

Flat 7, 40 Belsize Park

Design, Access and Heritage Statement

March 2023



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Revision	Date	Description	Author	Checked
P01	10.03.23	Planning Application	PC	PC

Cover Image: photograph of 40 Belsize Park

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1/ Introduction

1.1 Introduction and Brief

Paul Cahillane Studio Ltd have been appointed by the property owners of Flat 7, 40 Belsize Park to prepare a planning submission for a new dormer window to the side elevation of the dwelling to create more habitable floorspace within the dwelling.

Paul Cahillane Studio Ltd is a London based architectural practice. Prior to setting up Paul Cahillane Studio Ltd, Paul has worked with award winning practices including Squire + Partners. He has many years of experience designing private residential homes in London.



Belsize Park Elevation

2/ Context

2.1 Site Description

40 Belsize Road is a 5-storey Victorian semi-detached terrace house located on west side of Belsize Park. It has a painted rendered finish to both the front and rear of the building. It has Italianate features to the front of the property with deep cornices and stucco banding to window and door surrounds. The building has been converted into seven self contained units. Flat 7 occupies the upper two levels of the building.

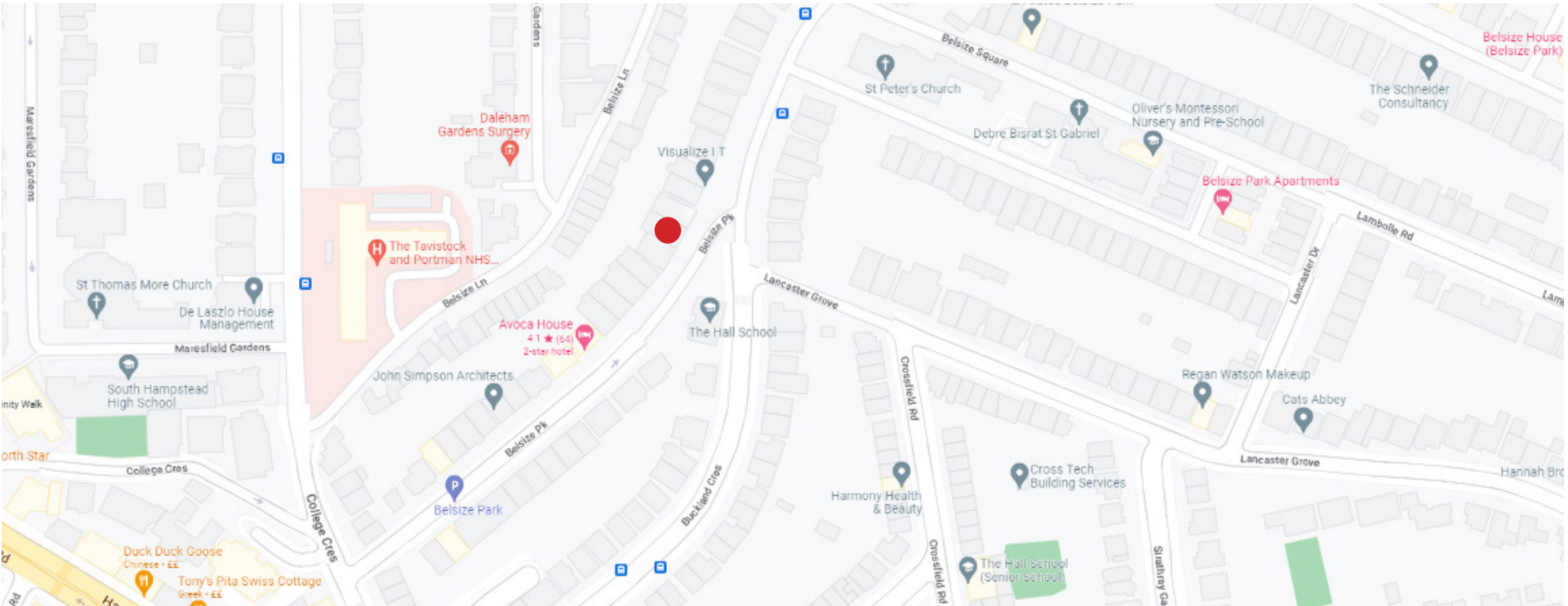
Access to the house is through the front garden via a pedestrian gate and the existing front door access to the house is proposed to remain unchanged at upper-ground floor level.

Both the front and rear facades have wooden sash windows.

The house is within walking distance from key services and amenities and within a controlled parking zone (CAU). Stratford Villas has a Public Transport Accessibility Level rating of 6a.



Aerial Photo



Street Map

2/ Context

2.2 Conservation Area

The Belsize Park Conservation area incorporates a triangular shaped area within the borough of Camden. It is primarily bound by Haverstock Hill, Adelaide Road and Fitzjohn's Avenue. It's beginnings can be traced back to the early 19th century when Belsize House and its surrounding estate was split up into eight parts and sold off by the Earl of Chesterfield. The area adjacent to Haverstock Hill was the first to be developed (1830's) followed by the area around Belsize Grove (1830-1870), Belsize Lane and Belsize Avenue (1870's) and Eton Avenue (1880's). Overall, the area is characterised by Italianate villas which were built to attract the wealthy professionals or 'carriage class' as they were then known.

40 Belsize Park falls within the sub area of Belsize Park as defined by the Conservation Statement. There are six in total, the others being Belsize Village, Eton Avenue, Glenloch, Primrose Gardens and Englands Lane. Belsize Park was built by developer Daniel Tidey in the 1850's. 40 Belsize Park is typical of the area in that it is a 'paired villa', symmetrical about its slab chimney stack, and has 'hipped slate roofs with overhanging eaves'.

40 Belsize Park has been listed in the Belsize Conservation Audit as an 'unlisted buildings which make a positive contribution to the special character and appearance of the area'.

2.3 Relevant Planning Policy and Planning History

Planning Context

The property is located within the Belsize Park Conservation area and is not listed.

Relevant Planning Policy

London Plan 2021
Camden Local Plan 2017
Camden Planning Guidance 2021
Belsize Park Conservation Area Statement 2003

Key Extracts from Camden Local Plan 2017

Policy A1

We will:

a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;

The factors we will consider include:

- e. visual privacy, outlook;
- f. sunlight, daylight and overshadowing;

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

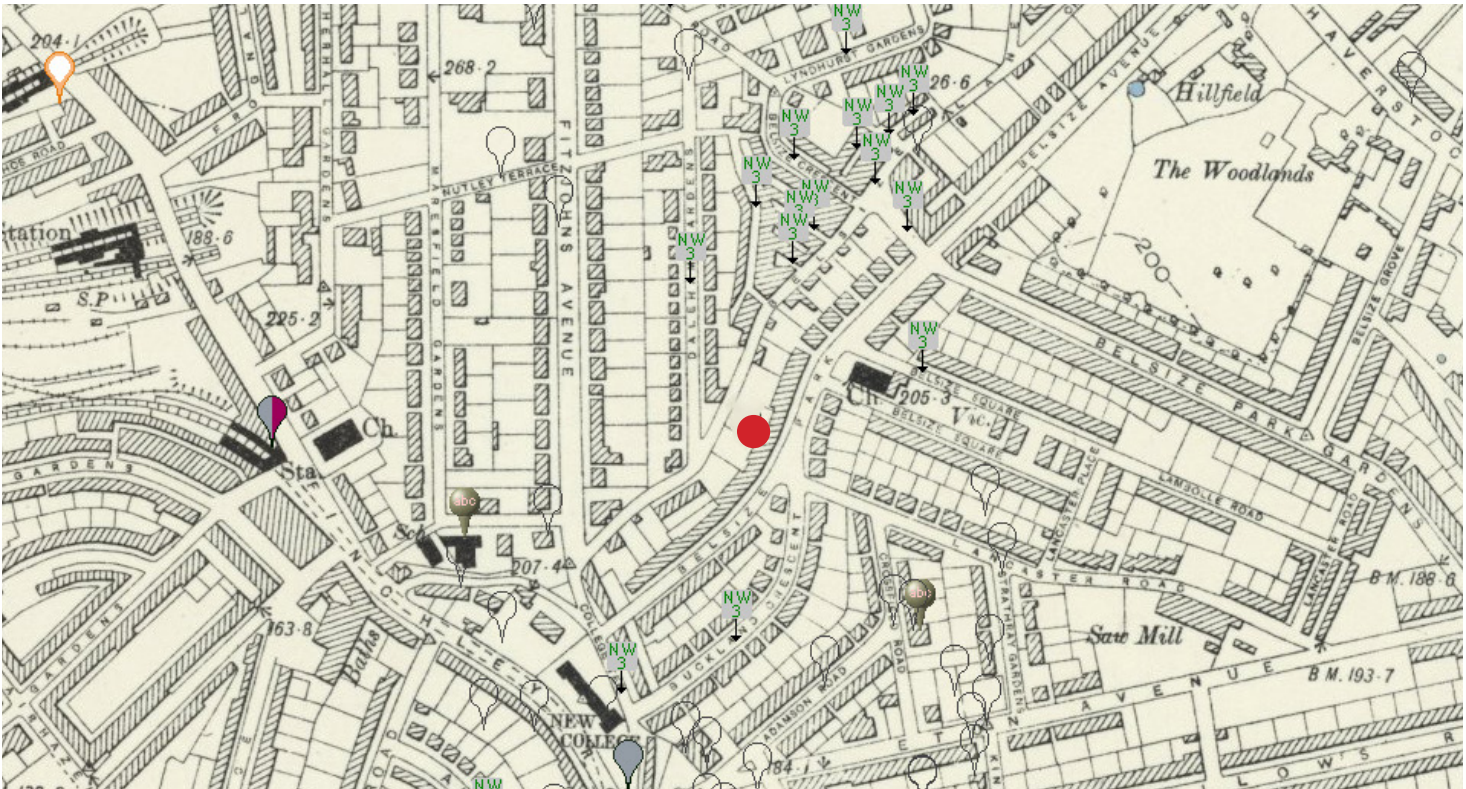
- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance



The original Belsize House and surrounding estate



Belsize Gardens around 1900



Belsize Park Map from 1900

2/ Context

- 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;

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

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.

Key Extracts from Belsize Park Conservation Area Statement

BE 19: New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and, where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings. Proposals should be guided by the UDP in terms of the appropriate uses and other matters such as density and parking standards.

BE26 Planning permission is required for extensions and alterations at roof level. Roof extensions and alterations, which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where:

- It would be detrimental to the form and character of the existing building
- The property forms part of a group or terrace which remains largely, but not completely unimpaired
- The property forms part of a symmetrical composition, the balance of which would be upset
- The roof is prominent, particularly in long views

BE27: Further dormers or 'velux' type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front, side and prominent rear elevations will not be allowed where a cluster of roofs remains largely, but not necessarily completely, unimpaired.



Belsize Park Conservation Area
Extract from Belsize Park Conservation Statement

2/ Context

Relevant Planning History of the Applicant Site

There is no relevant planning history available for the application site.

Relevant Planning History of Adjacent Properties

27 Belsize Park, 2019/5314/P: Removal of dormer windows and erection of new front, side and rear dormer windows and rear roof terrace and enlargement of side rooflights.

27 Belsize Park, 2021/1082/P: 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.

41 Belsize Park, 2008/0510/P: 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.

27 Belsize Park, 2011/6248/P: 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.



Side elevation prior to planning consent



Side elevtion as per planning consent and variation



Front elevation prior to planning consent



Front elevtion as per planning consent and variation

Extract from application for roof alterations to No 27 Belsize Park

3/ Proposals

3.1 Design

Scale and Proportions

The dormer window matches the scale and proportions of the dormer to the front of the property. In addition, the new side dormer will have minimal external impact and is unlikely to be seen from the public realm.

The author acknowledges that the dormer does not align with the windows below. However, given the proximity of 41 Belsize Park, it is not possible to read the entire composition of this elevation.

Amenity

The proposal would have minimal impact on the amenity of neighbouring occupiers.

3.2 Access

Access to, and use of the house are unaffected by the proposed works and as such will be no worse than the existing condition. Vehicular use of the site is unchanged, and the existing refuse collection and recycling points will also remain unchanged.

3.3 Sustainability

The new glazing will be of a high specification. Building regulations U-Values will be met or exceeded with all new building works and glazing proposed and recycled building materials will be sought for the brickwork.

3.4 Materiality

As previously stated, the proposals seek to enhance and preserve the overall appearance of the property. The proposal aims to reference the techniques and styles of the existing setting and complement, not copy, the character. Good quality traditional materials are proposed including lead cladding to roof and side cheeks. White painted timber windows are proposed for the glazing.

3.5 Heritage Statement

The new dormer aligns with the other dormers in the building. In terms of scale and materiality, lead cladding will be used for the roof and side cheeks construction. The dormer windows have been detailed to follow traditional dormer construction.



Existing Side Elevation



Proposed Side Elevation



Existing Front Elevation



Proposed Front Elevation

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