

## Design & Access Statement

**Restore side facing window on 2<sup>nd</sup> floor to original location**

19 Belsize Park Gardens

London, NW3

## **Introduction**

Belsize Park Gardens is characterised along its entire length by almost identically designed stucco fronted twinned Italianate villas (with some minor exceptions). Whilst clearly identical as originally built, over the circa 160 years that followed numerous minor modifications and alterations have been made to almost every one of these villas.

One such modification at 19 Belsize Park Gardens relates to a side facing window at the 2<sup>nd</sup> floor level, which was relocated a little under 1.5 metres closer to the street. The new window was also slightly wider than the original, but of similar height.

The purpose of this planning request is to remove the current window and brick up its location, and to re-open the original location and install a newly constructed timber framed, frosted, double-glazed sash window there. That is, to restore this 2<sup>nd</sup> floor side window to its original location, size, and style.

### **Is it certain the window was moved in the first place?**

Yes. As mentioned above almost all the houses on Belsize Park Gardens have been subject to at least some minor variations, so whilst not every house has a window at 2<sup>nd</sup> floor level situated close to where the flank widens out, there is an overwhelming majority of houses that do still exhibit this feature. A selection of photographs is included in Appendix A, from 19 Belsize Park up to the beginning of the street at No. 1 Belsize Park Gardens, and a similar distance in the opposite direction (so up to No. 41). Although we include photos only on the same side of the street as No. 19, a similar trend and consistency is seen on the other side of the road (the even-numbered buildings). From these photos the commonality of the 2<sup>nd</sup> floor window location is entirely evident.

Furthermore, upon removing some internal plaster from the original window location wall we can see in Figure 1 the non-matching bricks that were used to block up the space from which the window was moved.

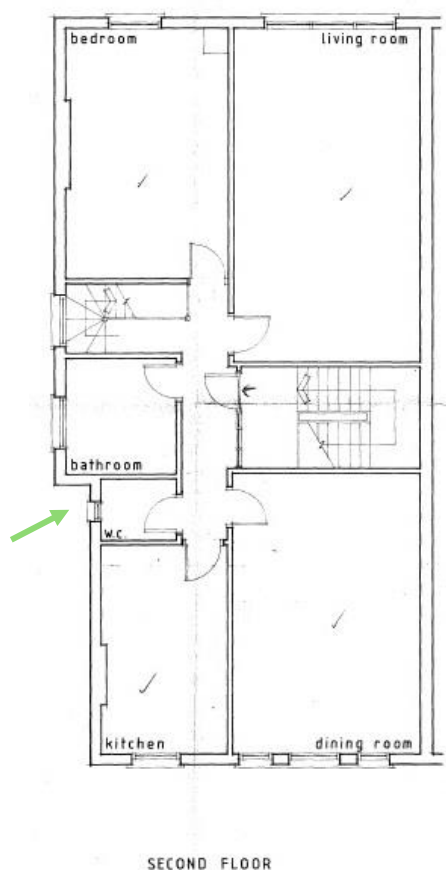


**Figure 1:**  
**Replacement bricks filling the original window location void**

Finally, a sash-window tradesman who has inspected the site has noted that the lintel put at the new location was not correctly installed, and thus whilst there is not much weight above it to present any kind of safety issue (i.e., there is no further habitable space above, only the eaves of the roof) it is one final indication that the current window location was not as originally built.

### **Why was the window moved in the first place?**

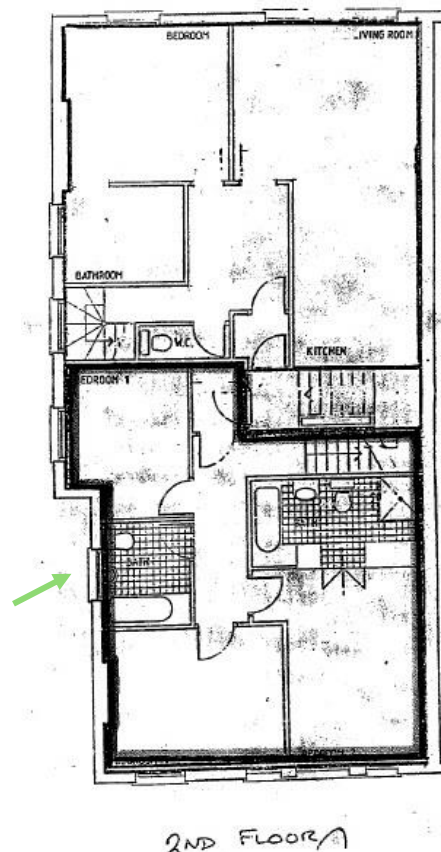
The relocation appeared to happen in the 1980s. By examining historic planning permissions on the Camden Planning Portal we see in plans dated November 1987 the window in its original location (Figure 2). Then in plans dated February 1988 we see the window in its new (and current) location (Figure 3). The relocation of the window appeared necessary to permit a revised internal layout. Although the current internal layout of the flat no longer resembles either Figure 2 or Figure 3, it is nonetheless far closer to Figure 2.



**Figure 2:**

**Plans dated November 1987, showing the side window in its original location (i.e., where we now seek to restore it to).**

Source: Camden Planning Portal.



**Figure 3:**

**Plans dated February 1988, showing the side window in its current location, a little less than 1.5m closer to the street side of the building than the original.**

Source: Camden Planning Portal.

### **Why move it back?**

This is a relatively minor job, and will be conducted during a periodic external refurbishment that the property undergoes to maintain the stucco approximately every 5 to 7 years when scaffolding will be in place anyway. The current location of the window does not match almost all the houses on the street, and only made any sense under an internal flat layout (again, see Figure 3 above) which is no longer in place. As it is possible that in the future additional internal layout revisions to even more closely match the original (Figure 2) will take place, it makes sense to restore the window now to its original location given the opportune time corresponding to an upcoming external maintenance.

### **Visualisations**

Figure 4a and 4b show an external perspective of the window in its current location (Figure 4a), and as proposed (Figure 4b). As these Figures make evident, given the height of the window and the distance well back from the front of the house, the effect of the change is all but unnoticeable from street level. Figures 5a and 5b show internal perspectives of the window in its current and proposed locations respectively.



**Figure 4a:**  
**Outside photo, as existing**



**Figure 4b:**  
**Visualisation of outside perspective, as proposed.**



**Figure 5a:**  
**Inside photo, as existing**



**Figure 5b:**  
**Visualisation of inside perspective, as proposed.**

### **In summary**

We are seeking approval to make this relocation of the window for the following 4 reasons:

1. To restore the side window to its historically original position, matching the majority of identical buildings on the street.
2. Its current location serves no purpose, it was put there only to suit an internal layout that is no longer in place.
3. The lintel of the current window has not been correctly installed, and whilst not a safety issue (it has been in situ without issues for 36 years) , is nonetheless undesirable.
4. The timing of imminent stucco maintenance work (which happens every 5-7 years) will mean a building scaffold will already be in place, and thus once the current location is bricked-up it can be stucco'd over and painted to match the rest of the building, i.e., all evidence of the current location should be entirely removed once the job is complete, if done at the same time as the external refurbishment.

## Appendix

### **Neighbouring properties exhibiting 2<sup>nd</sup> floor side windows in the same location as the proposed (original) location**

Given there are approximately 80 almost identical buildings on Belsize Park Gardens, we do not include photos of every single building. Instead we include neighbouring properties to No. 19 Belsize Park Gardens, up to the end of the street at No. 1, and then a similar distance in the other direction, to No. 41. If a similar survey were to be done for the remaining properties on the same side of the street, as well as all the even-numbered properties on the other side of the street, a similar level of precedence for the 2<sup>nd</sup> floor side window would be observed.





No. 1 Belsize Park Gardens



No. 3 Belsize Park Gardens



No. 7 Belsize Park Gardens



No. 13 Belsize Park Gardens





No. 15 Belsize Park Gardens



No. 21 Belsize Park Gardens



No. 23 Belsize Park Gardens



No. 27 Belsize Park Gardens





No. 29 Belsize Park Gardens



No. 33 Belsize Park Gardens



No. 35 Belsize Park Gardens



No. 37 Belsize Park Gardens



No. 39 Belsize Park Gardens



No. 41 Belsize Park Gardens