

**Design and Access Statement**  
**Flat C 79 Belsize Lane NW3 5AU**

This Design and Access Statement is intended to aid the understanding of the design intent expressed in the drawings and support material, submitted as part of the planning application for alterations to flat C at number 79 Belsize Lane London NW3 5AU.

**1.0 Introduction.**

The proposed works consist of converting the existing 1 bedroom flat into a two bedroom unit. It is intended to lower the existing rear dormer to achieve a "Juliet" balcony which will be part of the master bedroom. It is also intended to provide a new rooflight to the side elevation to provide natural light to the existing staircase.

The design retains the front and rear roof lines to the main roof.

**2.0 Relationship and Context.**

The property is located within a road of terraced houses of similar properties. Number 79 is situated at the end of the terrace.. Also due to the topography of the surrounding buildings, the "Juliet" balcony can only be visible from the rear upper floors of certain properties to the south east.

As the proposed is intended for the sole use of the current homeowner, it will enhance the living quarters at this property and the high quality refurbishment will improve both the visual and structural amenity of the flat.

**3.0 Character of the Conservation Area.**

The design of the proposed "Juliet" balcony respects the specific character of the conservation area, principally by having no visual impact on the existing building from ground level.

The integrity of the street has been compromised by a number of extensions to the street which have been carried out previously, many of which are of inappropriate design or poor quality materials. In contrast, the proposed "Juliet" balcony is a design sensitive to it's context.

The materials to be used will be high quality, durable, natural materials. The materials are to be selected to be of low embodied energy and from environmentally sustainable sources.