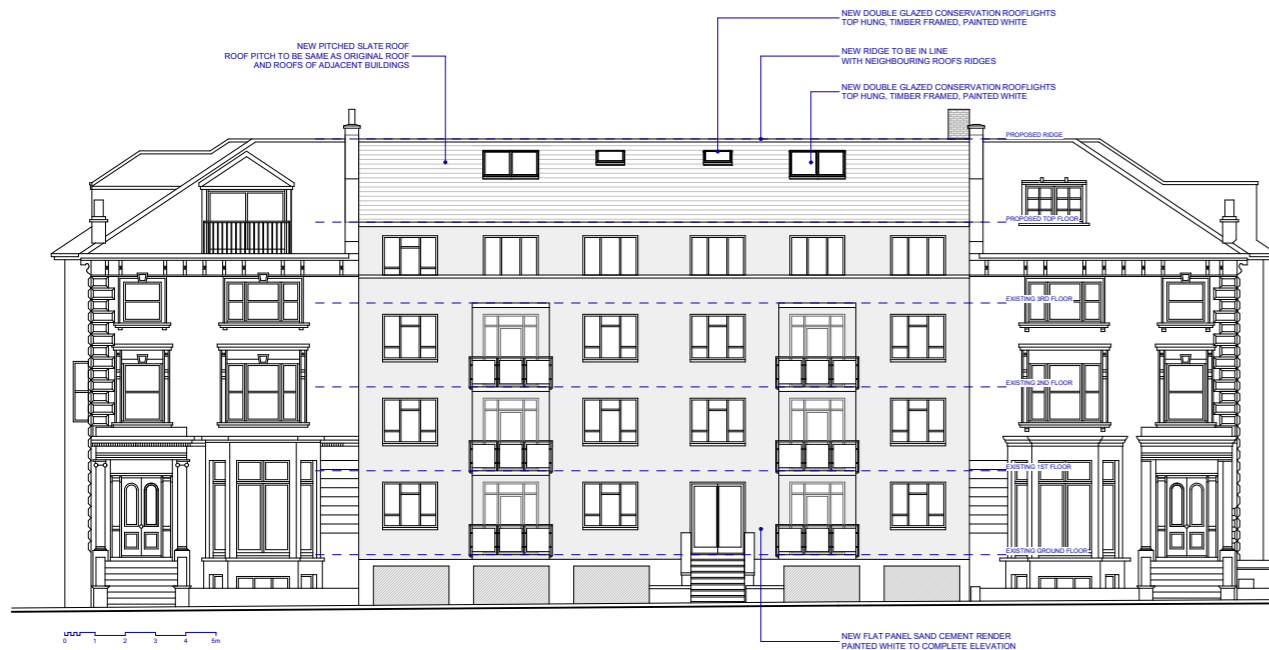




Existing Flat Roof & Party Wall



Existing Street Elevation



Proposed Street Elevation

6 Scale

- 6.1 The scale of the proposed extension has been designed to accord with the host building Belsize Park House and neighbouring properties. The overall height of the extension has been designed to be no higher than the ridge height of adjoining properties (see elevation).
- 6.2 The roof extension is proposed to complete the roofscape of the terrace where currently it is interrupted by the flat roof element of the existing building. In section (see drawing number BSP 04.07) the plane of the proposed roof will project no further than those of adjoining properties on the Belsize Park frontage.
- 6.3 The roof lights proposed to the front roof planes are lined up with the windows of the storeys below. They will not be seen from a pedestrian point of view, nor will the whole of the proposed pitched roof be visible.
- 6.4 The rear dormers, although large, cannot be viewed from the public realm and would therefore not compromise the appearance and character of the building within the conservation area.

7 Appearance

- 7.1 The design rationale of the roof extension was to create a roof extension that would complement its neighbours and respect the conservation area setting whilst also respecting the host building, Belsize Park House.
- 7.2 A previous proposal sought to provide a pitched roof extension with street facing dormers. This approach would ordinarily be advocated by the LPA in a Conservation Area such as Belsize Park exhibiting Victorian Architecture, however the LPA were not convinced that this was an appropriate design solution for the host, given the fact that the host property is an infill development of 1950's architecture. Accordingly, the design approach of the current (as well as the latest) application has sought to achieve a roof extension that would sit more comfortably on the more contemporary host whilst respecting the character and appearance of its Victorian neighbours.
- 7.3 The proposed extension is therefore quite simple and unassuming in its design, a pitched roof on the Belsize Park frontage in line with its neighbours and to a maximum ridge height in line with its neighbours.
- 7.4 The pitched roof is provided with conservation style roof lights. The roof lights are symmetrically located on the front roof pitch to reflect the symmetry of the host building, and the terrace within which it occupies the central position.
- 7.5 At the rear of the site, away from the Conservation Area, the proposal seeks to accommodate the bulk of the units. This approach is advocated to remove the bulk of the development from the critical conservation frontage of Belsize Park where the building adjoins a public highway and is visible from public vantage points.
- 7.6 The rear elevation features large box dormers, which are set down from the ridge and in from the gable ends. The dormers sit on top of the existing rear projecting wings of the host property (see drawings number BSP 04.01 and BSP 04.04). The rear dormers are considered to sit comfortably on the host building as they are of a scale and design in keeping with the existing building. Two roof lights are proposed on the rear elevation, again symmetrically positioned and in line with windows below to reflect the symmetry of the building and its terrace.

8 Summary

- 8.1 The present scheme will provide two additional good quality units. It uses an existing building and its virtual volume, given the intention of aligning the roof with neighbouring buildings. We believe the present scheme to be a successful design that will enhance the sustainability of the existing building and make a positive contribution to the building's appearance within the street scene of Belsize Park.

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Design & Access Statement
Roof Extension for 2 new Flats

at
59-60 Belsize Park
London, NW3 4EJ