

12.08.20

REV.00

Design and Access Statement

Side dormer enlargement.

**Third Floor Flat
50 Belsize Park Gardens
London
NW3 4ND**

Introduction

This statement has been prepared in support of a planning application for third floor flat, 50 Belsize Park Gardens. Planning permission is sought for the enlargement of the existing side dormer window.

The proposals have been noted in this document and the attached drawings. Most of the proposed works are minor and relate to the side dormer window only.

The proposed scheme will still have a positive contribution to users of the building and to surrounding areas whilst barely visible from the street (being on the side elevation and hidden behind the chimney stacks).

The Design Component

On the Side Elevation:

The existing roof and side dormer structures are to be retained. The side dormer is to be enlarged towards the front. The extended part will be set back from the edge of the roof in order to minimise the impact on the existing roof elements and reduce its visibility.

A new timber sash window will be added to the enlarged portion of the side dormer.

The materials to be used are to replicate the existing side dormer ones. Similar side dormer enlargement have been approved at 75 Belsize Park Gardens and are currently being erected (Application Ref: 2016/5500/P).

Layout

The enlargement of the side dormer will have a positive impact on the floor plan layout by adding a utility room to the already approved layout (application ref: 2020/1614/P).

Scale

The proposal seeks minor alterations to the side dormer window. The new design is very similar in scale to the existing.

Landscaping

Landscaping within the curtilage of the property will be barely affected.

Appearance

The external appearance of the property will only have minor amendments. The extended dormer is to be executed in a consistent way with the area style. The new window is to be double glazed and executed in a way that match the conservation area style.

The Access Component

Due to the nature of the proposal the existing access will not be affected in anyway. Entrance into and out of the site will remain the same and will not be affected in anyway.