



Introduction Statements & The Team



The Synagogue

Belsize Square Synagogue is a thriving progressive Jewish community blending modernity with tradition. Uniquely within the UK, its traditions derive from the continental Libera traditions, having been founded in 1939 by refugees mainly from Germany escaping Nazi persecution. While many members are children, grandchildren or great-grand-children of the founders, the flavour of Belsize Square is enriched by young people and families who have joined the community from other traditions, creating a lively, welcoming and friendly atmosphere. Belsize Square Synagogue cherishes and maintains its distinctive heritage especially through its synagogue services, use of richly scored music, and a thriving programme of education for adults and children alike.

Brief History

The first service held by what was to become Belsize Square Synagogue took place on 24 March 1939 in London, organised by a group of refugees mainly from Berlin and Frankfurt-on-Main.

Initially, the new organisation occupied rented rooms in Swiss Cottage, until in 1951 a former vicarage at Belsize Square was acquired and converted to accommodate a modest synagogue, communal offices, and a religion school. Refurbishments have been made including extension of the synagogue and provision of the synagogue hall.

Belsize Square Synagogue recognises the hall is tired. It has had 43 years of full use. We would like to improve the appearance of the hall and modernise the facilities for example to improve the entrance area from the edge of the street, improve disabled access, improve the layout and circulation, and incorporate modern, more sustainable technologies.

Mission Statement

Our proposal is to build a new multi-use hall and a small number of residential units on the existing site, which are needed to enable these benefits to be delivered.

As part of the proposal, we will also create a new open space in Belsize Square. This will re-open part of Belsize Square and improve the appearance of the site as a whole. Our proposal also includes community function rooms which will provide a space for entertainment, childcare, activities for young people, education and more.

This new multi-use hall and open space will not only benefit the synagogue members, but the wider community as well. We intend that the facilities will continue to be available for public hire.

Design Statement

Through this process our objectives have been as follows:

- To address the needs and requirements of the synagogue for the foreseeable future
- To preserve and enhance the facilities that are presently accommodated on the site.

- To provide the means of enhancing the appearance of the synagogue and its associated buildings on the site.
- To provide a new landscaped extension to the square which will provide valuable amenity space.
- To minimise the impact of these proposals on the adjacent residential units in terms of daylight, sunlight, townscape and visual impact.

In order to achieve these objectives we are proposing to place the hall and community facilities into the ground so that they have the least impact on the surrounding area. We will connect the new hall to the synagogue at the existing entrance location. We also looked at improving the internal layout of the synagogue. The space over the new hall will form a landscaped area which will be carefully designed to enhance the visual amenity of the square.

The proposals are at an initial stage and will require further development to be undertaken on the design and treatment of the new facades. However, in terms of design approach we felt that proposed development should take its design cues from the existing cluster of buildings within the square rather than the surrounding residential buildings. We are therefore

Belsize Square Synagogue recognises the hall is tired. It has had 43 years of full use.

Community Activities:
Pilates, Sunday School, Charity Auctions, Community Meetings, BSS Choir, Bar / Bat Mitzvahs, Bazaars, Concerts, Mega Machanes, Nursery, Music, Polling Station, Workshops and more

The Team

Client : Belsize Square Synagogue
Planning Consultant : Bidwells
Architects : Pringle Brandon Perkins + Will
Landscape Architect : Bidwells
Public Affairs : Quatro
Sunlight/ Daylight Consultant : eb7
Heritage Advisors : Beacon Planning
Transport Advisors : Vectos
Survey & Topographical : A D Horner Ltd
Structural Engineer : Price & Myers
Build Costs : STACE
Project Management : Bidwells



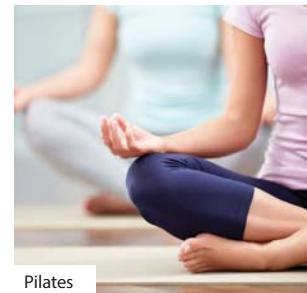
Sunday School



Services



Bar/Bat Mitzvah



Pilates



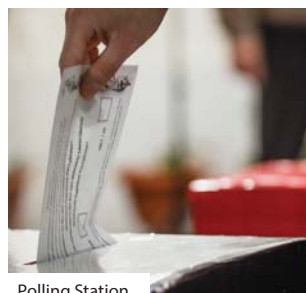
Nursery



Children's Events



Charity Auctions



Polling Station



BSS Choir



Choir



Musical Events



Community Events

Existing Site Photos



1. Street Elevation From South



2. Aerial View From North



11. High Fence To North



12. High Fence To North



13. High Fence To South-East



14. High Fence To South



3. Clutter Behind



4. Scout Hut



5. Synagogue North Elevation



6. Shed And Clutter To East



7. Entrance of Synagogue



8. Hall Entrance, level change



9. Hall Entrance, exterior view



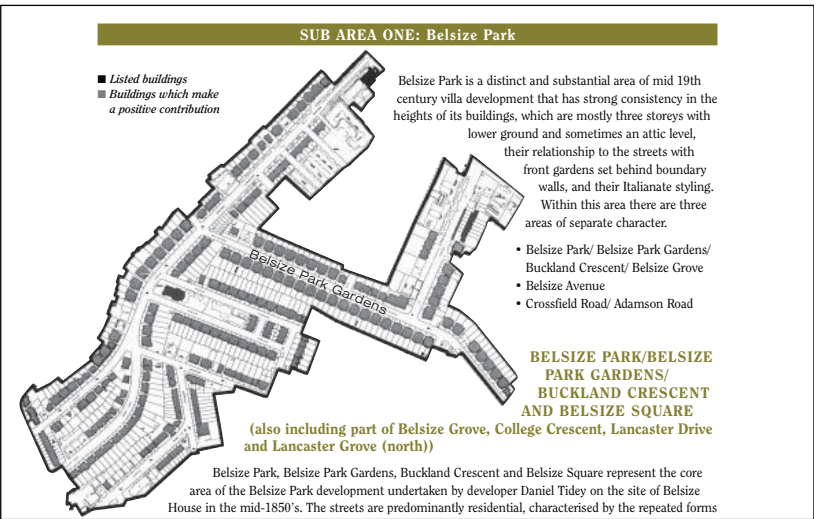
10. Hall Entrance, interior view



Key Map

Existing Site Character

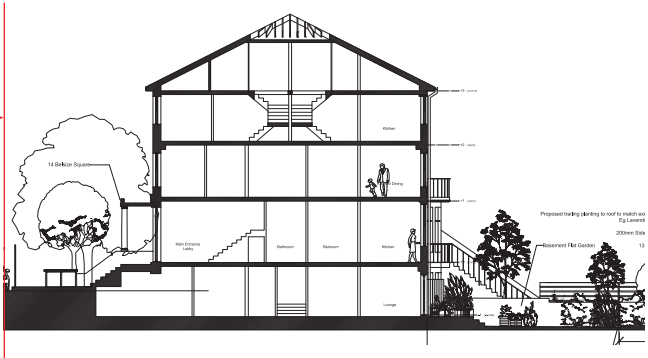
The streetscape is predominantly residential, characterised by the repeated forms of the stucco Italianate villas, whose design gives a strong identity and unity of appearance to the area. The square is defined by series of different buildings from various historical period and style. Each building within the square retains individual identity.



Excerpt from Camden Council's *Conservation Area Statement* on Sub Area One: Belsize Park.

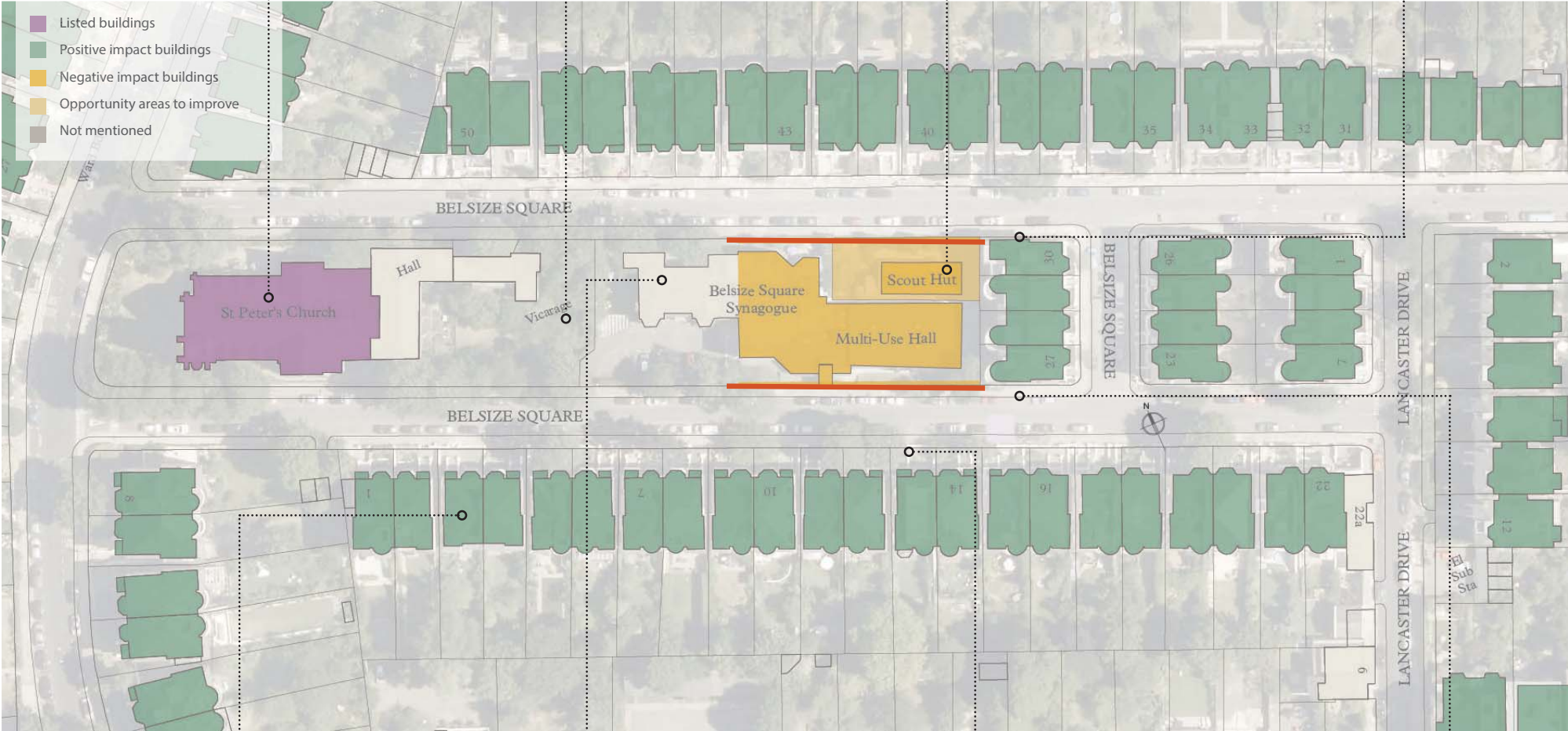


Proposal



Retaining the square individuality
Defined by green edges and mixture of low shrubs and trees. Buildings within square are irregular and individual and unique entities.

Retaining rhythm of terrace housing - Italianate Villa
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. The paired 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.





Aspirations Constraints & Opportunities



Constraints

- Complex site
- Various and poor quality architecture within the square
- Multi-use hall - tired, dated building needing a refresh to modern quality standards
- Synagogue - require some additional seating for the community
- Lacks openness through the square
- Insufficient space in front of existing multi-use hall entrance
- Privacy - overlooking is a sensitive issue
- Change in levels - affect disability access



High Fence To North



Clutter Behind Fence



Scout Hut



Opportunities

- To improve the appearance of Belsize Square and the buildings within the site
- Multi-use hall - fit for purpose
- Synagogue - to increase flexibility
- To reinstate the square as an open space
- To improve public amenity and the multi-use hall
- To improve quality of residential amenities
- Improve visual appearance
- Create openness for stronger community and to reduce human traffic along the street via the tight entrance to hall

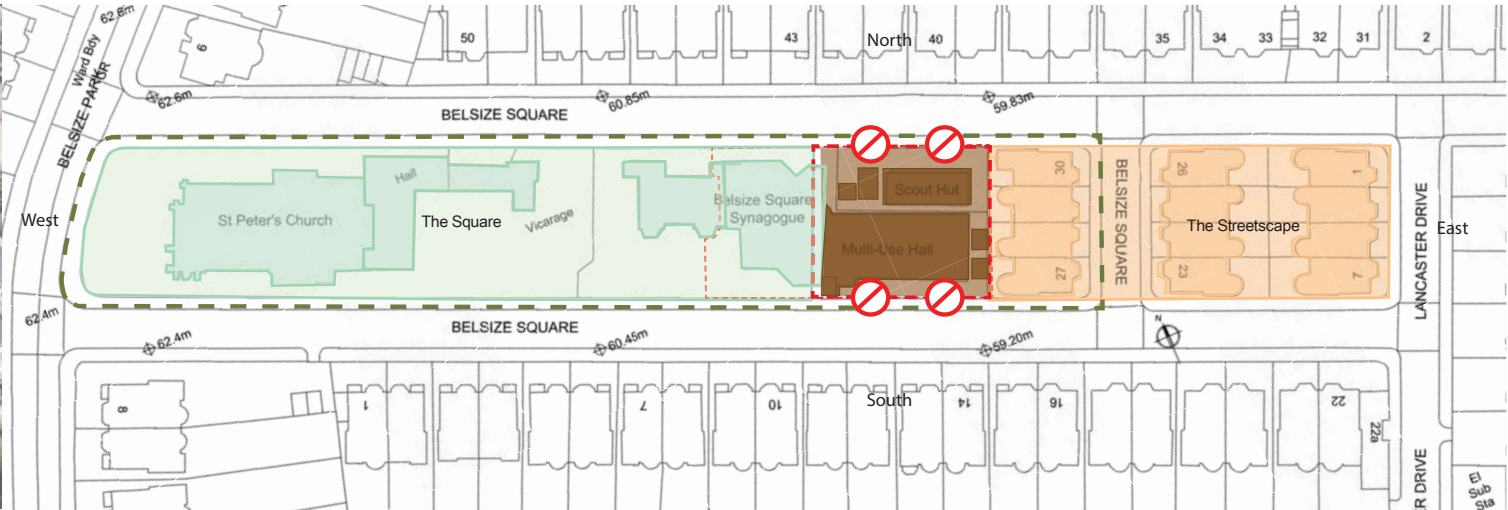
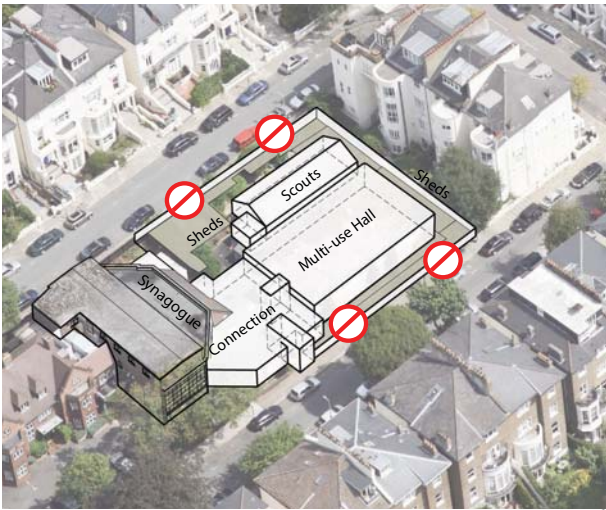


Open Space Location



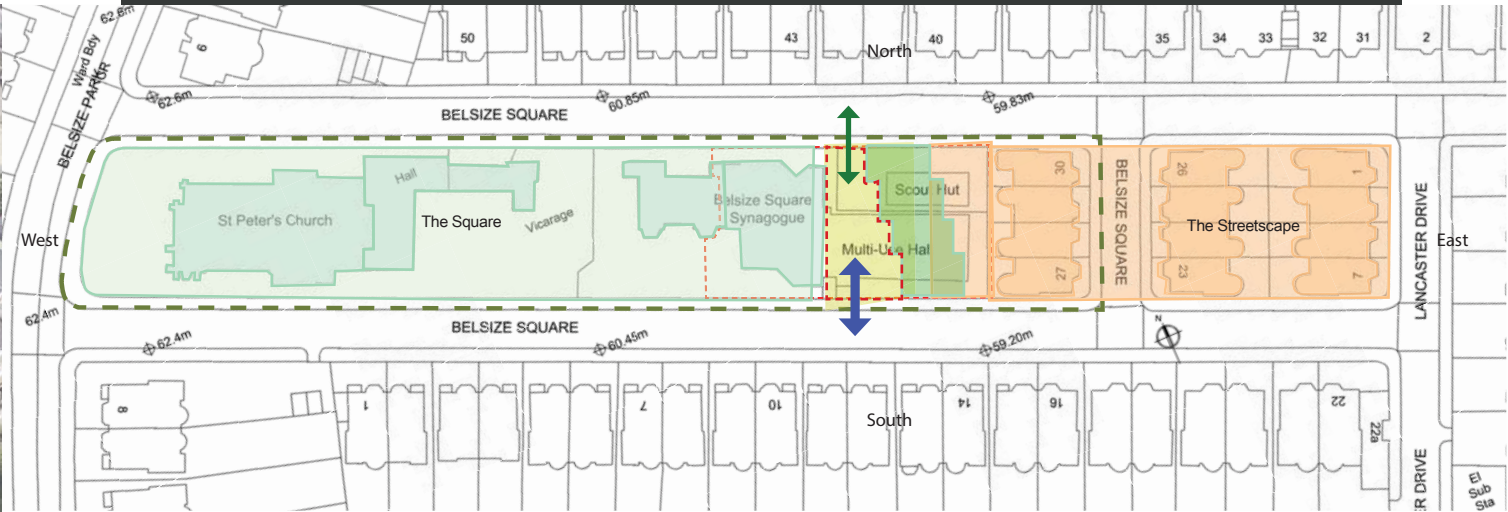
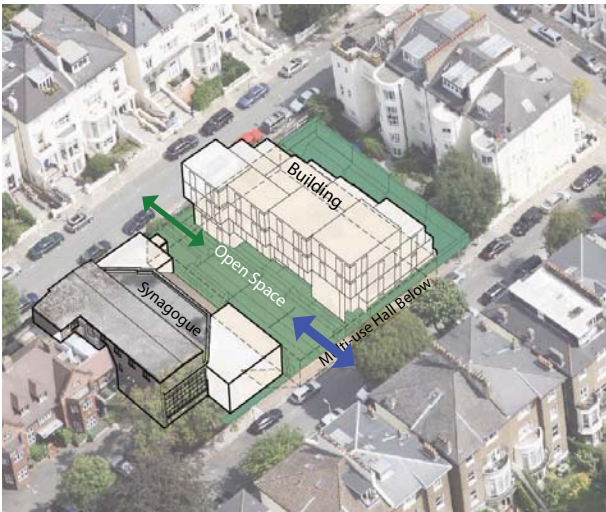
Existing Site

Existing site is built up to the perimeter of the ownership boundary line. The site is entirely fenced off to the back of pavement line. There is no openness through the site.



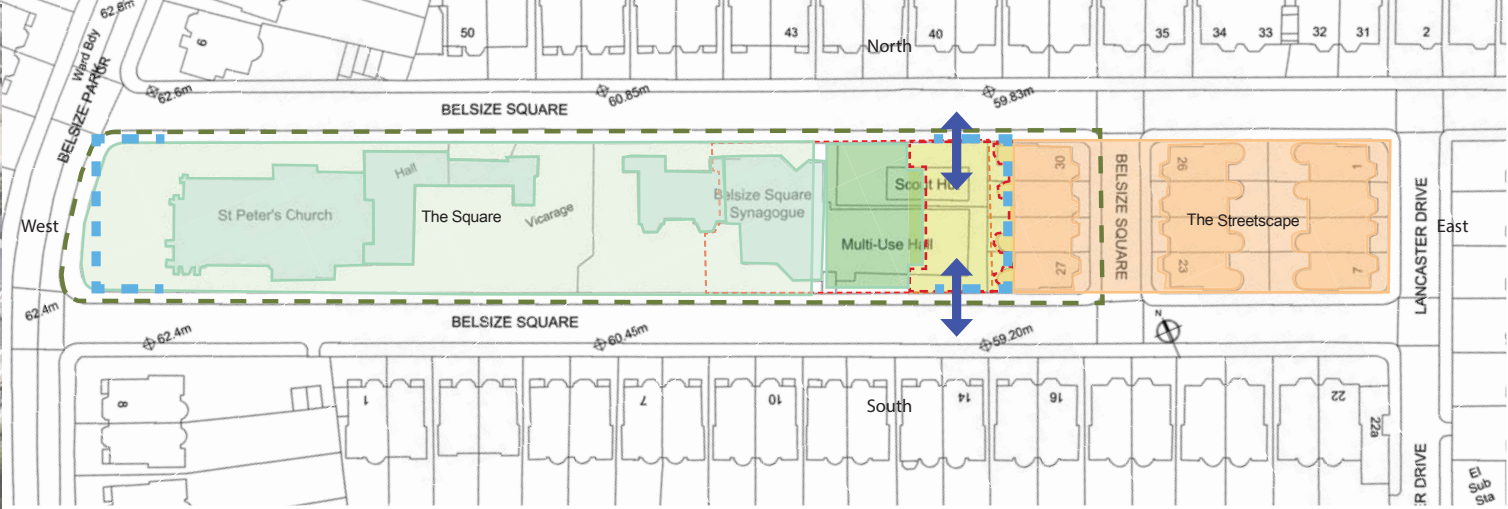
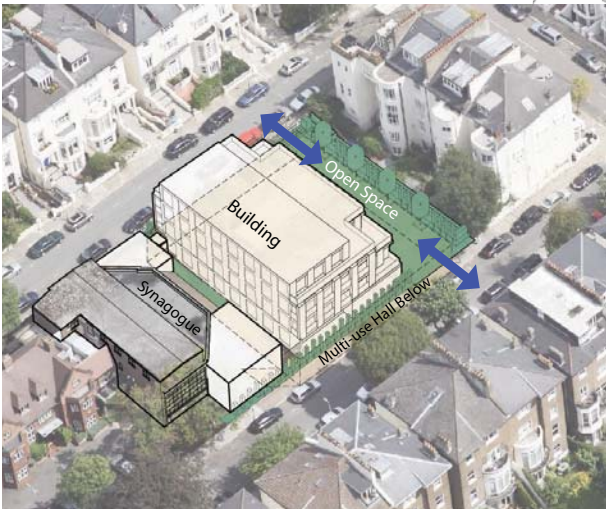
Open Space to the West

It is proposed to open up the boundary of the site to create accessible open space. Open Space to the west allows a medium size open space. The open space could be lined with green walls and/or hedges.



Open Space to the East

It is proposed to open up the boundary of the site to create accessible open space. By combining the perception with the rear garden of the residential villas to the east, Open Space to the East allows the largest sized open space and generous views and access to daylight and sunlight. The additional space allows breathing space for larger trees and planting.



Concept
Fitting in /
Architectural Style



Fitting In

Belsize Square Synagogue site is located at the eastern part of Belsize Square. The majority of the square from the west to the east is defined by different style of structures complemented by greenery and clad in warm/brownish tones of brick, stone and timber. However, the eastern edge of the square is defined by Italianate white/cream coloured stucco villas, like much of the Streetscape that wraps around the square.

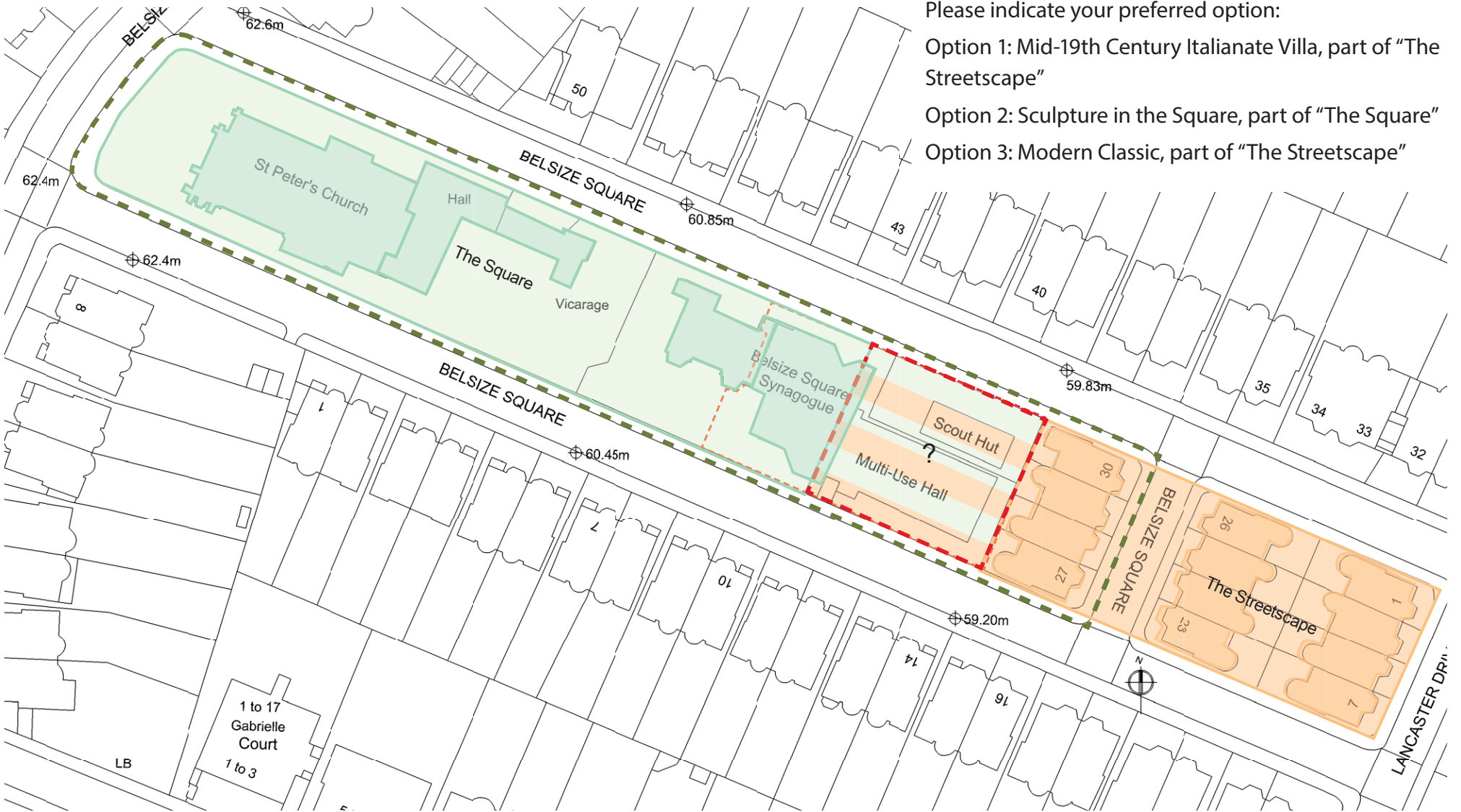
Should the new proposed building appear to be part of “The Square” or to be part of “The Streetscape”?

Please indicate your preferred option:

Option 1: Mid-19th Century Italianate Villa, part of “The Streetscape”

Option 2: Sculpture in the Square, part of “The Square”

Option 3: Modern Classic, part of “The Streetscape”



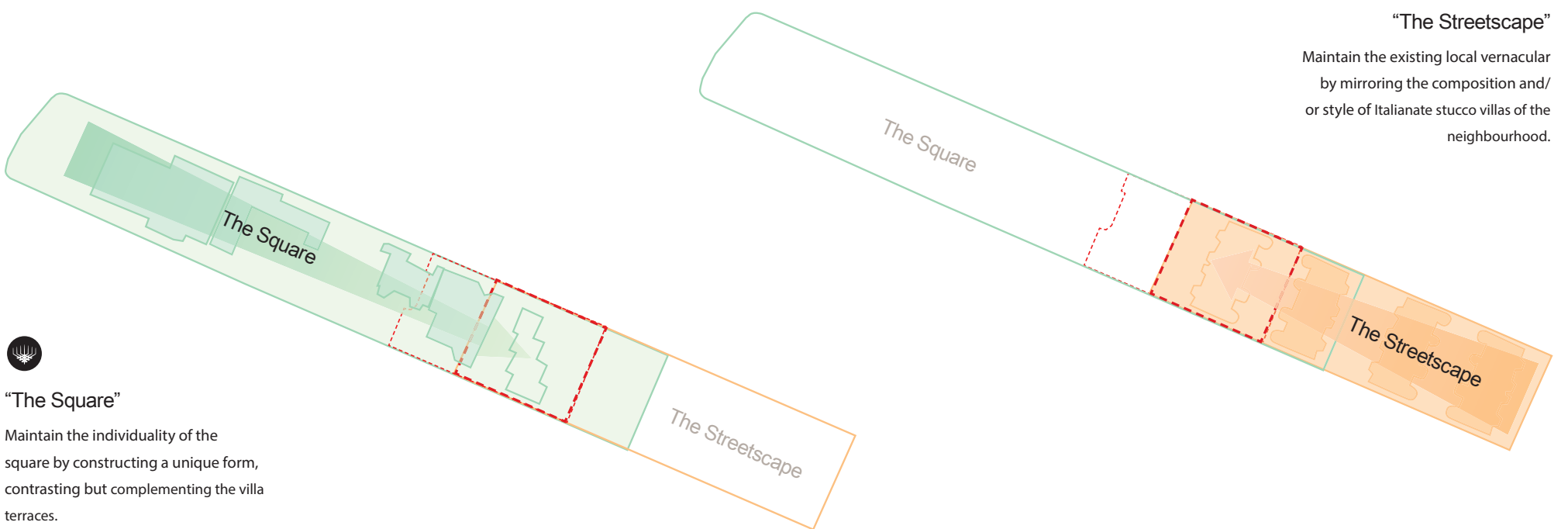
“The Streetscape”

Maintain the existing local vernacular by mirroring the composition and/or style of Italianate stucco villas of the neighbourhood.



“The Square”

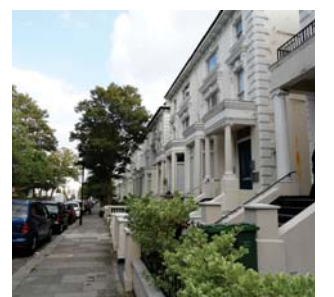
Maintain the individuality of the square by constructing a unique form, contrasting but complementing the villa terraces.



Warm/brownish tone buildings in “The Square”



White/cream coloured Italianate villas as part of “The Streetscape”





Opening Up the Site

Existing & Proposed Access

New proposed scheme provides c. 6000ft² of accessible / visual amenity space, 35% more than the current configuration which has no accessible open space.

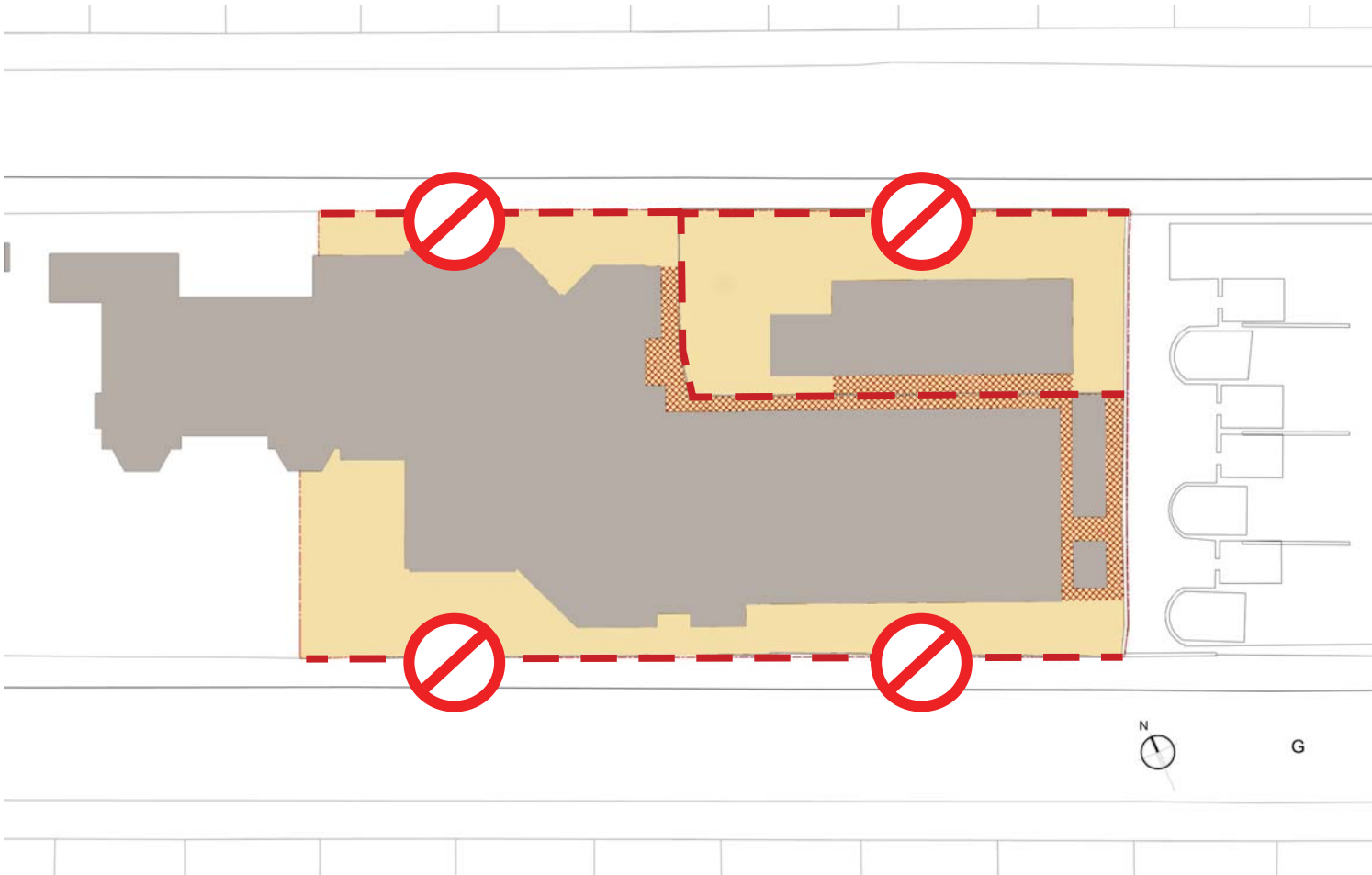


Existing Condition - No Access

Existing site is built up to the perimeter of the ownership boundary line. The site is entirely fenced off to the back of pavement line. There is no openness through the site.

- Building footprint
- Private open space
- Boundary fence
- Service access space
- Site area

Accessible open space
= 0m² (0%)

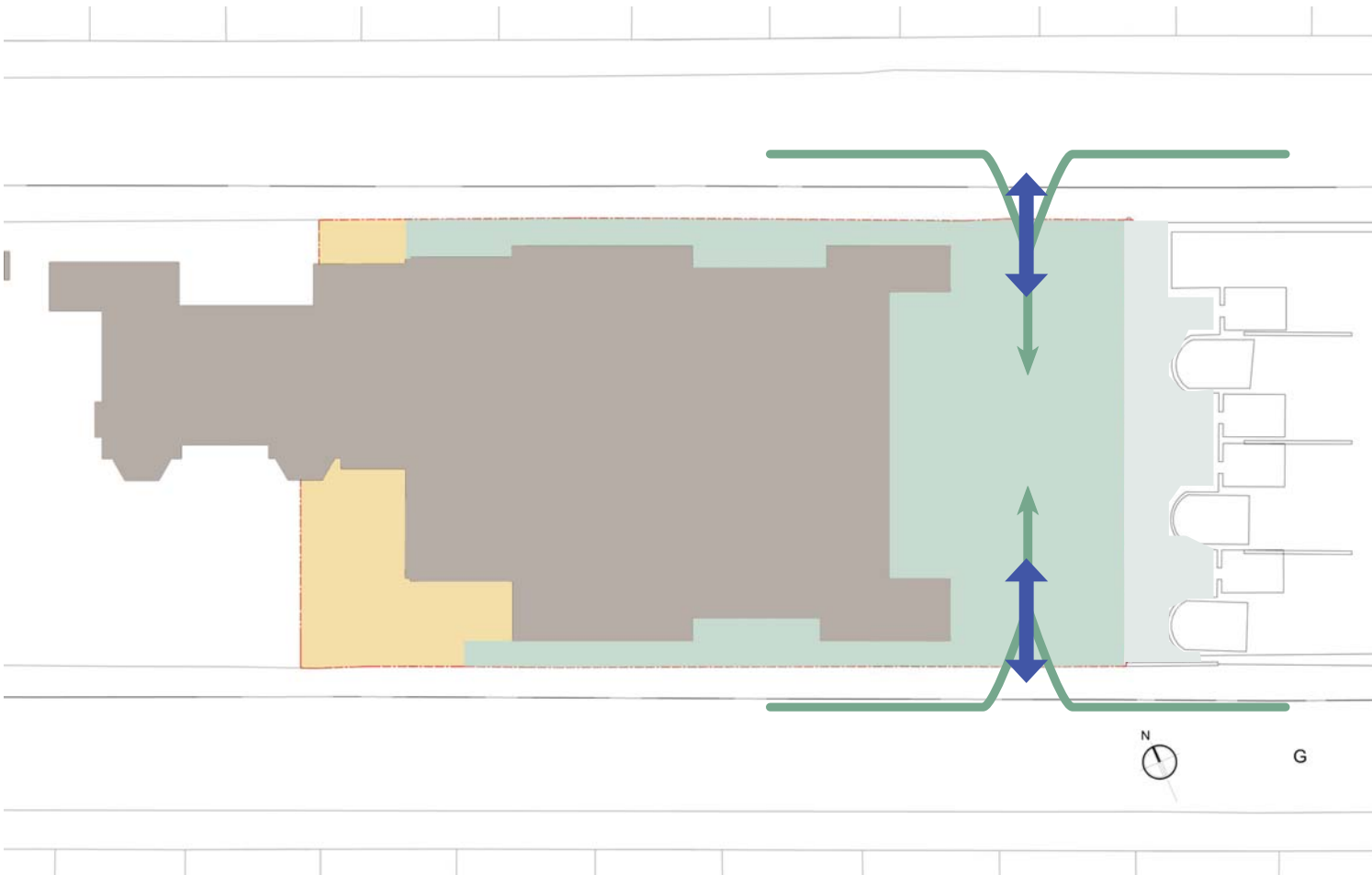


Proposed - Access To Open Space

It is proposed to open up the boundary of the site to create accessible open space. Open space to the east allow larger open space, garden views and access to daylight and sunlight.

- Building footprint
- Private open space
- Accessible / visual amenity space
- Open space access
- Site area

Accessible / visual amenity space
= 602.2m² (35%)





Architecture Option 1: Italianate Villas

Option 1: Mid-19th century Italianate Villa

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. The paired 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.

This scheme attempts to adopt the architectural style of the existing residential buildings within the local context - mid-19th century Italianate villa style. Copying the existing style and grain of the surrounding housing of mid-19th century Italianate villa may help retain a visual order in keeping with the characteristics of "The Streetscape".





Architecture Option 2: Sculpture In The Square

Option 2: Sculpture in the Square

This scheme massing is characterised by a cluster of small modules that terrace down asymmetrically. Purposely designed to be in contrast to the stark order of the existing white Italianate villas defining the edges of Belsize Square, Sculpture in the Square attempts to be a free form, contemporary sculptural element to the square.

In plan, the form is broken down into four equal components to align with the module of the villa housing to the east. The form is broken down further vertically with a series of terraces cascading down facing the existing residential to the east. The terraces serve dual function, first of amenity space for the resident and second as a visual amenity to the existing neighbouring residential units with sufficient daylight and sunlight to the rear flats. The open space formed is broken down into modules, creating two different experiential approaches to the open space. The open space opens

out to the street to the south, welcoming the user from the street, defined in three sides by tiers of lush green hedges and planting. To the north, the experience is of discovery, where one goes through a tight threshold between green hedges to be released onto the wider open space, creating a dramatic procession to the open space to the south.

The material palette here is anticipated to be organic to reflect the colours and warmth of the trees and bricks defining the square as an island. Anticipated material are combination natural glazed green faience tiles, timber and/or brick.

This scheme follows the concept of being part of the 'The Square', extending the perception of the square and restoring the square to an open space that can be utilised and enjoyed by the people.





Architecture Option 3: Modern Classic

Option 3: Modern Classic

The massing of the proposed new building connects to the existing building. This scheme attempts to cluster new building with the old in order to create more synergy and better connectivity within the existing synagogue and new proposed building and also to maximise the look, feel and size of the new open space created to the east. The visual amenity of the rear garden extends the perceived size of proposed new open space. Because the open space size is more generous, larger to either side, bigger trees can be introduced to form a more 'green' and lush feel to the open space.

The elevational treatment is characterised by simple geometry and lines in attempt to be 'quiet' against the grain of various highly stylised elevational treatment of the Italianate Villas and various religious buildings within the square built over different course of history. The material palette here is anticipated to be white in colour

to match the colour of the villas.

This scheme follows the concept of being part of the 'The Square', extending the perception of the square and restoring the square to an open space that can be utilised and enjoyed by the people.

