

DESIGN ACCESSMENT

38 BELSIZE AVENUE, NW3 4AN

The property is mid terrace in the Belsize Conservation Area which consists of large houses in short terraces of different designs. Some of these dwellings are single family residences while others have been converted to flats.

The property currently is arranged as three flats and an application has been made to convert two of these to a single family unit. Should this application be successful then the owners would like to proceed with this development of using the roof space to increase the growing family requirements should the local authority find it within their guidelines.

Being in conservation area it was known that the alteration of the external appearance would be critical. Views from a diagonal distance from across the road were carefully considered to reduce any impact of the roof extension by starting the dormer back from the front edge of the wall and starting the dormer lower than the ridge line. From across the road, which is where the greatest view of the side of the roof can be seen, only a proportion of the ridge can be seen. Further, by positioning the dormer between the two chimney stacks the impact is reduced further. This applies to both back and front with the rear being even more difficult to see.

From an interior point of view the stair case and well is a dominant feature and remains original therefore it was considered that this design and well should be carried through to the proposed upper floor. The dormer gives the head height required in the centre of the house and the roof shape in the remaining part of the rooms.

The windows in the side of the dormer were a concern. It was felt that a long window in the proportion of the others in the main house would look out of place in the triangular shape of the dormer therefore the new element of the circular window was introduced. Generally because of their location and the position of the dormers they would not be seen.

As shown on the elevation on plan No. F1 the dormers look as though they are squaring off the top of the house. This is an impossible view and regard to the perspective angle needs to be taken into account. It is considered that the dormer from the road will be most hidden if not completely.