

39 BELSIZE ROAD

LONDON

NW6 4RX

## ACCESS AND DESIGN STATEMENT



Image 1

Front elevation - no works proposed  
to the front



Image 2

Rear elevation and area where works are proposed





Front elevation and adjacent properties (Image 3.1)



Rear elevation of adjacent property (Image 4.1)





Rear elevation of adjacent properties (Image 4.2)





Rear elevation of adjacent properties (Image 5.1 and 5.2)



## ACCESS AND DESIGN STATEMENT

39 Belsize Road, London, NW6 4RX is a family house built in the 1950's in the context of a residential development that erected several quasi-identical buildings in Belsize Road to host semi-attached houses.

The previous pictures show the similar characters of the houses and how their front and rear elevations have been changing throughout the years, to adapt to recent needs. (Image 3.1)

Number 39 is the only house on its block that still keeps its original rear elevation configuration, and hence, in order to maximise the internal space and to add value to the property and to the area, we are proposing some changes that will also match the adjacent properties alterations.

Our proposal, as can be seen in the attached plans consists in some internal modifications to enhance the habitable space, which will reflect in the rear elevation.

Changes in the rear elevation:

- Extension of the lower floor elevation in order to increase the area of the dining and kitchen. To achieve the extension we are proposing to extend the floor area on the first level, in order to move the doors to the new level, matching the other two properties on the block. For these proposed works, we will need to excavate part of the current garden, to allow a patio area at the same level of the lower floor as one steps out of the conservatory. As can be seen in images 4.1, 4.2, 5.1 and 5.2 (highlighted with a yellow border) the adjacent houses have also made the proposed extension in diverse styles.
- On the first floor we are also proposing an extension to increase the area of the living room and to match the new balcony level for the two other houses. For this purpose we are proposing the removal of the current doors, wall, balcony, railing and pergola, to extend the internal floor up to the new ground floor elevation level. The ceiling will be brought up to a level that will not surpass the party wall with the adjacent property. Afterwards we will install a conservatory structure up to the new elevation limit. Taking into consideration that the adjacent property has installed a dividing timber and glass structure on this level as can be seen on image 4.2, the installation of a new conservatory will not have any implication on the neighbour property.

- On the second floor, the elevation will also be brought forward, to make a more uniform elevation and to avoid the forward and backward line that shows the second next property, as can be seen on images 4.2 ,5.1 and 5.2
- Installation of new VELUX rooflight in the roof to match the front elevation.

We look forward to your approval for the aforementioned changes.

Yours sincerely,

Marco Ferrara-B.

Living in Space

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