

design statement



Flat 7, 18 Belsize Avenue

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ARCHITECTS

Introduction

This Design Statement supports the planning application for a loft conversion to the top flat (7) at 18 Belsize Avenue.

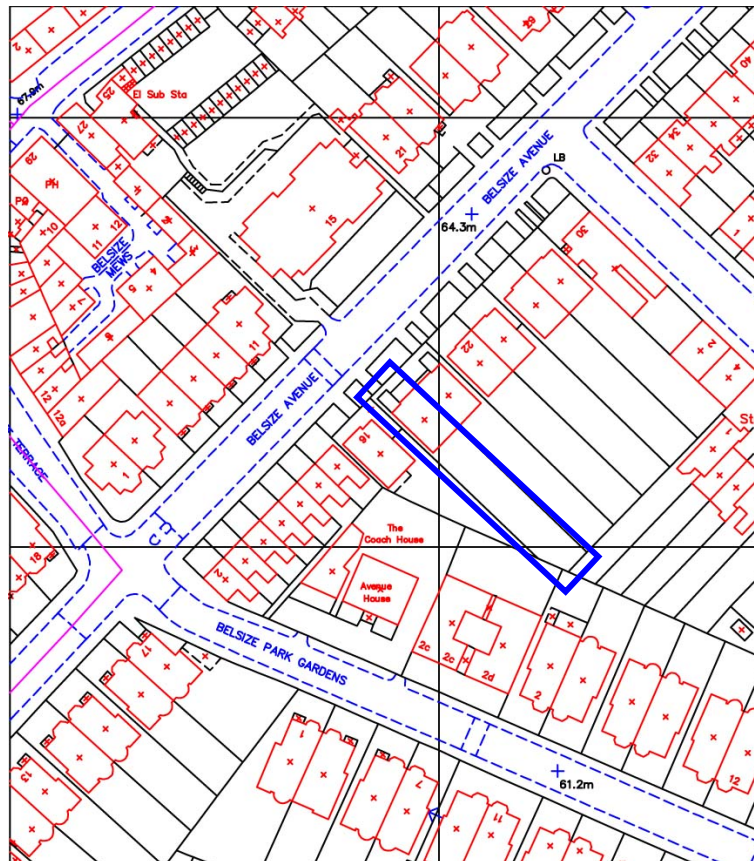
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The Application

This Planning application is made by the freeholder of the block, who is also the owner of the flat, for the conversion of the existing loft space, which, it is proposed, will become a living/kitchen, allowing the current living room to become a second bedroom.

It is proposed to insert two roof lights on the existing flat section of the crown roof, and to install two single conservation-type skylights in the southern slope of the roof and one double conservation-type skylight in the eastern slope of the roof.

Site location and environment



-  Site owned by client
-  Proposed housing site

The application site is located on Belsize Avenue, which is off Roslyn Hill, and lies within the Fitzjohn/Netherhall Conservation Area. The existing house is 5 stories, including a lower ground floor. The top floor is split into two flats, which are situated within the large roof, with dormer windows. There is still a sizeable space in the roof above the flats, as shown on the drawings.



Site owned by client

Below are a series of photographs that show the existing. The first photograph is taken from Belsize Avenue, (ie the front and side views) and the second is taken from Belsize Park Gardens (ie the rear and side view).



Proposals and Development Objectives

Existing conditions & proposals

It is well known that this is a very popular and densely populated part of the Borough, with the demand for accommodation far outstripping the supply. The excellent facilities of Belsize Park, including the transport links by bus and tube, not only contribute to the area's popularity, but also justifies the intensification of the use that this application proposes.

Development objectives

At present there is a large void in the roof, previously housing nothing more than a redundant cold water tank, with a stair up, already in place.

Form and materials

Our proposal is essentially to keep the existing structure exactly as it is, but to insulate the roof, inset two rooflights that will not be able to be seen by anyone, and two other small conservation type rooflights, similar to those in the adjacent roof. (See photo 2 above).

Visual Impact

It is our belief that the two roof-lights will make an imperceptible impact on the conservation area. This is for three reasons;

- 1/ In and of themselves they do not cause any visual harm
- 2/ they are not dissimilar to the many other roof-lights in the area
- 3/ they will, in any event, be 6 floors above the street, and would therefore be virtually unseen.

Conclusion

The increased accommodation to be provided is to welcomed both under Camden's policies and under the Mayors Plan for London.

There will be no harmful effect on the Conservation area.

No. 20 the next door neighbour already introduced roof-lights.

For these reasons we believe it is a simple application that could be approved by delegated powers.

Access Statement

This is an existing flat on the fifth floor of this imposing, historic building, which does not have a lift. Regrettably, it would be extremely difficult for even an ambulant disabled person to get to the flat, never mind move about within it.