

# **DESIGN & ACCESS STATEMENT**

6a Belsize Lane  
London  
NW3 5AB

20<sup>th</sup> July 2014

# 1 INTRODUCTION

1.1 This proposal is for:

Non-structural internal alterations to the existing 3<sup>rd</sup> floor attic flat

Installation of a low level gas chimney flue in the roof.

Modifications to the profile of the roof to the rear of the property thereby enlarging the existing roof terrace.

Increase the width of the existing dormer opening onto the roof terrace from single door to double door.

Insertion of a series of Velux roof lights to the rear section of the living room roof.

1.2 This report has been set out under the following headings:

- **Section 2** provides a description of the existing site and the surrounding area;
- **Section 3** provides an outline of the proposals;
- **Section 4** scale of the proposals;
- **Section 5** conclusions in respect of the proposals.

## 2 SITE AND SURROUNDINGS

The property lies within the Fitzjohns/Netherhall Conservation area. The flat is situated on the 3<sup>rd</sup> floor attic level and is paired with No. 8 Belsize Lane, part of a series of similarly paired building built ca 1890. This row of paired Victorian buildings are slightly raised above street level and in their elevated position above Belsize Lane together form an imposing and impressive part of Belsize Lane off Haverstock Hill. To the rear the properties are less impressive, with a number of balconies and windows of different styles and a range of different extensions which have been added over the years.

## 3 PROPOSALS

This 2 bedroom attic flat is formed within an L shape roof plan mirrored with the attic flat in the No8. The internal flat roof area of the mirror L plan-form creates an area of roof terrace with a shared party wall divide through the middle of the flat roof terrace,

The proposal is to increase the width of the existing dormer from a single door access onto the roof terrace into a double door access.

Insert 4 Velux roof lights, 2 either of the roof ridge above the living room.

The section of sloping roof off the rear bathroom dormer windows is to be cut back to enlarge the size of the roof terrace.

The internal alterations will include installation of a gas fireplace in the living room. A power flue will be used to minimise the visual impact externally.

The timber trellis on the terrace party wall divide will be replaced with a 1.8m high frosted glass divide.

The existing non-compliant balustrade will be changed to a 1.1m high painted metal balustrade to match the neighbour.

## 4 SCALE

The attic flat is on the 3<sup>rd</sup> floor. All proposed work will occur on the rear of the building and will not be visible from the street.

There are very few clear lines of visibility to the rear of the building and apart from the balustrade on the edge of the roof terrace, very little of the actual roof is visible from ground level.

The proposals to alter the dormer and to cut back the rear section of sloping roof are all in keeping with what has already been done to the attic apartment at No. 8.

No changes are proposed to the existing roof line of building.

## 5 CONCLUSIONS

The heritage features, primarily the imposing street façade of row of paired houses, are not affected by the proposed alterations.

The proposed alterations are not visible from the street.

The rear elevations are not particular features of these properties and there are no changes proposed to the roofline of the property.

The alterations have been designed to be as simple as possible while adding small enhancements to the habitable space of the property.

Similar extensions and changes have been made to the neighbouring paired attic flat at No8 and also to others of the grouping of Victorian paired houses in the street.