

DESIGN AND ACCESS STATEMENT

In respect of

2 PRIMROSE GARDENS

LONDON NW3 4TJ

Proposal - replacement of 2.no roof level uPVC doors with uPVC windows

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1.0 INTRODUCTION

This Design and Access Statement has been prepared by hb surveyors & valuers, on behalf of our client, 2 Primrose Gardens Management Limited, to support a Planning Application for the replacement of 2.no roof level mansard uPVC doors with uPVC window units to match in design.

2.0 THE SITE

The site falls within the City of Camden (the Council) and consists of one property of 5-storeys; arranged over ground floor to fourth floor levels.

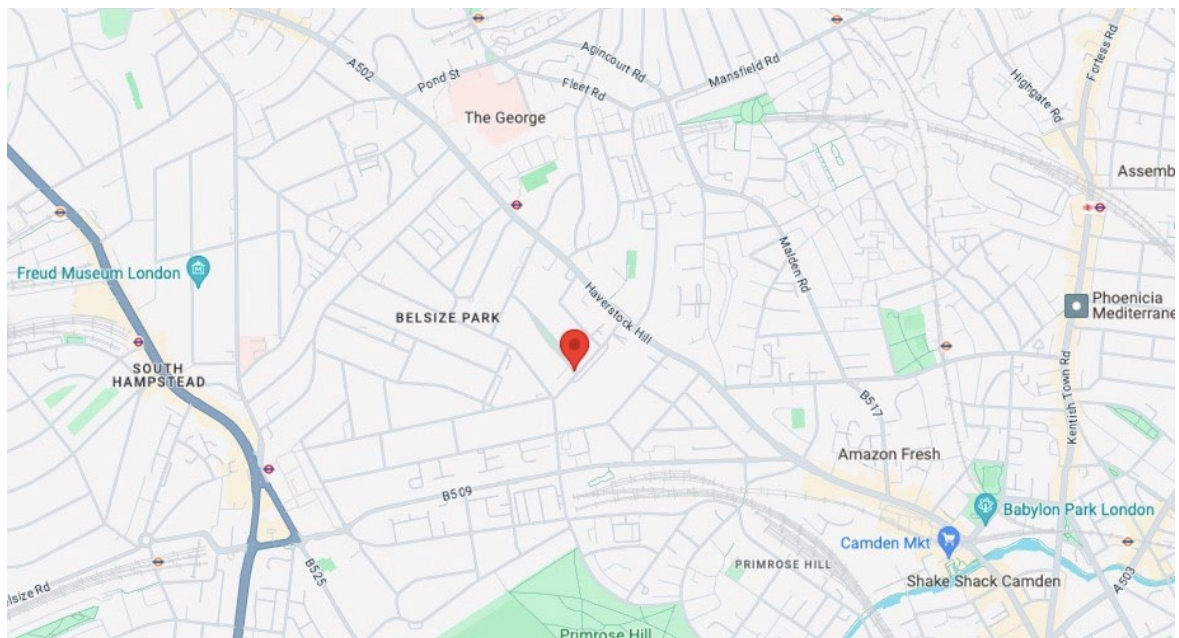
The elements which form this application are located on the Primrose Gardens elevation.



The building is situated on the corner of Primrose Gardens and England's Lane. There are retail units at ground floor, with residential flats above.



The site is not listed, but is located within the Belsize Park Conservation Area. The street is residential.



03 THE PROPOSAL

Due to various on-going damp ingress issues, the roof level box gutter needs to be stripped up and replaced with a new waterproof system.

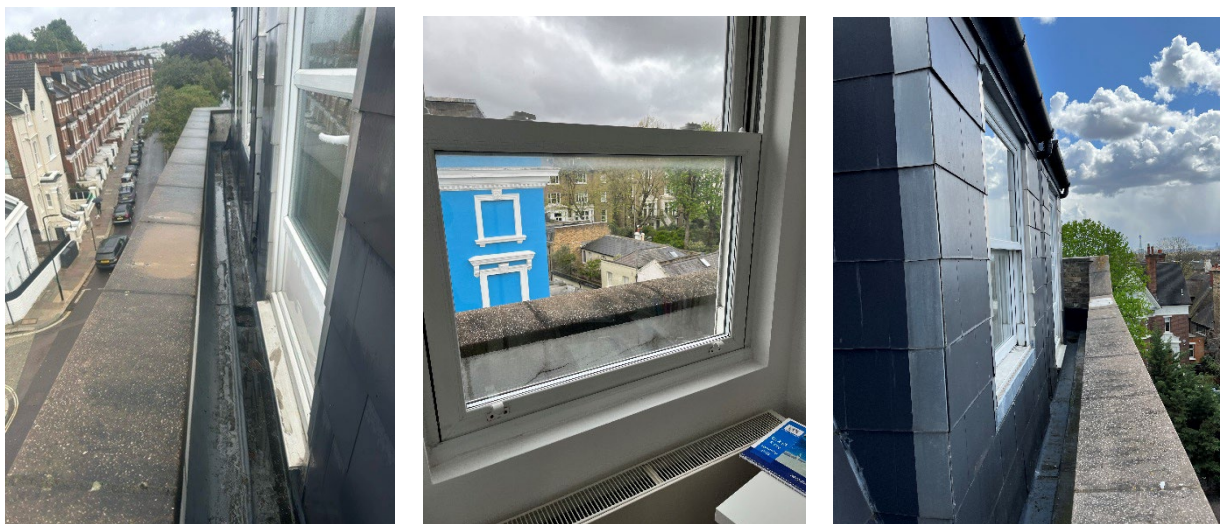
Along the box gutter there are two door openings. These openings prevent the necessary waterproofing up-stands being formed.

This application seeks to remove the doors and replace them with windows, so that the necessary upstands can be formed.

The 2.no roof level upvc single doors will be stripped out and replaced with 2.no upvc windows, which will match the other existing windows in design. The lower section of the opening will be raised as a new insulated wall and will be finished with the liquid applied waterproof finish, which is the finish proposed to the main box gutter surface.

This scheme will achieve a style consistent with the existing throughout and therefore will be in keeping with the character and aesthetic of the building and area.

The alteration will help to resolve the various on-going damp ingress issues which are occurring. It is noted that from street level the change from doors to windows will not be visible, due to the positioning of the front parapet wall.



04 PLANNING POLICY

The relevant planning policy framework comprises the following.

- National Planning Policy Framework (NPPF) (2019)
- The Planning (Listed Building and Conservation Areas) Act 1990
- The London Plan (2021)
- Camden Local Plan (2017)
- Historic England Guidance - The Setting of Heritage Assets (2017)
- Supplementary Planning Guidance -Development and Demolition in Conservation Areas (1996)
- Supplementary Planning Guidance - Design Matters (2001)
- Supplementary Planning Guidance - Conservation Area Statement Belsize (2008)

05 ACCESS AND REFUSE

Access to the site is from the Primrose Gardens side.

Belsize Park and Swiss Cottage stations are equidistant to the building.

The provision for vehicle parking to the property is unaffected by the proposal. The proposals do not affect access for Emergency vehicles etc.

The applicant believes that the above statements and material contained with the application and drawings satisfactorily address the Local Requirements of the Planning Authority and National Requirements.

No alterations to arrangements for access and refuse are proposed.

06 CONCLUSION

The existing formation of the openings along the box gutter on the internal side of the parapet is defective, numerous patch repairs have been completed historically, but issues remain.

The scheme seeks to enable the formation of adequate waterproofing, whilst providing a solution which is visually in keeping with the aesthetic and amenity of the building and area. The new uPVC window units will match the existing units in design.

It is noted that from street level the change from doors to windows will not be visible due to the positioning of the front parapet wall.

For the reasons set out in this Statement and supporting documents, we respectfully ask that this planning application is granted consent.