

ISSY GOLDBERG AA Dipl RIBA
A R C H I T E C T

6 DINGWAI GARDENS
TEMPLE FORTUNE
LONDON NW11 7ET



12 January 2016

DESIGN / ACCESS STATEMENT FOR:

ALTERATIONS TO EXISTING DORMERS AND AN ADDITIONAL DORMER IN BEDROOM 2 -

FLAT 5 39 BELSIZE AVENUE LONDON NW3 4BN

Flat 5 is one of two flats on the second floor and loft space, which faces the back end of 39 Belsize Avenue (northeast and northwest.) and is in a conservation area.

Both bedrooms in the loft space have areas of unusable dark spaces. To alter the existing dormers and add another dormer to bedroom 2 will allow for usability of space and will have sun and daylight .

- 1 As it is in a conservation area the existing dormer in bedroom 1 will have its ceiling height reduced to 2325mm, and will be lined up with the two lower windows on second floor level, which will give it a visual sense of continuity and living space in the loft area, this will also allow for better usage of space and a more even distribution of light to bedroom 1.
- 2 In bedroom 2. To add a new dormer to the rear with a ceiling height of 2000mm to compensate for and follow the line of the ridge, and placed between the windows at the second floor level giving it a visual stop and a visual contact to the side dormer. This will allow for better use of space and light to the back of bedroom 2
- 3 To enlarge the existing dormer on the side of bedroom 2 with a window at the bathroom end with a solid panel between the two windows so as not to impact on the right to privacy of the flat to the side elevation. This will allow for a more habitable bedroom with light and space.