Design & Access Statement for

**44 Belsize Park Gardens, 2nd Floor, London
NW3 4LY**

Contents

1. Introduction

This Design and Access Statement has been set out by Nicholas Lee Architects to assist in the understanding of the design/planning drawings as part of this Full Planning Application for the 2nd Floor Flat located at 44 Belsize Park Gardens, NW3 4LY.

2. Description of the Site

The property is a stucco fronted building from 1870 circa. In the Belsize Park Conservation Area that was converted into flats.

3. Proposed Design and Concept

Currently there are a mix type of windows to the front, side and rear elevations,
- Boxed Sash Windows
- Central Pivot
- Side Hung Casements

The proposed works is to replace all the existing single glazed windows of the second floor flat with double glazed box sash windows. The outward appearance will be as close to the originals as possible.

The intention behind the replacement of the windows is for better thermal and sound insulation as well as safety. The flat will be occupied by a family with young children and the current central pivot and side hung windows pose a significant health hazard.

Heritage sash window companies and joiners will be used and the timber framing will be painted white to match the existing. Window furniture to include sash lifts, catches, and locks with single bar white painted safety rails on the external side.

4. Relevant Planning History

A full search of planning history for the application site and the surrounding area has been carried out.
There is one planning applications related to this property.

Planning Applications:

2020/2848/P
Replacement of existing timber windows with double glazed timber sash windows on the front, side and rear elevations.
Decision: Granted
Decision Date: 20/07//2020

5. Existing Photos

Window References
1 – Side Hung Casement
2 – Side Hung Casement
3 – Side Hung Casement
4 - Boxed Sash
5 - Side Hung Casement
6 - Central Pivot
7 - Side Hung Casement
8 – Boxed Sash
9 – Boxed Sash
10 – Boxed Sash
11 – Boxed Sash
12 - Boxed Sash

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