

22 June 2023

Flat C, 37 Adamson Road, NW3 3HS

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

1.0 INTRODUCTION

- 1.1. This design and access statement has been prepared in support of a householder planning in a conservation area for the above referenced site. It should be read in conjunction with the documents and photographs submitted with the application.
- 1.2. The application is submitted for consent to replace the existing 7 single-glazed front fenestration with like-for-like double-glazed windows.
- 1.3. Similar proposals in the immediate surrounding area have been granted - including among others the granted proposed alterations from single glazed to double glazed windows within the properties at 33 - 34 Belsize Square London (2023/0028/P), 83 Belsize Park Gardens (2022/5623/P), 9 Flat 2 Belsize Square London Camden (2022/2818/P), 22 Eton Avenue (2021/1132/P) and 43 Belsize Square (2020/1957/P).
- 1.4. This document seeks to justify that the proposed works will maintain the character of the existing building and respect the neighboring context as well as provide better thermal properties for the building, improving the overall performance and energy efficiency of the dwelling which is currently suffering from poor D rating.

2.0 SITE AND SURROUNDING AREA

- 2.1 37 Adamson Road is a Victorian home that has been converted into 5 flats over 4 floor levels (Lower Ground, Upper Ground, First Floor and Second Floor).
- 2.2 The main entrance to the building can be achieved via a door to the upper ground level accessible via steps from the street.
- 2.3 The building is constructed of a solid brick construction with red London bricks to the front façade and has a tiled roof. Two joint chimney stacks can be found to the sides of the property.
- 2.4 The house is located in the Belsize Conservation Area.
- 2.5 The house is not listed.
- 2.6 A search of the Camden Borough website revealed a number applications to carry out tree works only.

3.0 PROPOSED DEVELOPMENT WORK

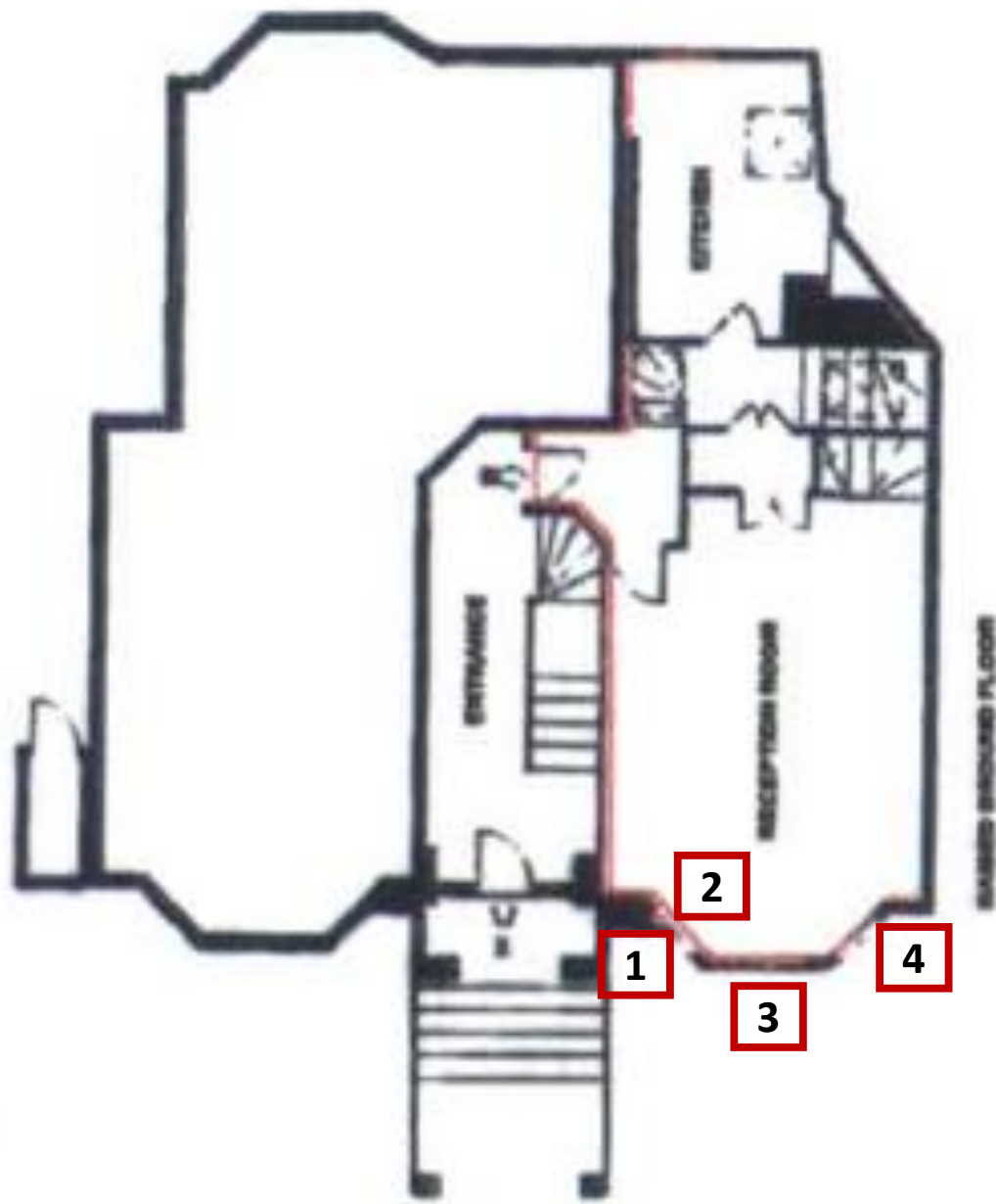
- 3.1 The existing glazed fenestration is single-glazed, resulting in very poor thermal performance.
- 3.2 The existing property is in the Belsize Conservation Area and, therefore, under Article 4(1) Direction of the General Permitted Development Order 1995 (as amended) Restricting Permitted Development the proposed work requires

planning permission to replace the windows with matching double-glazed windows to the front of the property.

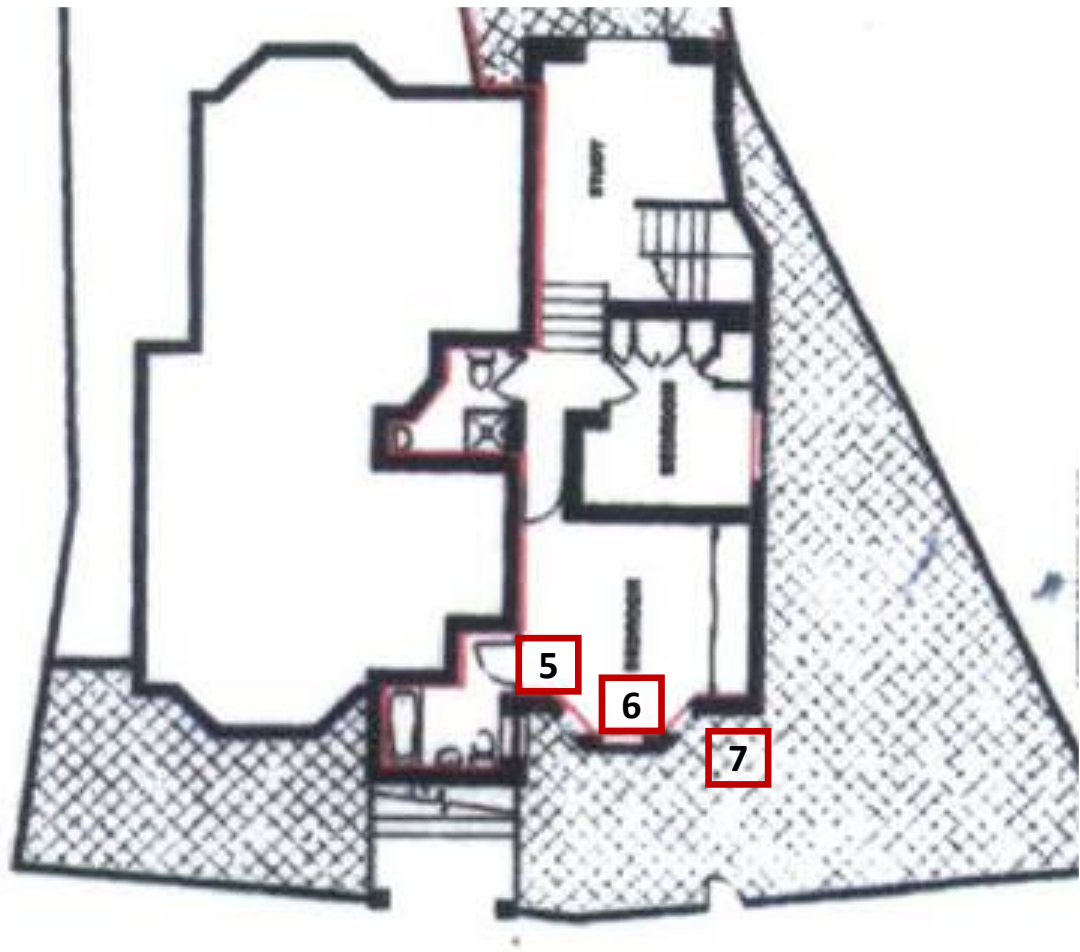
- 3.3 The proposal relates to Flat C, which is spread over the Lower Ground Floor and Upper Ground Floor on the righthand side of the building (please see site plan and photos below).
- 3.4 The project involves the replacement of the front windows on like-for-like basis with the upgrade from single glazing to double glazing.
- 3.5 The works will be carried by BDW, who is a UK Government Approved Installer (FENSA No. 27804) with 20+ years' experience and NHS / Government contractor. BDW already performed a site visit and took measurements.
- 3.6 BDW confirmed that the replacement windows will match the existing design including frames, layout, materials and method of opening and where currently present glazing bars to the front elevation will be retained on the replacement windows as well.
- 3.7 All replacement windows are to comply with BS 644:2012.
- 3.8 Amount and Scale: There will be no change in the scale of the property.
Layout: There will be no change in the layout of the property.
Landscaping: There will be no change in the landscaping.
Appearance: There will be no change in the appearance of the property.
Access: There will be no change to the access or levels.



Site location map



Upper Ground Floor



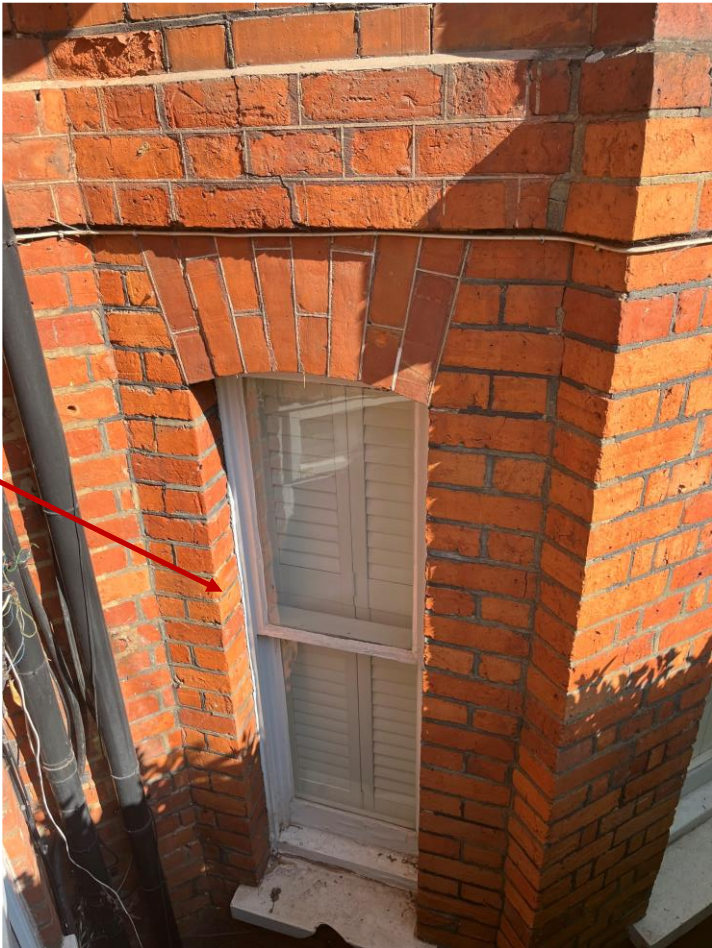
Lower Ground Floor

Window 1



Window 3

Window 2



Window 4



Window 5



Window 6