

DESIGN AND ACCESS STATEMENT

64 Belsize Park.

7th June 2007

The property lies within sub area one of the Belsize Conservation Area; Belsize Park. Its form is typical of those within the area, being that of a substantial Italianate styled mid-19th century paired villa. It has three main storeys with an additional lower ground level a white painted render/ stucco front façade and brick side and rear.

The proposals involve the creation of additional accommodation at loft level with the introduction of three dormers and a conservation style rooflight.

The house is currently largely symmetrical with its pair at number 65 and the adjacent property at number 63. Its appearance however does deviate from the adjacent houses at roof level as the chimney stacks at eaves level have been removed and, apart from one rooflight to the side, there are no alterations to the roof profile. In contrast, its pair at number 65 has 2 rooflights to the front, dormer window to the side and a further dormer to the rear in addition to a similar side rooflight. The house at number 63 has dormers to the front, side and rear, the latter including a roof terrace with balustrading and French doors.

Within our proposals we have sought to achieve some symmetry with the adjoining properties. The French doors proposed to the rear dormer are designed to align with the overall window width at second floor level below whilst detailing would mirror that of existing French doors at raised ground level albeit at a reduced scale.

The substantial height of the property and pitch of the roof tends to mean that rooflights to the front are not easily seen from street level. There are, however, substantial numbers of dormers to both front and rear of surrounding properties. There appear to be no distant views along the rear of the properties to this section of Belsize Park from public space.

Access to the proposed storey is comparable with that to lower floors although it is not anticipated that this level would be used for those with limited mobility, there being substantial alternative accommodation available closer to the entrance storey.

All materials chosen match those existing and/ or adjoining and are typical of the area.