

TFF 23 Belsize Square NW3 4HU

Design & Access Statement

Jun 2021

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Prepared for

Client:

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1.0 Introduction

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1.0 Introduction

1.1 This report has been prepared by Ko Architects on behalf of Mr P Saunder.

1.2 The application site is located in the North West London area of Belsize park, within the London Borough of Camden. The site is situated on Belsize square a predominantly residential area.

1.3 This proposal is to enlarge the two existing dormers to maximize headroom within the loft rooms, and create a new access to the existing roof top to be used as a new external amenity space.



2.0 Site and Surroundings

2.1 The Building and Site

1. 23 Belsize Square, is a four storey building plus loft comprising of three self-contained flats.
2. The area is located approximately 0.6 miles from Belsize Park Underground and 0.5 miles from Swiss cottage Underground station. It is a predominately residential area.
3. Numbers of the surrounding properties already had been extended with similar dormer extensions and using the rooftop to be external amenity space - terraces.
4. The building is within Belsize Park conservation area
5. The Public Transport Accessibility Level (PTAL) rating generated from TfL Planning Information database is 2; however Swiss Cottage Underground station is within 10 mins walking distance.



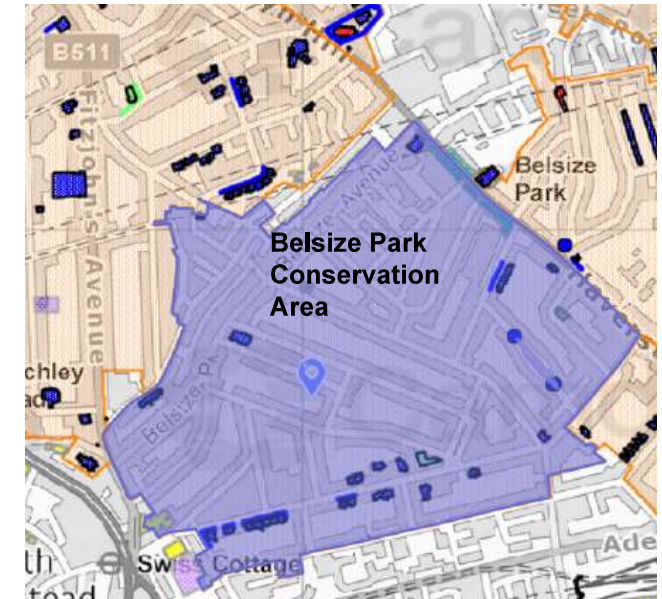
View of surrounding roof terraces and extensions



Surrounding properties have similar roof terrace dormer extensions. See section 3.0



30 Belsize square



3.0 Relevant Planning

3.1 Similar planning applications approved in the vicinity

1. Application number: PWX0002594/R1 Granted

Top Flat 1 Lancaster Drive- Alterations at roof level including new rooflights to the side roofslope, rear dormer extension to provide a door and the erection of railings at the rear in connection with the use of an area of flat roof as a terrace.

2. Application number: 2015/3426/P Granted

15 Belsize Park Gardens -Extension of existing rear roof terrace and installation of new balustrade.

3. Application number: 2004/2136/P Granted

Flat 6, 9 Belsize Square- The erection of a rear dormer window with inset roof terrace, in association with the conversion of the roof space to additional living accommodation for the front second floor flat.

4. Application number: 2003/0330/P Granted

Flat G 16 Belsize Square-The conversion of the loft space to provide an additional habitable room for the rear top floor flat, including the creation of a rear dormer window and inset roof terrace.

5. Application number: 2015/3339/P Granted

Flat 8, 47 Belsize Park Gardens- Replacement front dormer window and side dormer window and replacement rear dormer window involving creation of inset roof terrace.



1. Top Flat 1 Lancaster Drive



2. 15 Belsize Park Gardens



3. Flat 6, 9 Belsize Square



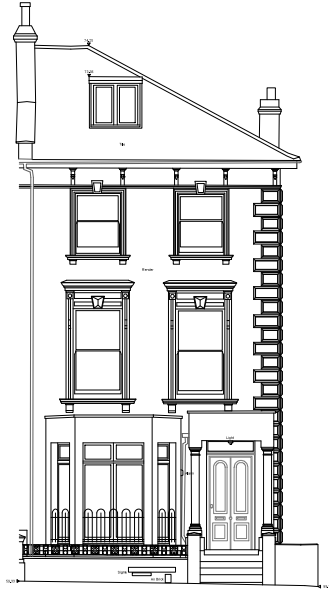
4. Flat G 16 Belsize Square



5. Flat 8, 47 Belsize Park Gardens

4.0 The Proposal

Existing



Proposed



4.1 The proposal is

- To enlarge the existing front and rear dormers.
- To create a new access to the existing rooftop
- To use the existing rooftop as external amenity space with new painted metal railing to match existing.
- There is no change to existing access to the flat.

