

10.07.23

REV.00

Design and Access Statement

PROPOSED ALTERATIONS TO WINDOW OPENINGS TO REAR & SIDE ELEVATIONS,
REPLACEMENT OF ALL EXISTING WINDOWS AND DOORS AND PROPOSED FRONT
RAILING TO MATCH NEIGHBOURING PROPERTIES

Flat 1
8 Belsize Park Gardens
London
NW3 4LD

Introduction

This statement has been prepared in support of a planning application for Flat 1, 8 Belsize Park Gardens. Planning permission is sought for changes to existing window openings on the rear and side elevations, proposed replacement of existing windows and proposed front railings to match neighbouring properties,

The proposals have been noted in this document and the attached drawings. Most of the proposed works are minor and relate to the improvement of window openings to facilitate an improved plan for the occupants. In addition, new decorative railings are proposed on the front bay to match others on the street whilst a proposed iron handrail is proposed for the existing rear staircase to improve safety.

The Design Component

On the side elevation:

The existing lower-level window will be removed and infilled with material to match the existing whilst the smaller window located adjacent to the external chimney breast will be replaced and increased in size to improve the natural light within the proposed bedroom. All remaining windows will be replaced with like-for-like replacements (white painted timber sash windows) in line with CPG1 Camden Design Guidance, section 4.7. The proposal also highlights a new boiler flue and extraction grille for the proposed location for the kitchen.

On the rear elevation:

The existing single sash window will be replaced with a like-for-like replacement (white painted timber sash) with a marginal increase in sill height to allow for the proposed kitchen internally. All remaining windows & doors to the bay area will be replaced with like-for-like replacements (white-painted timber sash windows and white-painted timber glazed doors) in line with CPG1 Camden Design Guidance, section 4.7.

On the front elevation:

The proposal seeks to implement a decorate cast iron railing at low level on the sill of the bay window to match those elsewhere on the street. This will enhance the appearance of the property and its character within its surroundings. The existing large glazed timber windows and double doors will also be replaced with like-for-like replacements. (white painted timber glazed windows & doors).

Layout

Alterations to the internal layout are proposed which will not affect the external appearance of the building except for the previously mentioned windows. No extension is proposed and therefore open space, routes (private and public) or changes in the orientation of the building will not affect the surrounding development.

Landscaping

Proposed external iron banister fixed to the existing wall to improve safety to the existing rear steps into the garden.

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.