

57 BELSIZE PARK

LONDON, NW3 4EH

DESIGN AND ACCESS AND PLANNING STATEMENT

WELBY UK

OPENSTUDIO ARCHITECTS

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1.0 INTRODUCTION & SUMMARY

Openstudio Architects have prepared this Planning, Design and Access Statement on behalf of our client, Welby UK. The building is located at 57 Belsize Park, NW3 4EH and currently contains 23 self-contained studio flats, which were permitted under 2015/6492/P.

This proposal relates directly to the improvement of the standard of the current residential accommodation in line with the updated Camden HMO Standards: For self-contained flats and studios within Houses in Multiple Occupation, effective date 8th December 2020 (amended March 2021).

Notwithstanding the original permission in 2015, the subsequent updating of the standards has meant that some of the previously permitted rooms are no longer compliant and therefore cannot currently be let. The proposals will therefore enable the remaining enlarged units to be let and therefore increase the housing available in this building.

This Planning and Design and Access Statement is submitted to support the following proposal:

1. Loss of 4 units (2 at first floor level and 2 at second floor level) in order to meet space standards and increase the quality of accommodation provided.
2. Removal and replacement of existing front, rear and side dormers at roof level to enlarge 2 existing rooms in order to meet space standards and increase quality of accommodation provided.

Background Information

The application site is situated to the southern side of Belsize Park, and has historically been subdivided into 23 self-contained rooms. The property is not a listed building, however it is identified as making a positive contribution to the Belsize Park Conservation Area.

The villa is architecturally consistent with others on the street, with Italianate detailing and a hipped slate roof and overhanging eaves. 57 Belsize Park extends from the lower ground floor to the roof with 3 floor levels in between.

The loss of 4 residential units across first and second floor is an inevitable consequence of enabling the rooms provided to meet space standards. It is not, unfortunately, avoidable, due to the restricted floor area and the inability to increase areas at these floor levels.

The existing front, rear and side dormers are small and the interior accommodation in the roof is restricted in size and consequently not currently in line with space standards. Enlarging the dormers to the roof in line with adjacent precedents will substantially increase the size, daylight and standard of accommodation and allow both rooms to be retained as self-contained units.

There is an extensive history of upgrades to dormers on the street, due to the need to improve the accommodation in the roof. The changes have been made to varying standards over time and there is not a consistent or uniform approach. This application is in line with recent neighbouring precedents which seek a more uniform approach to the design of dormers on the street. The front and rear dormers have been located to align with the windows below in order to create an architecturally consistent appearance.

The proposals will improve the construction and architectural standard of the building and be consistent with planning precedent.

Further information about existing dormers in the immediate local area and the roofscape has been provided later on in this document.



1 Front View of 57 Belsize Park

1.1 STREET LEVEL PHOTOGRAPHS



1 Front View of 57
Belsize Park showing
adjacent properties



2 Front View of 57
Belsize Park showing
adjacent properties

2.0 PHOTOGRAPHIC REPORT: DORMERS

3 Bird's eye view of site showing Application Site outlined in blue, and demonstrating extent and variation of dormers on street



1 Satellite view with site marked in blue outline, showing dormers at roof level on street



2 Detail of satellite view with site marked in blue outline, showing dormers at roof level on street

4 Detail of bird's eye view of site showing Application Site outlined in blue, showing location of site.



2.0 PHOTOGRAPHIC REPORT: DORMERS

3 Bird's eye view of site showing Application Site outlined in blue, and demonstrating extent of dormers on adjacent buildings



1 Satellite view with site marked in blue outline, showing dormers at roof level on adjacent buildings

2 Bird's eye view from north with site marked in blue outline, showing dormers at roof level on street



4 Bird's eye view of site from garden showing Application Site outlined in blue. Adjacent dormers are clearly visible.



3.0 PROPOSED DEVELOPMENT

3.1 Description

Summary of proposed changes

1. Loss of units:

1.1 First floor:

1.1.1 Existing:

- Rooms 21, 22 and 23 are located to the rear of the building and Rooms 24, 25 and 26 are located to the street/front of the building.
- The bathrooms for Units 21 and 22 are too small and the habitable area of Room 23 is too small.
- Rooms 24, 25 and 26 are all too small.

1.1.2 Proposal:

- The proposals include the loss of 2 units at First Floor level in order to bring the remaining rooms up to the required standard.
- Room 22 is removed and the floor area is consolidated into Room 21 and Room 23 to enable them to meet the required space standards, including a new larger bathroom for unit 21.
- Room 25 is removed and the area is consolidated into Room 26 and Room 24 to enable them to meet the required standards.
- The proposals therefore result in an increase in the quality of the accommodation provided.

1.2 Second floor:

1.2.1 Existing:

- Rooms 31, 32 and 33 are located to the rear of the building and Room 34 and 35 are located towards the front/street of the building.
- Rooms 31, 32 and 33 are all too small. The bathroom to Room 32 is too small.
- Rooms 34 and 35 are both too small.

1.2.2 Proposal:

- The proposals include the loss of 2 units at Second Floor level.
- Room 32 is removed and the area consolidated into Room 31 and Room 33 to achieve the required standards.
- Rooms 34 and 35 are combined into a single unit with a separate bedroom area.
- The proposals therefore result in an increase in the quality of the accommodation provided.

2. Enlarged Dormers at Roof level:

Existing:

- The existing rooms 41 and 42 do not meet the required space standards with the headroom requirement.

Proposal:

- Enlarge the dormer to the street, the dormer to the rear and the side dormer in line with planning precedents on the street.
- The changes enable both rooms to be retained, as the proposed changes enable an increase in the size and quality of the housing provided.

3.2 Design considerations

1. Loss of units:

The enlarged rooms have been configured to create zones for living, cooking, sleeping and bathing in order to provide maximum amenity for the residents within each space. The quality and size of accommodation will increase with the removal of the small units and the increase in size of the remaining rooms.

2. Dormers:

The front and rear dormers have been positioned according to their relationship with the windows below, so improve on the current positions. The proposed windows are double glazed casements, in white-painted timber, in line with adjacent precedents and permissions.

The dormers will be consistent in materials and configuration with local examples.

The increase in size of the dormers enables both rooms to be retained and increases the quality of the accommodation provided.

The roof of 57 Belsize Park is not prominently located in the Conservation Area and the side dormer will not be visible from the street. The front and rear dormers will only be visible to the extent of others in the same area, so only at an oblique angle from long views. The dormers are not directly visible from the street.

3.3 Access Statement

The property is an existing dwelling house and no changes to existing access, either within the building or externally, are required or proposed.

3.4 Conclusion

All the proposed alterations are sympathetic in materials and detail to the original building and consistent with the building fabric.

The proposed alterations to the dormers also improve environmental performance, due to the renewal of the roof, while preserving and enhancing the appearance of the building.

The loss of units is unavoidable due to the failure of the identified current unit sizes to meet required standards. The new unit numbers will offer a higher and compliant standard of accommodation, while minimising unit losses.

The dormers will ensure the two units in the roof meet spatial standards, as well as increasing available headroom and Daylight and Sunlight into the habitable spaces.

The proposed changes are therefore in line with policy.

4.0 RELEVANT PLANNING POLICY

4.1 Policy and response

4.1 The statutory Camden development plan consists of the London Plan (2021), the Camden Local Plan (2017), the Proposals Map (2017) and the Camden Planning Guidance. The National Planning Policy Framework (NPPF) (2019) is also a material consideration.

4.2 The Proposals Map (2017) designates the site as within the Belsize Park Conservation Area. Accordingly, the Belsize Park Conservation Area Statement (2003) forms the relevant heritage guidance for consideration in this application.

Camden Local Plan (2017)

4.3 Policy G1 outlines that the Council will support development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.

4.4 Policy D1 confirms the Council will seek to secure high quality design in development. Specifically, it is required that development (inter alia):

- is sustainable in design and construction;
- respects local context and character;
- preserves or enhances the historic environment and heritage assets;
- uses details and materials that complement the local character;
- integrates well with the surrounding streets, and contributes positively to the street frontage;
- preserves strategic and local views;
- provides a high standard of accommodation for housing.

Response:

- *Making best use of the site: The enlargement of the dormers will enhance the size and quality of housing provision, without the loss of unit numbers to the roof level.*
- *Sustainability will be enhanced through the renewal of the roof with increased insulation levels to prevent heat loss in the winter and overheating in the summer.*
- *Design quality and consistency with the existing fabric has been ensured by a consistent approach to the roof dormers in line with others in the local area*
- *The new windows will be white-painted timber double glazed heritage windows to match historic details. The roof will re-use the existing slates, and new/replacement slates as required will be sourced to match existing.*
- *Providing a high standard for accommodation for housing: The loss of the units to the lower levels is required to provide housing to the space standards required by the Council, which will increase the standard of the units while ensuring the minimum number are lost. With the proposed enlarged dormers, daylight levels will increase to the rooms in the roof, along with usable floor area and headroom.*

4.5. Policy D2 seeks to protect and, where appropriate, enhance the character and appearance within conservation areas.

Response:

- *All the external changes are consistent with the Conservation*

Area and existing materials and details.

4.6 Policy H3 Seeks to protect existing Homes unless the loss of units

- enable sub-standard units to be enlarged to meet residential space standards.

Response:

- *The loss of units is necessary to enable sub-standard units to be enlarged.*

4.6. Policy A1 states that the quality of life for both occupiers and neighbours will be protected. When assessing new applications, the Council will consider:

- Visual privacy and outlook.
- Sunlight, Daylight and Overshadowing.
- Artificial lighting levels.
- Impacts of the construction phase.
- Noise and vibration levels.

Response:

- *There is no overlooking impact as the windows are in similar positions to existing. No terraces are proposed.*
- *There is no daylight sunlight impact as the dormers are set back from the roof edge in line with precedents.*
- *The enlarged dormers will enable better levels of Daylight and Sunlight to be gained to the rooms in the roof and therefore decrease reliance on artificial lighting.*
- *The Construction impact will be in line with other similar works and will be minimised as much as possible.*

Camden Planning Guidance

i. Camden Planning Guidance 1: Design (2015)

The guidance requires that alterations to existing buildings take into account the character and design of the property and its surroundings.

Extensions and alterations to existing buildings should consider the character and design of the site and its surroundings. Additionally, windows, doors and all proposed materials should preserve the character of the property in terms of amount, appearance, type and proportions. Extensions should be subordinate to the original building in terms of scale. The document requires roof alterations to be appropriately designed to ensure no harm to the amenity of neighbouring properties.

Specifically regarding heritage assets, the document requires development to enhance and preserve an area of special architectural or historic interest, character or appearance.

ii. Camden Planning Guidance 6: Amenity (2011)

The guidance requires that all developments should seek to protect amenity and ensure adequate receipt of sunlight and daylight without adversely affecting surrounding buildings.

New development should ensure:

- good outlook by occupants when looking out of their windows or from their garden;
- ensure that outlook is reduced to an acceptable level; and
- maximise the amount of sunlight into rooms without overheating

the space and to minimise overshadowing.

Belsize Park Conservation Area Statement (2003)

The site is located in Sub-Area 1 - Belsize Park, which is described in the Conservation Area statement as below:

“Belsize Park, Belsize Park Gardens, Buckland Crescent and Belsize Square represent the core area of the Belsize Park development undertaken by developer Daniel Tidey on the site of Belsize House in the mid-1850’s. The streets are predominantly residential, characterised by the repeated forms of the stucco villas, whose design gives a strong identity and unity of appearance to the area.

In Belsize Park, Belsize Park Gardens, Belsize Grove, Buckland Crescent and Belsize Square the predominant type is the paired villa. The villas are symmetrical about their slab chimney stacks, have hipped, slate roofs with overhanging eaves which are supported on brackets, the elevations have large rusticated quoins, recessed sash windows diminishing in size on successive upper floors with classically detailed surrounds, canted three-light bays on the ground floor and steps up to

porticoes. Other distinguishing features of Tidey villas are their curved glass bay windows at the rear and front doors with two panels, characteristically of etched glass with rounded heads (apart from Buckland Crescent, south side).

The closely spaced villas maintain a continuous building line and their repeated forms with narrow gaps between give a uniform rhythm to the streets and provide important, glimpsed views. Belsize Park Gardens is a long, straight and consistent street to its junction with Lambolle Place where the slight bend in its alignment reflects the later development of the southern part of the street. The impact of the continuous line of villa development on the street is significantly softened by mature trees and vegetation in the front gardens. This filtering effect on the views from the street is also notable along Belsize Park.”

1_ Belsize Park Conservation Area Map with site marked in blue



4.2 PLANNING PRECEDENTS

4.2.1 Relevant Planning History for the application site

2015/6492/P:
Use as 23 self contained flats at basement, upper ground and mezzanine, first, second and third floor levels. Granted: 18-12-2015

2014/3724/P:
Replacing existing door opening on the front elevation of light-well with new timber sash window, rendering existing brick wall and removal of coping stones around lightwell wall, erection of new raised patio area to front elevation to create new soft landscaping and flower bed to enclose lightwell, rendering of front brick boundary wall and placement of coping stones and pier stones on-top. Granted: 23-06-2014

2013/3192/P:
Erection of an enclosed storage area with green roof in front lightwell of residential building. Refused: 18-06-2013
2011/5615/P: Installation of timber door at front basement level and erection of rendered brick wall within lightwell (Retrospective). Refused at Appeal 10-11-2011

PWX0202701:
The erection of a new side dormer window and the modification of the existing rear dormer window to form a terrace to improve the existing habitable floorspace for the top floor flat. As shown on drawing no(s) 000 Rev01, 001 Rev01, 010 Rev01, 011 Rev01, 101 Rev02, 110 Rev02, 111, Rev02. Granted: 11-12-2002

PW9702192
Conversion of two vacant bedsitting rooms at rear second floor level to form a self contained one bedroom flat, as shown on drawing numbers; 1023/1, /2, and /3. Refused at Appeal: 10-03-1997

9502048R2
Addition of dormer windows to front, rear and side roof slopes to create an additional room for each of two existing bedsits at second floor level within H.M.O. As shown on drawing no(s) 06.465.01, 02B, EG004. Granted: 15-04-1996

4.2.2 Selected Planning History for dormers in the immediate local area 2005 to present

2021/1082/P Flat 11 27 Belsize Park London NW3 4DU
Variation of Condition 3 (Approved Plans) granted under planning permission ref: 2019/5314/P dated 01/04/2020 for 'Removal of dormer windows and erection of new front, side and rear dormer windows and rear roof terrace and enlargement of side rooflights'; namely to enlarge and reposition side dormer window, alterations to side rooflights and addition of 1x side rooflight. Granted: 06-05-2021

2019/5314/P Flat 11 27 Belsize Park London NW3 4DU
Removal of dormer windows and erection of new front, side and rear dormer windows and rear roof terrace and enlargement of side rooflights. Granted: 21-11-2019

2015/2859/P 62 Belsize Park London NW3 4EH
Creation of roof terrace at rear roof level, installation of rear dormer window with full-length bifolding doors and erection of white timber balustrade. Granted: 15-06-2015

2014/7809/P 62 Belsize Park London NW3 4EH
Installation of dormers on front, side and rear elevations. Granted: 15-01-2015

2013/6336/P Flat 4 5 Belsize Park London NW3 4ET
Erection of 1x dormer window in front and 1x dormer window in side roofslope to replace existing rooflights. Granted: 18-10-2013

2013/1636/P 56 Belsize Park London NW3 4EH
Erection of a rear dormer roof extension with inset terrace to existing flat (Class C3). Granted: 11-04-2013

2011/5362/P Flat A 12 Belsize Park London NW3 4ES
Installation of dormer window in side roofslope and installation of french doors and balustrading at rear first floor level to create a terrace all in connection with change of use of first and second floor and roof level from 1 x 1-bedroom and 1 x 3-bedroom flats to a 1 x 4-bedroom flat (Class C3). Granted: 28-05-2012

2012/0210/P 4 Belsize Park London NW3 4ET
Erection of dormer windows in front and side roofslope and dormer with inset roof terrace in rear roofslope all in connection with existing flat (Class C3). Granted: 19-01-2012

2011/6248/P Flat 6 41 Belsize Park London NW3 4EE
Amendments to planning permission granted 10/11/09 (2009/4140/P) for erection of a new dormer within the front roof slope with inset balcony (replacing existing roof lights) and enlargement of the existing dormer and balcony to the rear of an existing flat (Class C3), namely replacement of glass balustrade with metal balustrade. Granted: 16-01-2012

2011/5181/P 18D BELSIZE PARK LONDON NW3 4DU
Change of use of second/third floor level maisonette to two self-contained flats (1 x 3-bed and 1 x 1-bed) and installation of two dormer windows on side roofslope (Class C3). Granted: 23-11-2011

2010/5243/P 67 Belsize Park London NW3 4EH
Additions and alterations to dwelling (Class C3) including the installation of three dormer windows, a rooflight and works in connection with an area to be used as a roof terrace. Granted: 02-10-2010

2010/3073/P 1 Belsize Park London NW3 4ET
Installation of new doors to existing rear dormer and the erection of railings to create rear roof terrace and re-instatement of timber sash window to the side elevation at third floor level to existing flat (Class C3). Granted: 18-08-2010

2009/4140/P 41 Belsize Park London NW3 4EE
Erection of a new dormer within the front roof slope with inset balcony (replacing existing roof lights) and enlargement of the existing dormer and balcony to the rear of an existing flat (Class C3). Granted: 16-09-2009

2009/2536/P 64 Belsize Park, London, NW3 4EH
Insertion of 2 dormers and 3 conservation style roof light in the roof of the dwelling house. Granted: 15-07-2009

2008/0510/P 41 Belsize Park London NW3 4EE
Erection of a new dormer in the front roof slope with inset balcony (to replace the existing roof lights in the front roof slope) and the enlargement of the existing dormer on the rear roof slope and the extension of the existing rear balcony, including balustrade projecting above the rear roof slope, to provide addition accommodation of the existing top flat. Granted: 23-02-2008

2006/4606/P Flat 6 23 Belsize Park London NW3 4DU
Installation of rooflight, enlargement of dormer window and creation of terrace in front roofslope, installation of dormer window

and two rooflights on side roofslope, installation of rooflight and replacement sash window (full height) in rear roofslope. Granted: 17-10-2006

2006/2602/P Flat 6 23 Belsize Park London NW3 4DU
Replacement of four sash windows on the front elevation at second floor level, installation of two rooflights in the south-west facing roofslope and erection of a roof terrace with glass balustrading in front of, and installation of doors to, existing front dormer (amendment to planning permission granted 03/03/06 (2206/0010/P). Granted: 26-06-2006

2006/0010/P Flat 6 23 Belsize Park London NW3 4DU
Replacement of four sash windows at second floor level on the front elevation plus the addition of two rooflights to the south west facing roofslope and erection of an inset roof terrace to the front of existing dormer window also on the front elevation of the upper maisonette. Granted: 16-01-2006

2006/0159/P Flat D 10 Belsize Park London NW3 4ES
Loft conversion to provide additional accommodation for second floor flat, including new front and rear inset dormer windows both with inset roof terraces, enlargement of the existing rooflight and installation of a new rooflight on the side roof slope, and enlargement of existing 2nd floor side elevation window. Granted: 12-01-2006

2005/2099/P Flat 3 3 Belsize Park London NW3 4ET
The erection of a dormer window to the front elevation, an inset dormer window with terrace to the rear elevation and the insertion of 3 rooflights to the side elevation to provide additional habitable accommodation for the 2nd floor flat. Granted: 14-06-2005

2005/2100/P 19 Belsize Park London NW3 4DU
The replacement of the existing rear dormer window with double doors to enable access onto the flat roof for its use as a terrace. Granted: 07-06-2005

2005/1688/P 15 Belsize Park London NW3 4ES
Alterations to existing rear dormer involving the replacement of its window with sliding doors and erection of railings to provide an inset roof terrace for maisonette. Granted: 20-05-2005

5.0 List of Architectural Drawings

BP_P-00: LOCATION PLAN

EXISTING DRAWINGS

BP_PE_01: EXISTING FLOOR PLANS: FIRST AND SECOND FLOOR

BP_PE_02: EXISTING FLOOR PLANS: THIRD FLOOR AND ROOF

BP_PE_03: EXISTING FRONT ELEVATION

BP_PE_04: EXISTING SIDE ELEVATION

BP_PE_05: EXISTING REAR ELEVATION

BP_PE_06: EXISTING SECTION

BP_PE_07: EXISTING SECTION

BP_PE_08: EXISTING SECTION

PROPOSED DRAWINGS

BP_PP_01: PROPOSED FLOOR PLANS: FIRST AND SECOND FLOOR

BP_PP_02: PROPOSED FLOOR PLANS: THIRD FLOOR AND ROOF

BP_PP_03: PROPOSED FRONT ELEVATION

BP_PP_04: PROPOSED SIDE ELEVATION

LG_PP_05: PROPOSED REAR ELEVATION

LG_PP_06: PROPOSED SECTION

LG_PP_07: PROPOSED SECTION

LG_PP_08: PROPOSED SECTION