

To be read in conjunction with drawings P01-P06, Existing and Proposed GA Plans, Sections and Elevations

The following categories are covered within other sections of this statement or are not considered relevant to this application:

- Scale
- Use
- Layout
- Landscaping

Context

10 Crossfield Road is a five-storey mid-terrace 1870s property in sub area one of the Belsize Conservation Area. It fronts east onto Crossfield Road and backs west onto the gardens of Crossfield Road, Adamson Road and Buckland Crescent. Houses in the road are described as making a positive contribution in the Conservation Area Statement.

10 Crossfield Road is subdivided into four flats. Flat 4 occupies the top two storeys at second floor and roof. The applicant wishes to add external space to the flat which currently has no access to private exterior space.

2, 6, 7, 8 and 10 Crossfield Road enjoy use of first floor terraces at the rear. 13 and 20 Crossfield Road have roof terraces at the rear. 9, 11 and 12 Crossfield Road on the same side of the road have roof terraces facing onto Crossfield Road as do 15, 16 and 21 opposite.

The proposed roof terraces do not extend outwards from the existing property and would not adversely impact on the amenity of the neighbouring properties with regard to sunlight or daylight, overlooking, visual bulk, sense of enclosure or privacy into dormer windows on the adjoining properties.

The rear terrace will overlook the shared view of gardens to the rear, which is similarly enjoyed by the many surrounding properties enclosing it and from a large number of their surrounding terraces at all levels. The views from the proposed balconies are no more intensive than the views from the existing dormers.

Permission was refused in 2009 for a roof terrace at the side of 13 Crossfield Road, visible from Adamson Road and for railings for a front roof terrace at 2 Crossfield Road in 2007. This latter related to the property's prominent position near the corner with Lancaster Grove providing long views. The accompanying report states that *'the introduction of a balcony in this location is not objected to in principle'*. Central to Crossfield Road, 10 Crossfield Road is not the focus of similar long views.

The property is tall and the street relatively narrow such that only the railing would be visible from street level.

Rear and front facing rooflights are prolific along both sides of the road and are largely hidden from street level.

Various applications have been approved to replace single glazed windows with double glazed units to match.

Access

The new rooflights will increase natural daylight into the core of the flat at all levels, improving the environment and increasing natural daylight to the existing stair and internal 1st floor entrance.

The new door to the roof will enable safer roof maintenance and window cleaning.



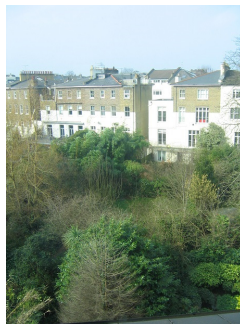
10 Crossfield Road



East facing properties on Crossfield Road



West facing properties on Crossfield Road



Shared west view over gardens of Crossfield Road, Adamson Road and Buckland Crescent

Amount

Two new roof terraces are proposed to give private external amenity for the flat. Both are aligned with the existing dormers and extend to the edge of the existing roof maintaining the existing eaves-line as visible from below.

Two new rooflights are proposed, one to increase natural light to the internal circulation space of the flat, the other to light a currently unlit inner room. The new rooflights are fitted flush to the roof and positioned relative to internal walls and roof ridge line.



Existing flat roof at front



Existing rear dormer and roofline

Appearance

For safety, balustrading will need to extend above the tile line. Black painted metal railings are proposed, with slimmest possible round bar verticals and top and bottom rails to give the simplest and most discreet possible design. They are in keeping with similar alterations to neighbouring properties. Frameless glass was considered out of keeping for the 7 Crossfield Road terrace and metal railings were substituted, *'to respect the traditional design of the terrace'*.

Where roof tiling is cut back to form the terraces, the exposed cheeks will be tiled to match and blend with the existing tiling.

Window frames will be timber and painted white. Replacement sashes will be to match existing. Existing pvc frames at roof level will be replaced in white painted timber, with minimum frame dimensions.



Front facing terrace and metal balustrade opposite

