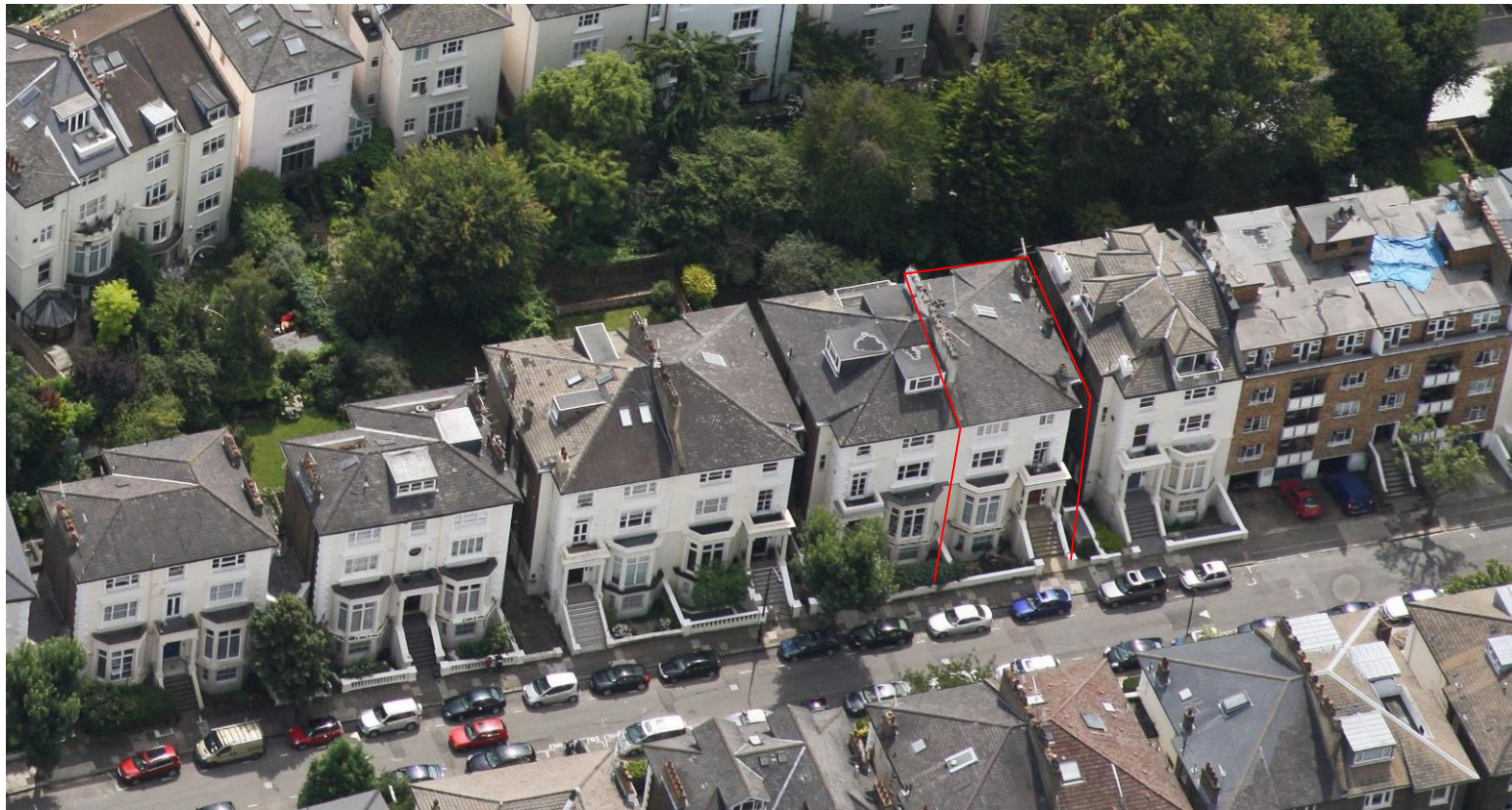


Date: 17th December, 2014

Reference: second floor flat, 62 Belsize Park, NW3 4EH

Design & Access Statement



SITE AND CONTEXT

62 Belsize Park is located in the Belsize Park Conservation Area and is a semi detached building forming part of a row of matching villas. The property, as many others on the road, has been divided into flats, with the second floor hosting the top flat with a loft space. 62 Belsize park is one of the few houses in the area that have not had dormers added to the roof to make living use of the loft space.



EXAMPLES OF
OTHER LOFT
CONVERSIONS
ON THE ROAD

62 BELSIZE PARK



THE PROPOSAL

The proposal intends to convert the existing loft space to make it habitable, by incorporating a side and front dormer window and rear partial dormer and balcony. The design of the new elements will match the style of the existing building and that of the different properties that have performed similar conversions.

The side dormer has little visibility from the street, given the position of 62 Belsize Park its relation with 61 Belsize Park that has had the roof increased in height and with several additions, which would block the views from the street to the proposed side dormer.

The front dormer, whilst visible from the street scene, replicates all surrounding properties (to both sides and front) so we would not consider this would have an adverse effect on the street scene.

The rear half dormer/balcony is not visible from the street, and besides replicating as well all adjoining properties, the balcony is inset in the roof slope, which minimizes the impact of the changes to the roof shape.

The new proposed changes are all to match in style and materials the existing roof.



We believe the proposal has no significant adverse impacts on adjoining properties or the character of the street scene, and does not overlook or cause any privacy issue to neighbour occupiers. Whilst other properties on the road have undergone different works and additions to increase the roof space, number 62 Belsize Park remains unchanged, and in a poorly maintained state. The new property owner has acquired the flat as a family home, with the intention to adapt it to today's standard of space and construction, and the changes to the roof are necessary to achieve this.

We look forward to your approval of the aforementioned changes and please don't hesitate to contact me if you require any further information.

Kind Regards,

Marco Ferrara-Bardile

Architectural Designer

RMF studio