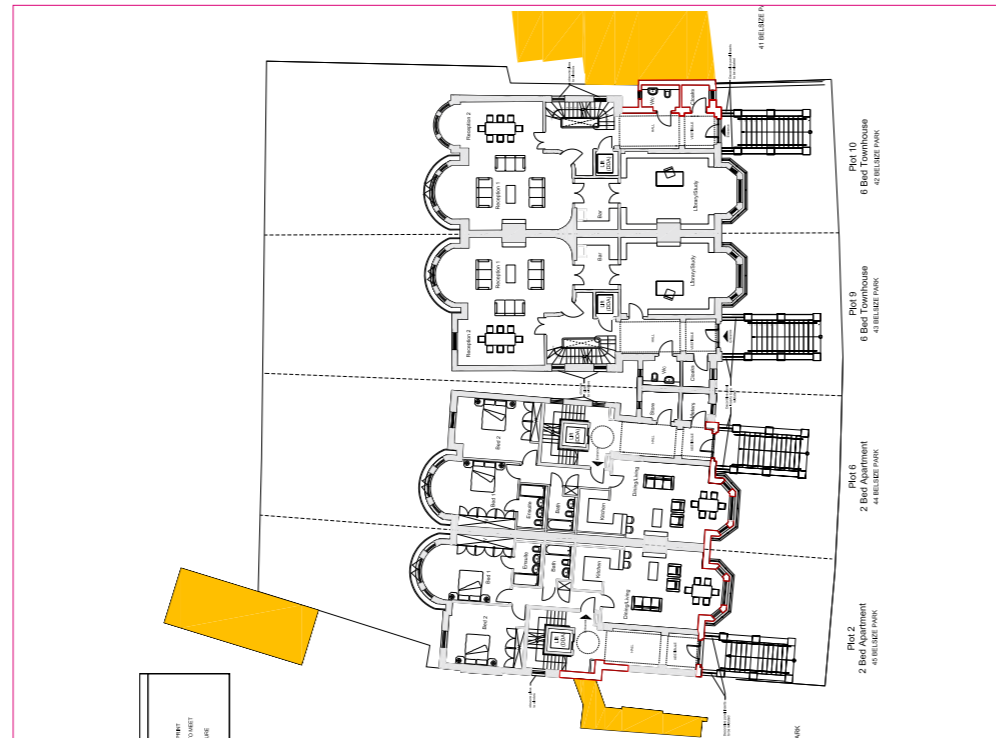
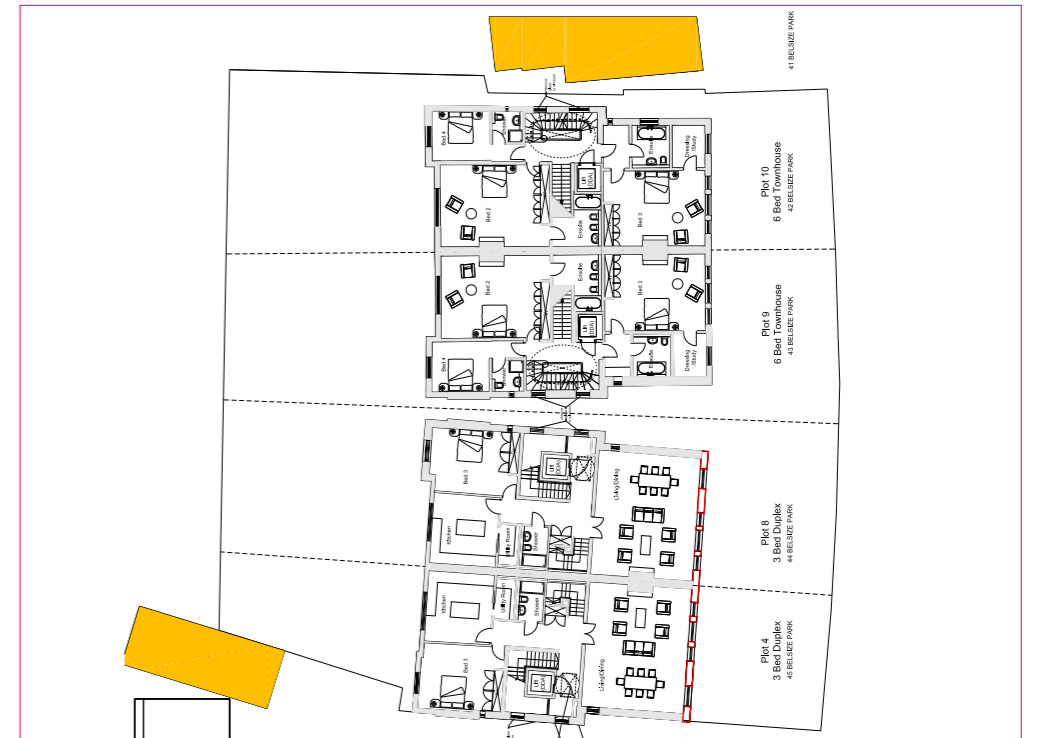


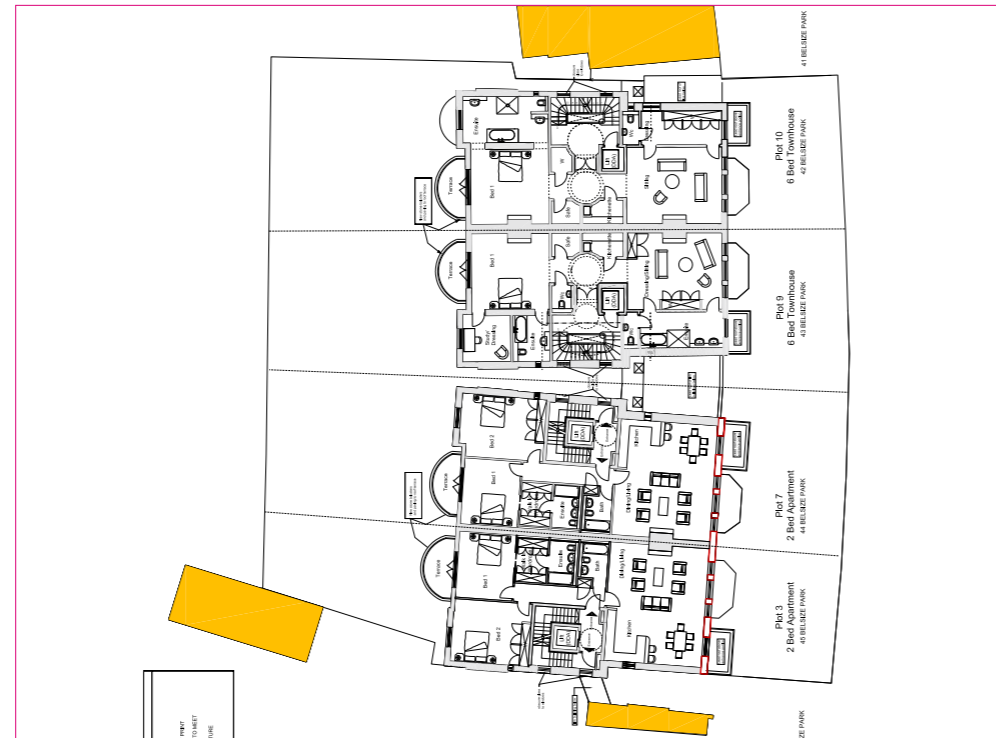
Upper Ground Floor Plan



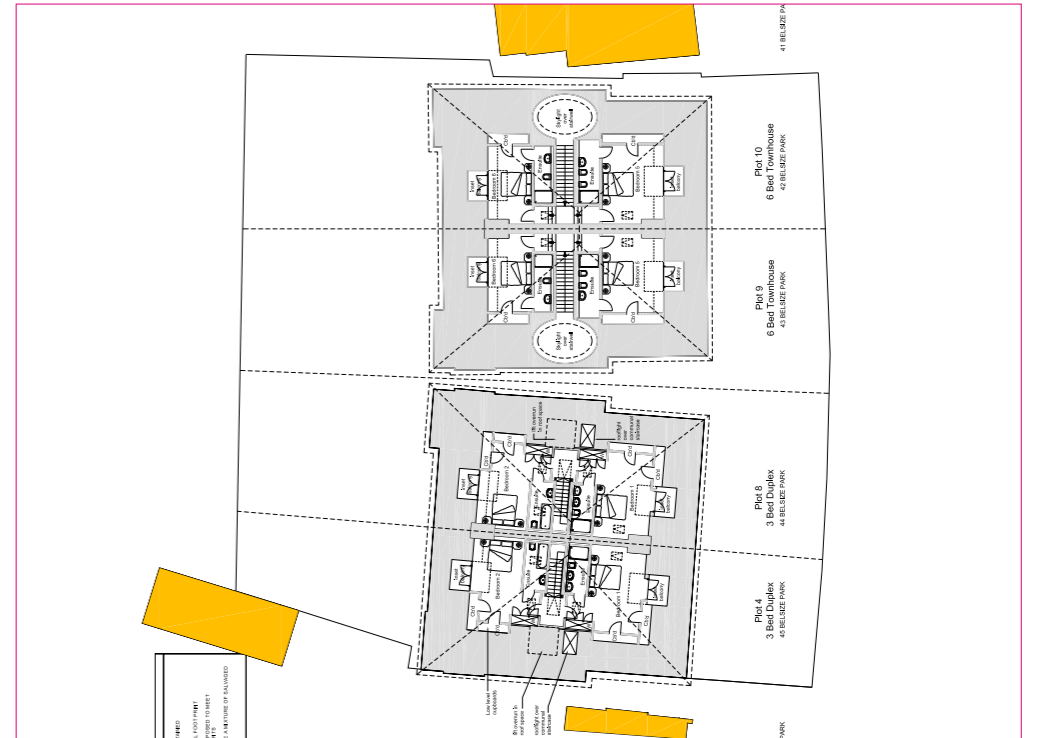
Second Floor Plan



First Floor Plan



Third Floor Plan

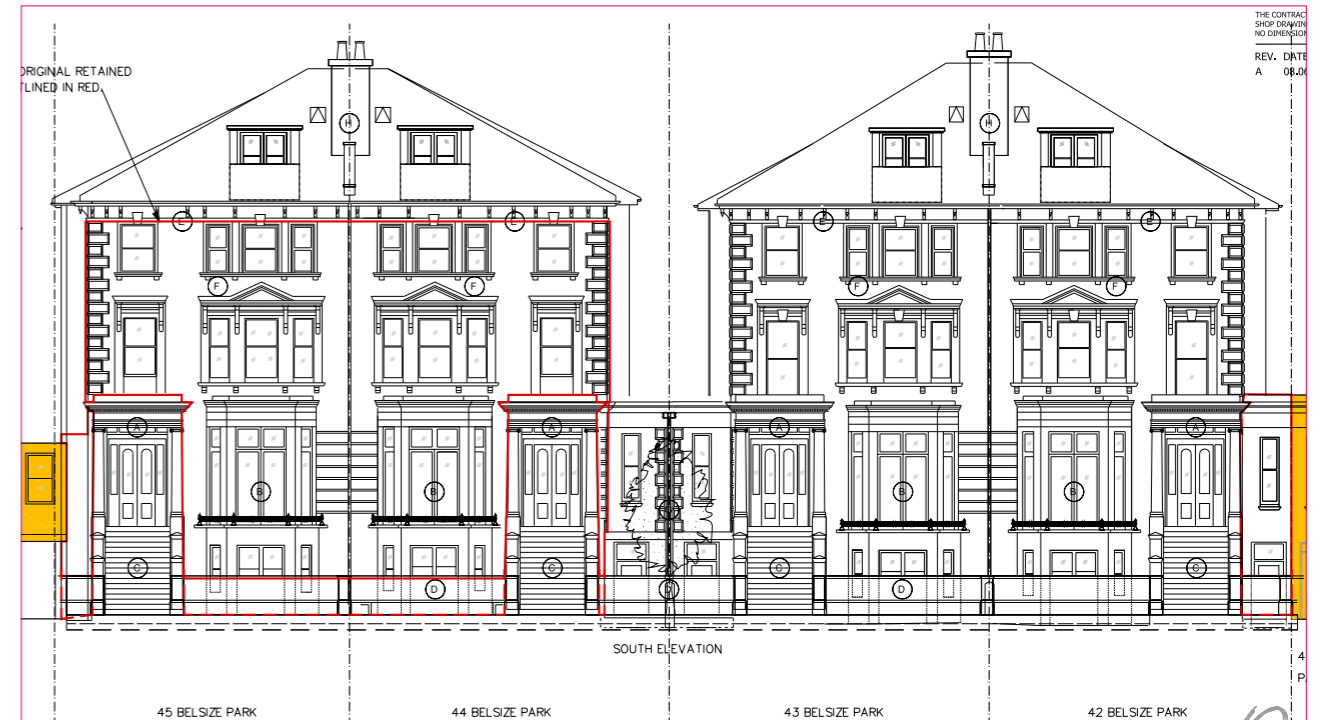


### 4.3 Scale

- 4.3.1 The scale and massing of the proposal has been carefully considered in line with comments that have been received from the Council and the surrounding heritage assets. The scale of the proposed design of the buildings is considered to reflect that previously considered by the Council.
- 4.3.2 The buildings will rise a total of 5 storeys. The new basement level will link the existing car park to 77 Belsize Lane with the development, and extend underneath Belsize Park (a Basement Impact Assessment accompanies the application). Above this, the four upper floors will provide the remainder of the residential accommodation, with the third floor accommodation provided within the pitched roof. It is considered that this approach to the scale of the mirrors neighbouring buildings.
- 4.3.3 It is not considered that visual privacy and overlooking, overshadowing and outlook and sunlight, daylight and artificial light levels to neighbouring properties will be adversely affected by the development, by virtue of its height, massing and location.

### 4.4 Appearance

- 4.4.1 The appearance of the proposal has been carefully considered in light of the planning history of the site and the surrounding heritage value.
- 4.4.2 The elevations indicate the extent of the original building facades that are to be retained. In greater detail, the proposed appearance of the building will be as follows:
  - The lower level link between 43 & 44 has been maintained. This returns the buildings to how they were pre collapse and mimics the lower level links between 42-41 and 45-46 which are being kept in place as part of the facade retention.
  - The new entrance porches will include new cornices and mouldings in lime render. The original front door to no 42, as surveyed before collapse, has been added to all four buildings. The entrance stairs leading from Belsize Park will include stone treads and risers and galvanised steel handrails.
  - New bay windows to the upper ground floor level will be provided to the front elevation and will include mouldings in lime render, new cills and decorative cast iron railings. Windows to the upper floors will match local exemplars.
  - The new roof will include chimney stacks that will match those that existed on the original buildings. Skylights will be velux conservation roof lights and dormers will be lead lined with white painted joinery.
  - The pane details to the rear french doors now mimic the original doors, whilst the window bays will include decorative metal balustrades.
  - Glazing bars have been added to the flank windows to mimic the original windows, whilst all windows to all stairwells are shown as 'obscure glazing'.



Front Elevation



Rear Elevation