

**COLLINS CADDY POPE PARTNERSHIP**  
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Ref: SAP/CK/7036

Mr A. Steinherr  
14D Belsize Square  
London  
NW3

**RECEIVED**  
**15 FEB 2008**

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**PROJECT – Refurbishment to 14D Belsize Square**  
**To provide an additional bedroom in the loft space**  
**& Internal alterations**

**DESIGN STATEMENT**

Mr A. Steinherr is the Freeholder of No. 14D Belsize Square. The property is approximately 120 years old and of a Georgian design.

The premises have been divided into 4 self contained flats. The existing building is served by a single internal staircase which accesses three of the units. The basement flat is served by a separate external side staircase. My Clients property is a maisonette flat and access is gained off a lobby/landing located at first floor level.

The property has been divided into four units over basement, ground, first and second floor. The building has been upgraded to conform to present day standards and enjoys sound, fire and means of escape standards.

My Client wishes to upgrade his property to provide 1 additional space in the existing loft and expand his available first floor space by investing in an open plan layout to give a more airy and flowing spacious area at first floor level.

The loft space is at present an unusable wasted space and the intention is to use this area for an additional bedroom. The area will of course be upgraded to present day Building Regulation standards for insulation and structure.

A means of escape from the proposed roof space located at second floor is to be indicated once a final location has been agreed with the Local Authority and will be indicated on the drawings.

Access to the proposed room will be gained over the top of the existing maisonette staircase from first to second floor and can follow the same layout with minor amendments. The staircase enclosure is fully fireproofed and will provide safe means of decent in the unlikely occurrence of a fire. Alternatively means of escape can be gained via the window roof exit.

All doors leading off the protected enclosure staircase will be provided with a min. of ½ hour smoke and fire protection and self closing.

A separate alarm to the maisonette will be provided linked to the properties main fire system for early warning disclosure in the event of a fire.

At the top of the staircase a smoke outlet will be provided which will be automatically operated should there be the necessity to vacate the premises.

Investigations into the structure and method of alterations have been considered so that the minimum of disturbance will be experienced by other tenants within the property. All alterations will be approved by the Local Authority both in planning and building regulations and are currently with the relevant bodies at the present time.

The finished open plan design envisaged by my Client will provide a much improved habitable living space which will transform a cramped cubical type space into an open design of an airy light and spacious area.

There will be no alteration to the external structure but certain timber windows will be replaced with new. These will obviously match in everyway the style profile and operation of the existing windows to undergo repairs plus the refurbishment and redecoration of the flat.

There is one exception with the glazed full height sash window located at first floor level serving the kitchen and lounge, It is intended the same profile will be kept but this window will be divided into two separate leafs to serve as French windows opening onto the existing balcony over the entrance which is a flat roof. The balustrade handrail will be in wrought iron finished in black to match existing balustrades in the area.

We trust this resume adequately explains the reasons for the proposal and satisfies the Design Criteria that has been requested with the Planning Application.