

Design and Access Statement for:

2nd December 2008

Proposed roof level alterations at:

**26a Primrose Gardens
Belsize Park
London
NW3 4TN**

Having worked through various design options with the client we arrived at the proposed development which whilst improving the facilities and adapting accommodation for modern flexible living respects the original building. In our proposal the front façade would have the current rectilinear dormer replaced by a more symmetrical design, which contains elements from the original gable-end dormers which were prevalent along these streets when they were built. It is felt that this improves the streetscape with its scale and design, thus leading the designs back towards the original than some of the more box-like front dormers which have grown in recent years.

The proposed materials to the front would all be specifically sourced and crafted to very high standards to restore some of the beauty of the original building. The centre window, between the two gable end windows would be slightly set back to accentuate the symmetry of the gable end design. Hard wood framed windows painted white are proposed at the front to continue the references to the original.

At the rear more modern materials are proposed to create a distinct break and form a contrast between the old and the new. It is proposed to have a very simple, yet elegant glazed balustrade to the balcony and full height glazed doors to the rear facing accommodation.

There would be a small element of planting on the proposed rear balcony to soften the junction between the new internal space, the balcony and the space beyond. The proposed rear dormer is constructed between the existing chimneystacks but is setback from the eaves to maintain the existing line of the eaves as a distinct visual element of the terrace. It is noted that some properties have extended right to that line but we felt strongly that these proposals demonstrate much more respect to the original building. The sides of the proposed balcony would be screened to avoid any issues of overlooking to each side. However, as for overlooking to the rear the amount of existing roof spaces and windows in the area would mean that the current situation would not be impacted upon by these proposals.

The current residential use is to be maintained but dramatically improved by providing more space which lends itself to more modern flexible living. The council is committed to providing a greater variety of accommodation in the area which these proposals would do. These proposals would also update the building envelope to meet current building legislation and therefore greatly improving the thermal performance of each building element,

The existing access to the property would be maintained.

I trust that the planning team will be able to see the rationale behind this proposal but if there are any specific concerns that they wish to discuss including possible amendments please do not hesitate to contact me.



Kieran McDonnell
Kieran McDonnell Design

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