

12/04/23

REV.00

Design and Access Statement

CHANGES TO FLAT 1 DOORS AND WINDOWS ON THE FRONT AND SIDE ELEVATIONS.
CHANGES TO GARDEN STEPS AND LANDSCAPING.

Flat 1
27 Belsize Park
London
NW3 4DU

Introduction

This statement has been prepared in support of a planning application for Flat 1, 27 Belsize Park. Planning permission is sought for changes to Flat 1 doors and windows on the front and side elevations and changes to garden steps.

The proposals have been noted in this document and the attached drawings. The main changes to the proposal are minor and relate to improvements in doors and windows layout and front garden landscaping work. The proposed scheme will still have a positive contribution to users of the building and to surrounding areas whilst barely visible from the street (partly because of the vegetation acting as a privacy screen).

Part of the components of this application have been approved in a previous now expired application (ref. 2019/5632/P). This application seek approval for further external change.

The Design Component

On the side elevation:

The existing side window would be replaced in the same location for a double-glazed casement window with top fanlight in conservation area style similar in size.

The second existing window, smaller in size would be relocated behind the external separation wall marking the entrance to the private passage to access the Flat 1 entrance door. Its size will match the first side window for consistency with top fanlight in conservation area style.

New canopy matching the existing one located in the second arch wall will be installed to the entrance door to Flat 1.

New planters are proposed along the party wall with no.28 Belsize Park in that same side passage.

On the front elevation and garden landscape:

The existing central front bay window would be replaced with like for like window without glazing bars. The two existing windows either side of the new central sash window would be replaced for windows of the same sizes with a top fan light.

The existing lower garden would be pushed forward towards the front of the property slightly and new steps in daltex "trent pea" bound resin finish are added to the centre to access it.

New door and associated canopy are proposed in the first arch wall similar in style located in the second arch wall in the side access passage. New metal gate to the front garden is proposed.

All windows and doors will be in keeping with the building style (Conservation area) and all changes would be barely visible from the street due to the existing vegetation in the front garden acting as a privacy screen as well as the external side wall, marking the passage on the side of the property and hiding the windows and doors changes to the side elevation from most angles.

The proposal also involves the addition of a timber privacy screen at the front between no.27 and no.28 behind the bin area to a total height of 1.8m (1.2m privacy screen on 0.6m existing dwarf wall between properties). Bin area as well as the lower garden are to be re-surfaced with daltex "trent pea" resin bound finish.

Layout

Minor alterations to the internal layout are proposed which will not affect the external appearance of the building except for the previously mentioned windows and doors. No extension is proposed for the front or side elevations and therefore open space, routes (private and public) or change in the building's orientation will not affect the surrounding development.

Scale

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

Landscaping

The proposal involves new planting and new "easigrass" lawn to the front of the property. Existing hedge and tree located by the boundary wall to no.28 are to be preserved.

Appearance

The external appearance of the property will only have minor amendments. The windows and doors are to be double glazed and executed in a way that will match the existing appearance.

The Access Component

Due to the nature of the proposal the 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. Thus, the access that the emergency vehicles and private transport have to the site will not be affected.