

# Flat 8, 47 Belsize Park Gardens London NW3 4JL Design and Access Statement

(Accompanying planning application submitted 12.06.2015)



General view from Belsize Park Gardens

## **Summary**

The application is for the reconstruction of the existing front, rear and flank dormers at roof level and the creation of a terrace to the rear elevation.

## **Pre-Application advice**

Detailed advice as to the acceptability of the proposals has been provided through the pre-application advice service ref 2014/5184/PRE. The last advice being received from Ian Gracie on 02.06.15.

The proposals contained in the application have been amended in line with the detailed advice received from the Council.

## **Use**

The property is in residential use and is a 5 storey semi-detached villa historically converted into 8 flats.

The application relates to the top floor flat which is a historical conversion of the roofspace into a self-contained 2 bedroomed flat.

No change of use is proposed.

## **Layout**

The flat will be re-organised internally as described on the plans. There will be no increase in the number of bedrooms. The flat currently has 2 bedrooms.

## **Scale**

The scale of the dormer roof windows is in line with the Council's current policies.

It should be noted that there are numerous examples of much larger dormers in the immediate vicinity.

## **Appearance**

The design and choice of materials are proposed to compliment the existing character of the houses.

The dormers will be lead-clad to the roof with vertical slate hanging to the cheeks. The windows will be painted timber casements.

Railings to the rear terrace will be simple black-painted railings.

## **Landscaping/ AmenitySpace**

The proposals provide for a new rear terrace of 7.6m<sup>2</sup> - a positive contribution to the amenity of the flat which currently does not have any external space.

## **Access**

No change is proposed to the access arrangements either into the building or to the flat.

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