



Existing Street View from North



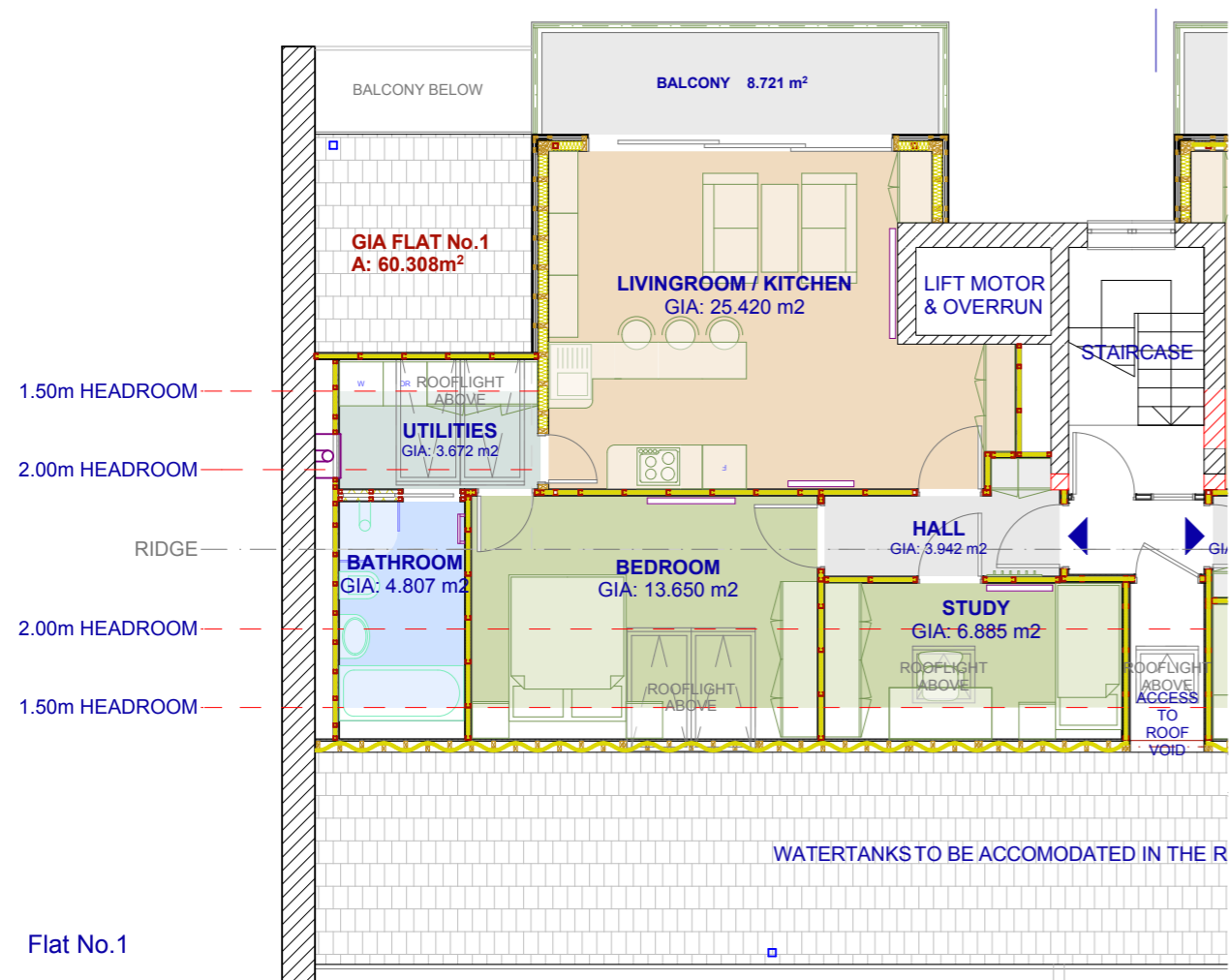
Simulated Proposed Street View from North
Note: Proposed Roof is not visible!



Existing Street View from South



Simulated Proposed Street View from South
Note: Proposed Roof is not visible!



4 Use & Amount

- 4.1 The existing building is in residential use and comprises 10 self contained flats. The site is set within a wholly residential street both in terms of character and use.
- 4.2 The proposal retains the existing 10 self contained flats whilst seeking to accommodate an additional two no. of one-bedroom flats within a roof level extension. In total, 12 flats will be housed within the building, all private and of C3 use.
- 4.3 It is considered that the amount of additional space sought can be accommodated at roof level, given the existing height, mass and bulk of neighbouring buildings adjoining the application site. The proposal meets the council's requirements for space and room sizes according to the Camden Planning Guidance - Housing document (2013). All habitable rooms have been designed with a minimum ceiling height of 2.3m and individual room sizes/ overall flat sizes also accord with the Councils guidance for one-bedroom (2 person) units. An area of outdoor private amenity space is provided to each flat in the form of a rear facing terrace/ balcony.
- 4.4 An earlier application sought consent for a pitched roof extension with street facing dormer windows. The dormers due to their size and location were considered unacceptable in terms of its physical bulk, mass and appearance within the street scene. Although present at almost all adjoining buildings dormers to front roof slopes are considered atypical and therefore are normally resisted by the Council.
- 4.5 In consequence the current proposal ensures that the additional storey on top should attract as little attention as possible seen from street level. In fact the roof extension will not be visible at all from a pedestrian level. The proposed changes, including the rendering and painting of the façade will help the building to blend in as good as possible between its grander neighbours. It will appear far less conspicuous than in its present state (see pictures and photomontages on the left).

5 Layout

- 5.1 The two proposed flats are located on the roof of the existing building. The layout of the proposed units reflects the stacked layout of the existing units below. The existing central core of the building is proposed to be retained and raised to the additional floor, providing access to the two new units. The additional units will be accessed through the core via the existing ground floor pedestrian access from Belsize Park, as used by the other 10 flats within the building.
- 5.2 The proposed units are dual aspect, with the main habitable rooms, i.e. living/kitchen and bedrooms benefiting from the conservation style roof lights of the extension facing Belsize Park and the principal windows to the rear of the site. Subservient areas of the proposed flats are also facilitated by natural light through the provision of smaller roof lights on the front and rear roof planes.
- 5.3 Flat No.1 (as shown on the left) comprises a northwest facing bedroom, a study, a bathroom and a southeast facing open plan living/dining room with kitchen, with adjoining utility room. All habitable rooms are connected by a hallway. The living/dining room with kitchen has access to the rear balcony.
- 5.4 Flat No.2 follows the same principle, but is slightly smaller and has no study.