

Design and Access Statement – A Supplement

Changes to Approved Scheme

73 Belsize Lane, London NW3

Drawings Describing Scope of Changes

This current document is a supplement to approved Design and Access Statement, BLD1.

Approved drawings BL-LP and BL-01 to 07, describing the location, context and existing accommodation of the scheme remain valid and should be read as part of this application to change the conditions of approval. This also applies to the original Designs and Access Statement, BLD1, which remains valid.

Of the drawings describing the proposed scheme, drawings BL-08A, Proposed Ground Floor Plan, and BL-12A, Proposed Side Elevation and Section remain unchanged and valid and are part of the amended scheme hereby applied for.

Approved drawings BL-09A, BL-10A and BL-11A are hereby withdrawn and should be replaced with drawings EXN/193/07, Proposed First and Second Floor Plans, EXN/193/08, Proposed Roof Plan and EXN/193/09, Proposed Front Rear Elevations.

Changes to Approved Scheme

The proposed changes constitute 3 parts:

- 1- The proposed dormer is to be increased in width from approximately 5.2m to 7m, thereby allowing a casement window each to the two bedrooms and a window to the bathroom.
- 2- The 3 existing Velux rooflights to the rear elevation are to be retained and repositioned to suit the new proposed dormer. 1 no. existing rooflight to the front elevation is to be repositioned above the new stairwell.
- 3- 1 new rooflight to the rear elevation and 2 new rooflights to the front elevation are added to improve light and ventilation in the first and second floor rooms.

Conclusions

The proposals remain sensitively designed and will not harm the house or the surrounding area. The increase in width of the dormer by approximately 900mm on either side will not have a significant effect on the views of the side elevation from the street.

The retention and repositioning of the existing rooflights, together with the addition of the new rooflights will add to the symmetry of the elevations. In addition, natural light and cross ventilation will be improved greatly in the rooms, both on the first and second floors.

The new bedrooms on the second floor will now be of sufficient size, natural light and ventilation levels to allow the two children of the household to move there permanently, allowing a first floor bedroom to remain available for the visits of the increasingly frail and elderly grandparents.

It should be noted that a previous approved application - reference 8700033 approved on 5 March 1987- allowed for the addition of 2 rooflights to the front and 2 dormers to the rear.

Access

There will be no changes to the current access to the front and back of the house.