

Flat 2, 29 Belsize Park Gardens, London NW3 4JL

DESIGN AND ACCESS STATEMENT

15th November 2023



Front Elevation of No 29 Belsize Park Gardens

Site Description

No 29 is one of early Victorian Italianate villa style properties which is typical of this area. This semi-detached property has been converted into five flats in the past. Our application relates to Flat 2 on the Raised Ground Floor. The property falls within Belsize Conservation Area and it is not Listed but noted as positive contributor to the area.

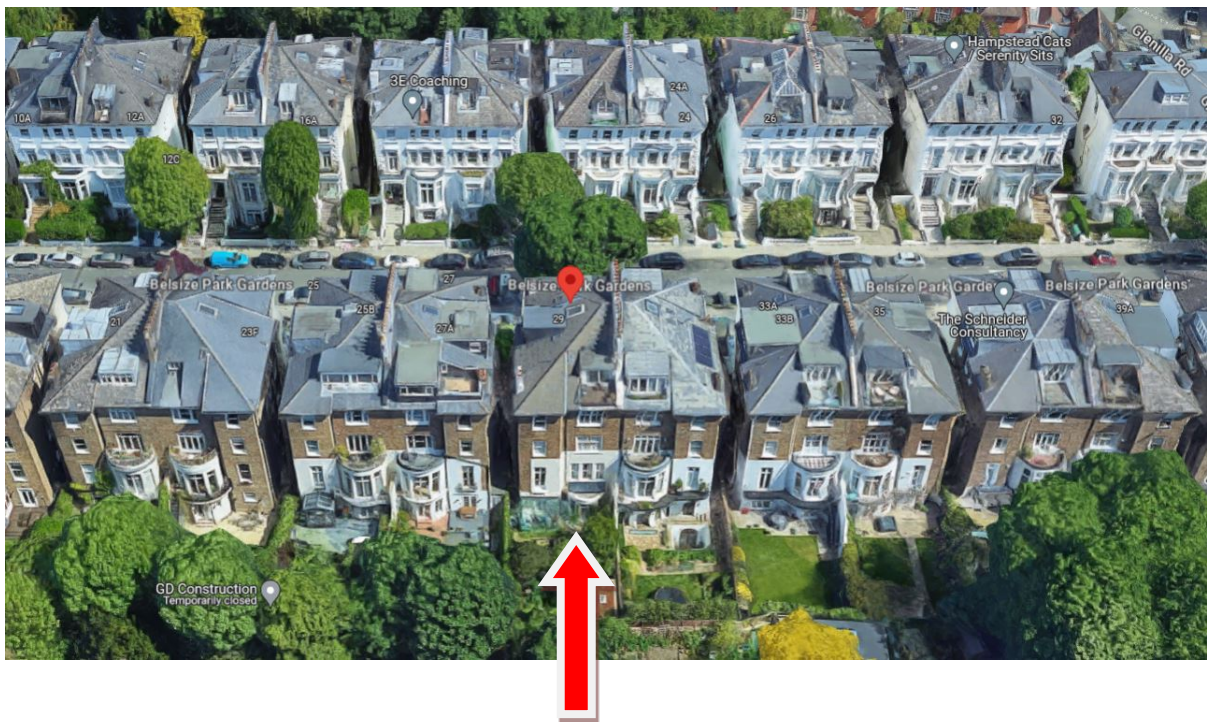
Proposal Summary

1- Replacement of Existing Doors and Windows

As a part of internal refurbishment, proposal is made for replacement of existing single glazed timber doors and windows and installation of new double glazed timber doors and windows. The style of proposed will match existing, apart from non-original side elevation Crittall window that will be replaced by timber double glazed sash window. Submitted proposed doors and window details are slim frame and conservation type from Mumford and Wood.

2- Rear Curved Bay Window Extension

All existing neighbouring properties were originally built with curved rear bay on Lower Ground and Raised Ground Floor, creating typical and repetitive detail on rear elevations of these buildings. However, Flat 2 does not have this bay which seems to be demolished sometime in the past. Furthermore, Crittall Windows were used during this alteration to the property in the past. Our proposal aims to restore original bay feature at rear, and to replace Crittall windows with typical timber glazed doors.



Existing Rear elevation of 29 Belsize Park Garden without typical Bay at the raised Ground Floor

Conclusion

We believe that our both proposals above will help to preserve and enhance the existing property resulting in a positive impact to the character and appearance of the Belsize Conservation Area.

Other aspects of property such as **Use, Layout, Scale and Access** remain as existing.

We have not asked for any pre application advise.