



06 November 2023

To whom it may concern.

**RE: Flat 3, 22 Belsize Park Gardens NW3 4LH**

**Introduction :**

This Design and Access Statement has been prepared in support of a planning application for Flat 3, 22 Belsize Park Gardens NW3 4LH. The Planning permission is sought for the changes to the existing windows to the front, rear, and side elevations.

22 Belsize Park Garden is a semi-detached Villa divided into flats, it's within a conservation area and is not listed. Belsize Park Garden is distinct and substantial area of the mid-19<sup>th</sup> century villa development that has strong consistency in heights of its buildings, which are mostly three storeys with lower ground and sometimes an attic level, their relationship to the streets are front gardens set behind boundary walls, and their Italianate styling.

The villas are distinctive with symmetrical chimney stacks, have hipped roof, slate roofs with overhanging eaves which are supported on brackets, the elevations have large, rusticated quoins, recessed sash windows diminishing in size on successive upper floors with classically detailed surrounds, canted three-light bays on the ground floor and steps up to porticoes. Other distinguishing features of Tisbury villas are their curved glass bay windows at the rear and front doors with two panels, characteristically of etched glass with rounded heads.

**Description :**

The Proposed Sash Windows along with the front French doors will match existing like for like, the proposed changes will not affect the architectural characteristics and will add to the conservation area.

**Brief:**

- The proposed Sash windows as indicated in the drawings will be constructed out of timber and painted in white to match that of the existing.
- Front Elevation XW.01 & XW.02 where previously Sash windows and were changed to Single Casement windows, we propose to reinstate both to Sash windows and restore its architectural language with the rest of the villas in Belsize Park Gardens.
- XD.10 is a Timber French door with a top fixed Window painted White, the proposal is to replace this on a like for like basis to enhance the architectural continuity.
- The proposal will seek to change from single glazed to provide a higher quality double glazed Sash and French Doors with a higher EPC rating for a more sustainable flat.
- The changes will be substantial treatment improving the appearance of the host property and the street scene along Belsize Park Gardens.
- The Proposed windows changes will have no negative effect on the neighbours amenity in terms of loss of light, outlook, and increased overlooking as window positions remain the same as per the existing.

**Access :**

- Given the proposal the existing access will not be affected in anyway. Entrance into and out of the site will remain the same.

Yours sincerely,

**Jack Schneider**  
Director

Schneider Designers LLP  
Basement unit, 14 Eldon Grove  
London NW3 5PT