

Nos 2 and 5 Belsize Place NW3

Design and Access Statement

Design

No 2 Belsize Place is a 4-storey terraced property adjacent to no 5. The property comprises: offices on ground floor, offices and residential [1 flat] at first floor, 2nd and 3rd floors two flats respectively.

The proposal is for the incorporation of the 3rd floor of no 2 Belsize Place [a self-contained one-bedroom flat] into the adjoining property no 5 Belsize Place to create an enlarged principal bedroom.

There is no change to the external appearance of the two buildings, all the alterations are within the existing buildings.

Access

Access from the street is unchanged. Access is from within no 5 and is unchanged. There is a lift to 3rd floor level.

Daylight and Sunlight

There are no alterations which change the existing situation

Planning

The loss of one flat from no 2 falls within policy H3, para 3.75

Amenity

Unchanged