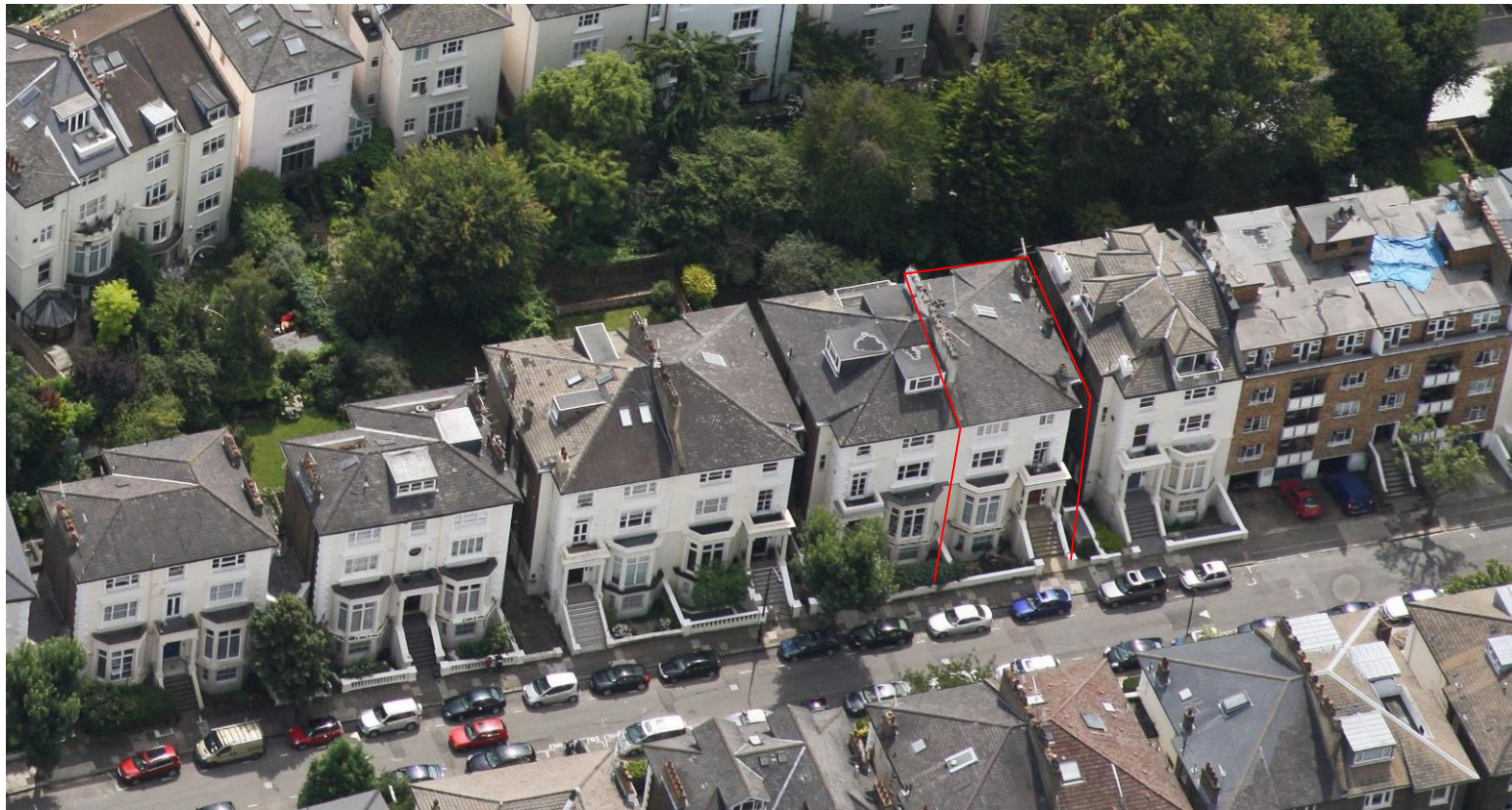


Date: 14th May, 2015

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, has recently been approved an application to form 3 dormers (front, side and rear) ref 2014/7809/P. The application sought to make use of the existing loft space, whilst creating symmetry in the building and adapting to the context, since both neighbour properties have had this type of extensions done. We particularly proposed to mirror the dormers existing at 63 Belsize Park, the contiguous property.





THE PROPOSAL

The new proposal intends to form a balcony outside the rear dormer that was approved by application 2014/7809/P, and substitute the windows with floor to ceiling bifolding doors to match the style of the existing windows.

The rear dormer/balcony is not visible from the street, and besides replicating both 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.

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