

DESIGN AND ACCESS STATEMENT
FOR
83 BELSIZE LANE, LONDON NW3 5AU.

Assessment:

83 Belsize Lane is a Grade II Listed Building in a group of eight terraced stucco fronted houses. No. 83 is a five storey house (including Basement and Attic) and at the rear of the property the garden is at Basement level.

Proposal:

The proposal is to make minor amendments to the Planning and Listed Building Consent previously granted on 11th April 2006 ref. 2005/4470/P and 2005/4474/L consisting of the following: To remove the existing rear dormer doors and balcony at roof level and to replace them with a dormer window; to replace the existing Ground Floor rear timber balcony and stairs with a new and extended metal balcony and staircase to the garden; to make internal alterations in order to rationalise the living accommodation for use as a single family dwellinghouse.

Scale:

Attention has been paid to the scale of the proposed dormer window in order that it should not dominate the rear roof.

Design:

The design of the new dormer window was generated by both the need for additional space in the roof and the desire to restore the original line of the roof slope by removing the balcony. It is sympathetic to the existing building with matching materials and timber windows.

The new metal access balcony and staircase replaces an old and rotten timber construction and is sympathetic to the style of the house. It does not extend the full width of the property in order to afford privacy to the adjoining property.

Internally, the alterations are chiefly to provide revised Bathroom locations with the driving factor on the First and Second Floors being to remove the existing unsightly soil pipe from the front elevation of the building (No. 83 is the only house with such a pipe) and to restore the front room on the Second Floor to its original width.

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Access:

The access to the existing house will not be altered. Access to the garden will be maintained from Ground Floor level with the replacement balcony and staircase.

**Barroll Webber Architects.
3rd August 2007.**