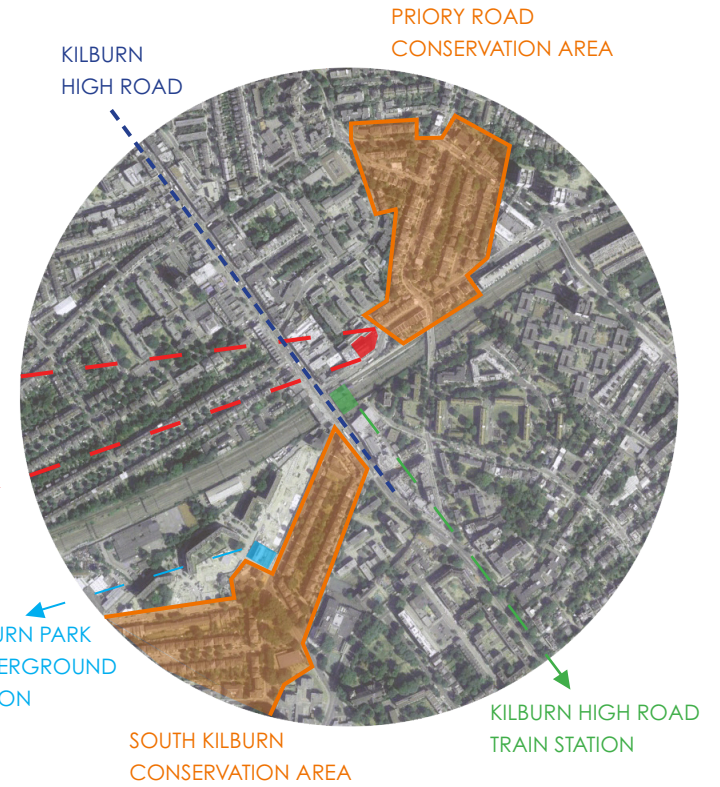
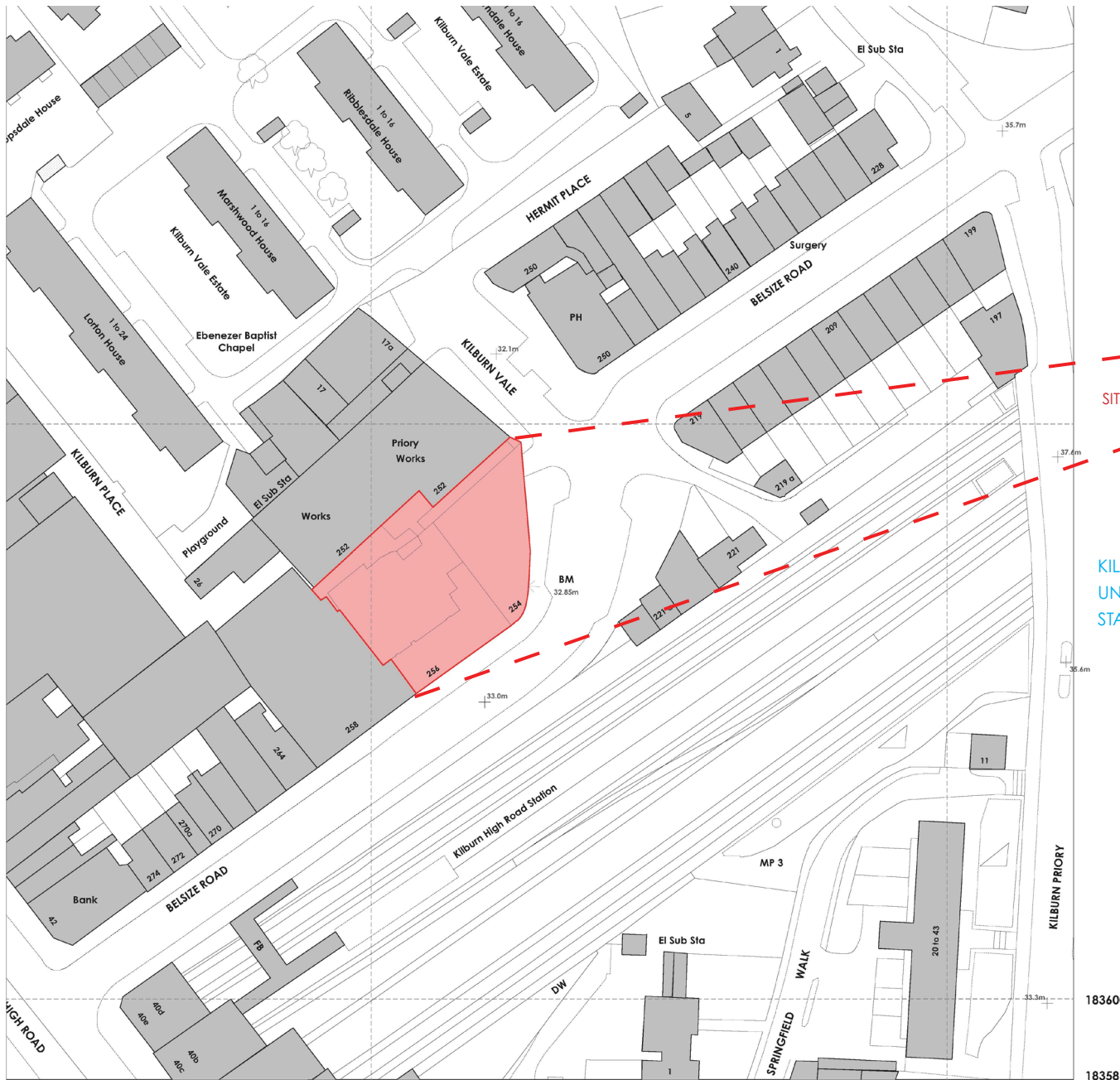
## Description of development

Extension and part remodelling of an existing residential apartment building with the erection of a part 2 and part 1 storey to create 8 no. additional apartments.

CLIENT	: EMPIRE COMMUNICATIONS LTD
ARCHITECT	: ALAN POWER ARCHITECTS LTD
PLANNING CONSULTANT	: RPS CONSULTING
HERITAGE CONSULTANT	: RPS CONSULTING
STRUCTURAL ENGINEER	: THE MICHAEL BLACKER PARTNERSHIP
SUSTAINABILITY	: JAW SUSTAINABILITY LTD
ENERGY STRATEGY	: JAW SUSTAINABILITY LTD

- 1 SITE LOCATION
- 2 RESPONSE TO LPA'S COMMENTS
- 3 DESIGN DEVELOPMENT
- 4 DRAWING SCHEDULE
- 5 PROPOSED PLANS





SITE LOCATION

The site is located in Kilburn within the Borough of Camden. It is located on the northern side of Belsize Road, at the intersection with Kilburn Vale. The site area is approximately 912 sq.m, and the existing building footprint is 745 sq.m.

It is approximately 80 metres east of Kilburn High Road. It is adjacent to the Priory Road Conservation Area, but is not in the Conservation Area itself. The site is within an Archaeological Priority Area due to its close proximity to an old Roman road, now the A5.



## RESPONSE TO LPA'S COMMENTS

The application as set out in the description of development was submitted on 30 August 2022 and validated by the LPA on 4 November 2022.

The LPA made the following comments to the application by email on 11 January 2023 to RPS, the planning consultants:

*"Extension at no 254:*

- Extension at 254 Belsize Road, the extra height of the parapet and removal of the sloped roof form modifies proportions and form of the original warehouse building, and the additional course of windows extrudes and disrupts the traditional character and composition of the principal elevation. Replicating the existing style of windows distorts the hierarchy of joinery and lacks delineation between old and new built fabric.*

- The proposed extension would also have an adverse impact on the setting of the adjacent locally listed buildings, as it would no longer read as subservient to Priory Works and Ebenezer Baptist Chapel to the north.*

- When considered in the context of no. 256 the proposal would break the current parapet alignment between the two, interrupting the continuous edge.*

*Extension at no 256:*

- The proposed extension would respond positively to the existing building in terms of scale and character. We would like condition reclaimed london stock bricks here to closely match the existing.*

- The articulation at roof level appears quite different in the CGI images then in elevation, ie in the CGI the pillars and top support appear much thicker and projecting in two directions."*

The applicant's response to this feedback is described on the following pages.



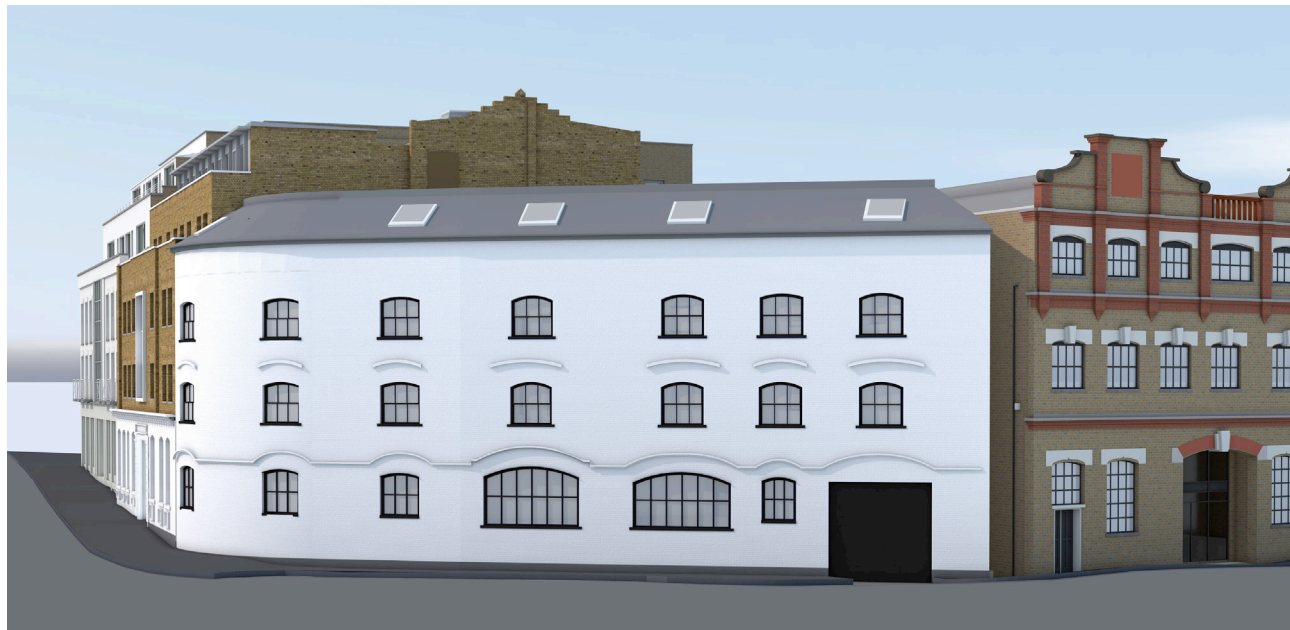
Axonometric ariel view Planning application 2022/3717/P

It should be noted that there is no discrepancy between the CGI shown on page 30 and the elevation to No. 256. The CGI describes exactly the proposed design. What the LPA has taken to be the top support going in two directions is, in fact, reflections of the top support in the metal panels.



Axonometric ariel view of revised proposal January 2023.  
The existing building at no. 254 Belsize Road is retained unaltered.





Amended proposal with the extension at no.256. The existing building at no. 254 Belsize Road is retained unaltered



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



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

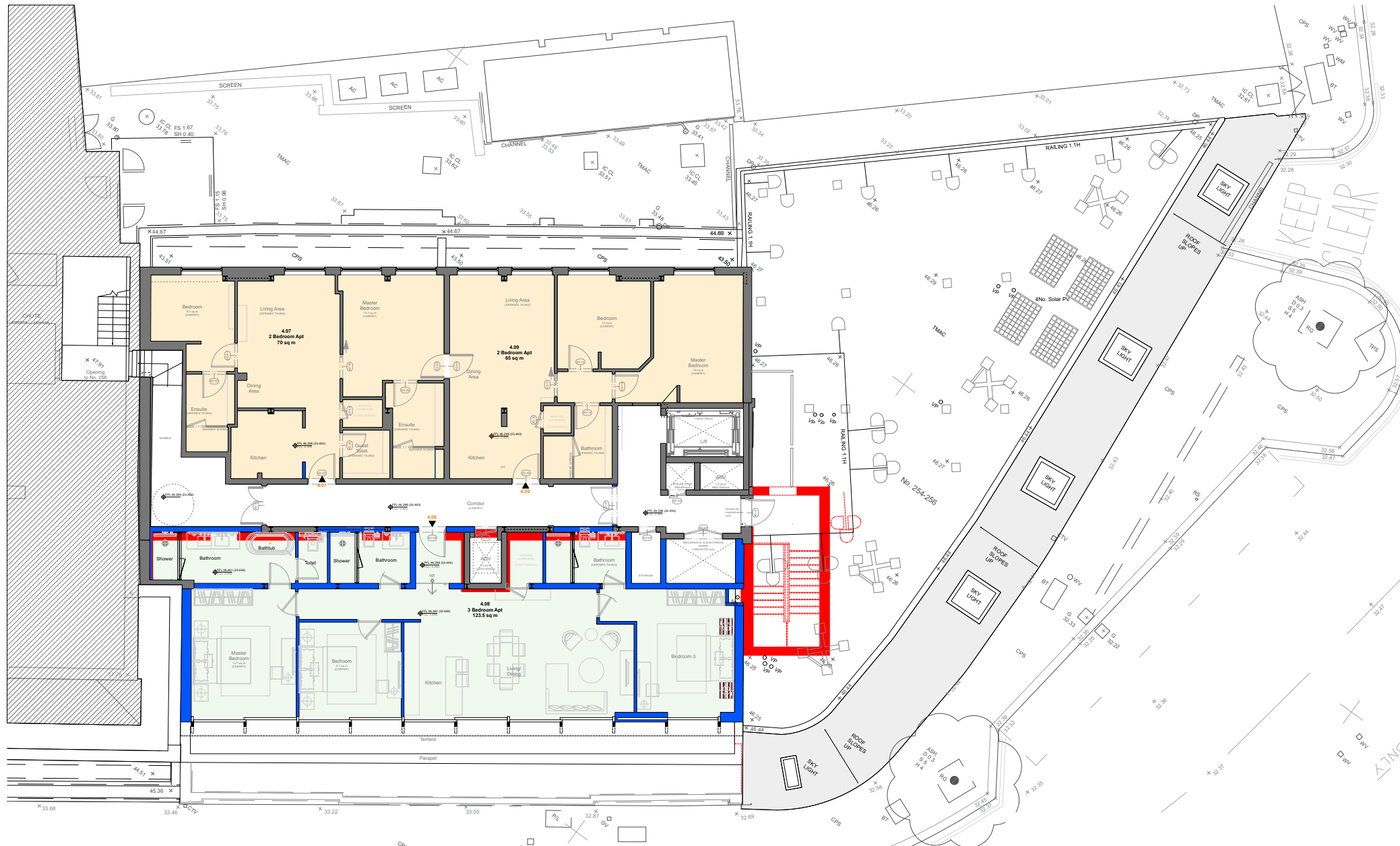











- Key**
- Walls as existing
  - Walls as proposed
  - Filled floor
  - Walls to be demolished
  - To be demolished
- Key Accomodation**
- 1 Bedroom apartment
  - 2 Bedroom apartment
  - 3 Bedroom apartment



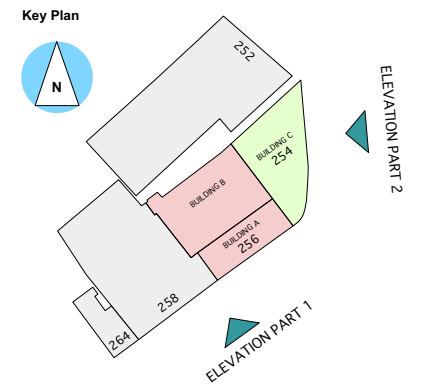
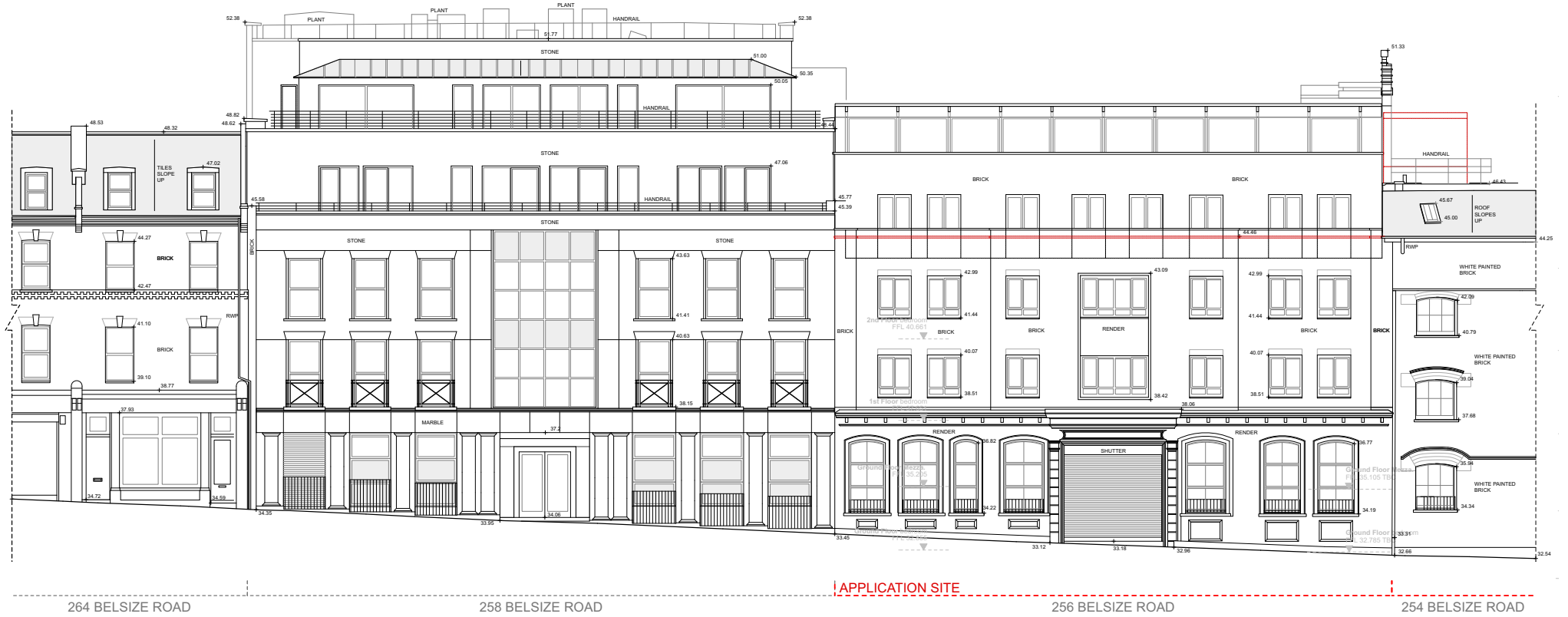




Key		Key Accomodation	
	Walls as existing		1 Bedroom apartment
	Walls as proposed		2 Bedroom apartment
	Walls to be demolished		3 Bedroom apartment
	To be demolished		



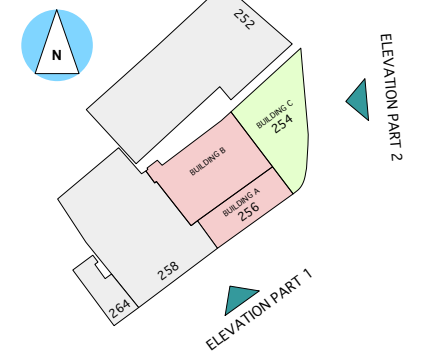








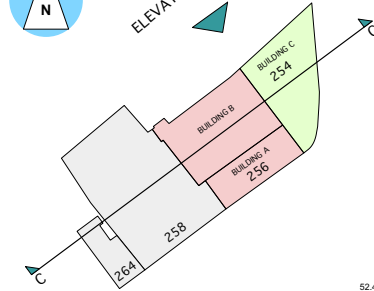
Key Plan



Key Plan



ELEVATION PART 3



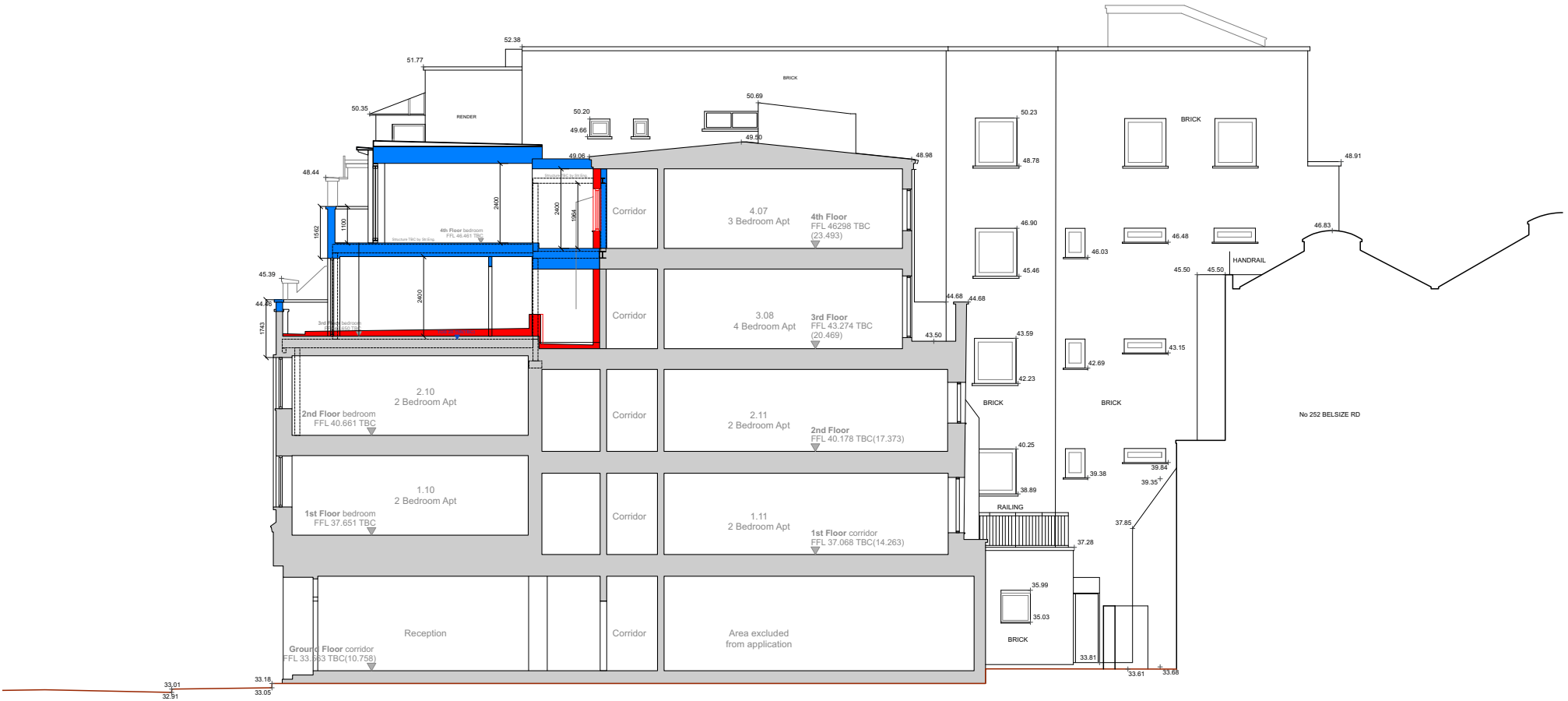
APPLICATION SITE

254 BELSIZE ROAD

APPLICATION SITE

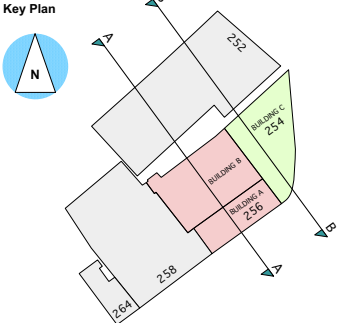
256 BELSIZE ROAD

258 BELSIZE ROAD

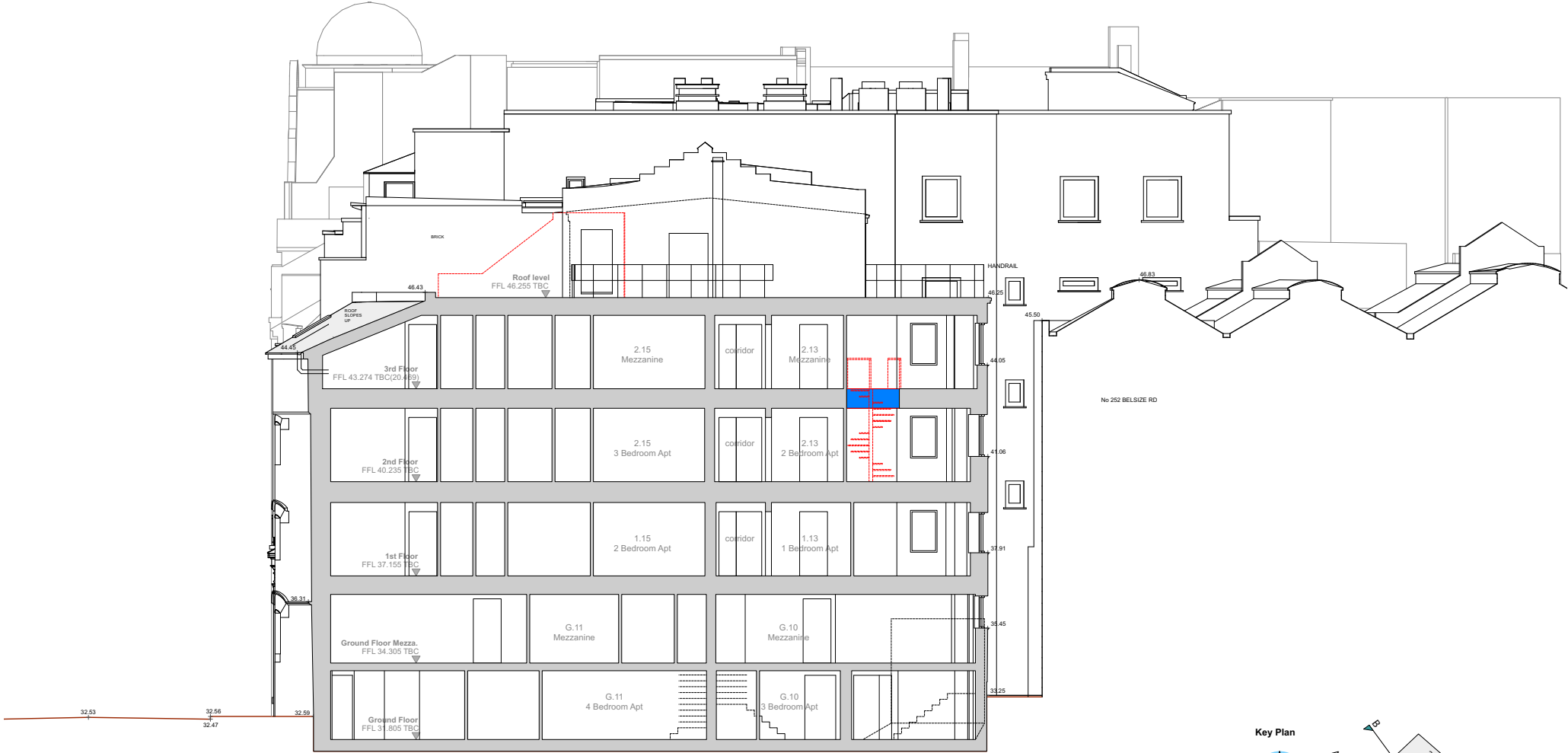


Key

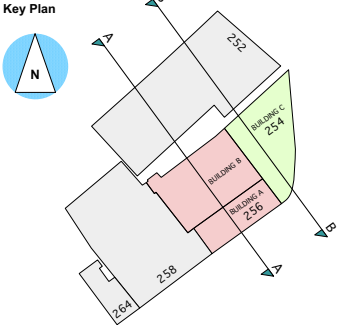
- Walls as existing
- Walls as proposed
- Walls to be demolished
- To be demolished

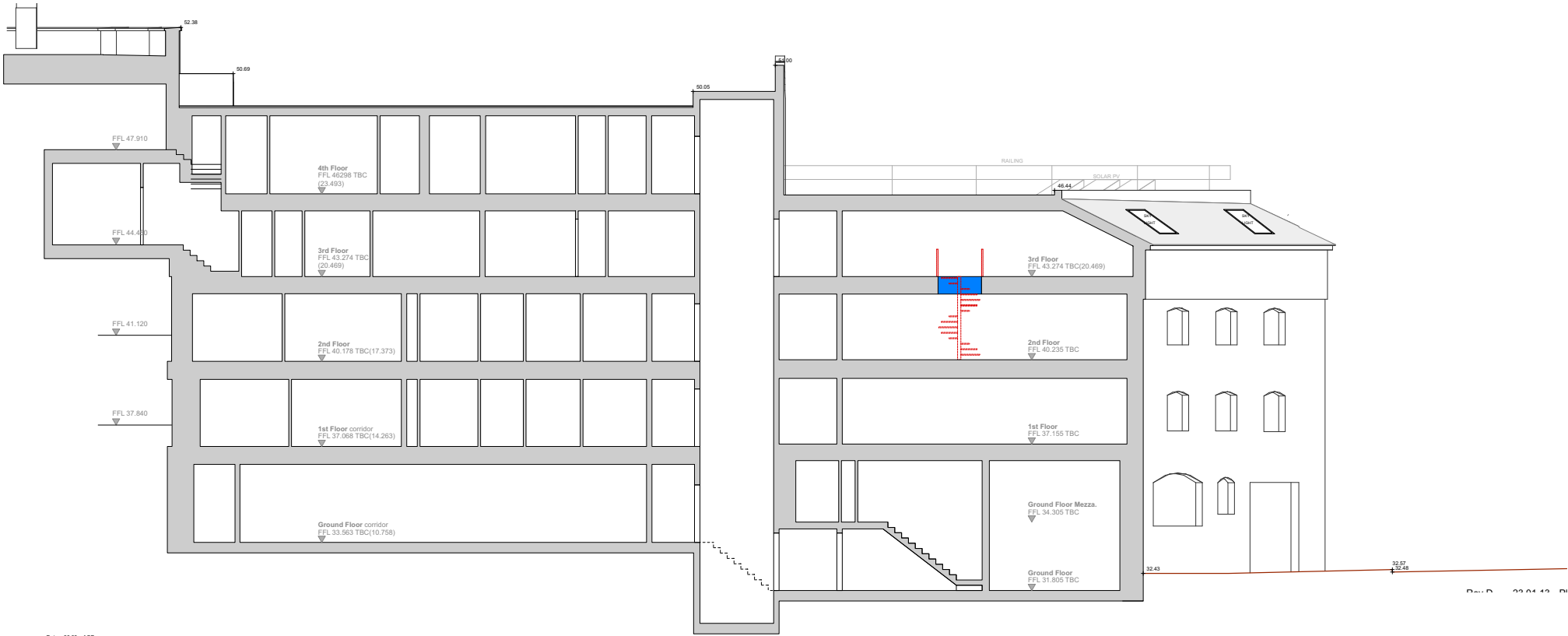






- Key**
- Walls as existing
  - Walls as proposed
  - Walls to be demolished
  - To be demolished





Datum 30.00m AOD

SECTION C-C

Key

- Walls as existing
- Walls as proposed
- Walls to be demolished
- To be demolished

Key Plan



ELEVATION PART 3

