



Master Bedroom facing on to Belsize Square.



Sitting Room facing the rear of the property..



Third bedroom with central beam and small window



External side elevation of existing third bedroom door.

THE BRIEF:

Flat 4, located on the second floor of No.22 is a three bedroom, two bathroom flat with a generous sitting room and kitchen which is about to change hands.

The existing plan has little resemblance to the original properties layout. The large steel beams in the ceiling supporting the roof and flat 5 above have allowed all the original internal walls to be replaced with stud work allowing large spacious rooms throughout.

The original sash windows allow a significant amount of light into the rooms giving a spacious feel to the majority of the property.

The third bedroom however unlike the other rooms has a small timber top hung window that is located in the corner of the room due to the large beams supporting the flat above. Externally it is visible above the roof of 9A & 9B Lancashire Drive to the Left hand side and below the dormer window to flat 5 in the side elevation of No22.

We have been asked to look into increasing light into the room and balancing up the window location.

