

Design & Access Statement 54 Belsize Park Gardens NW3 4ND

Use

Number 54 Belsize Park Gardens is a semi detached large five floor house broken up into six single floor self contained flats. The basement flat has sole use of the rear garden.

The proposal is for the formation of a new entrance to the second and third floor flats and combining the two flats into one self contained Maisonette accessed from the half landing between the first and second floors. The proposal is also for forming a side dormer to the front room on the third floor between the two existing chimney. It is also for reinstating the second floor front windows as double hung sash windows in lieu of the existing side hung casements installed in the existing boxes.

Amount

The proposals will provide additional space by the inclusion of the existing common parts staircase into the curtilage of the new maisonette and the formation of the new side dormer.

Layout

The proposal would necessitate the removal of the existing entrance doors to the flats and the top third floor entrance door wall. The formation of a new side dormer in the position of an old existing rooflight

Scale

Number 54 Belsize park Gardens has a mixture of fenestration at the rear side and front both small casement windows and traditional double hung sash windows. The proposal is to match the existing double hung sash windows to the front elevation and form a new smaller but matching side dormer in the same style but smaller scale to the existing front side and rear dormers

The combining of the two flats into a maisonette would provide a larger family unit in keeping with the larger rooms of the original house.

Landscaping

The proposals would require no additional landscaping. The proposed new dormer is screened from the street by virtue of its position between two chimneys its set back from the road and the large trees on the street in front of the property...

Appearance

The proposed new side dormer would be barely visible from the street. The new front windows would attempt to unify the elevations.

They would be in white painted timber traditional sections toughened lowE argon filled double glazed units to Part L of the Building Regulations. They would provide better Insulation to the flat and would comply with current energy and draft proofing requirements.

Access

The Flat access is above street level.

Access to the house does not provide for ramped access to the front door and or the rear garden. Wheelchair access to the front door and rear garden could be formed by the use of a portable ramp only. Escape in case of fire could be by means of Fire brigade ladder to the existing front balcony from the street.