

78 Belsize Park Gardens
Design and Access Statement
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Applicant

Annabel Wilson
78A Belsize Park Gardens
London NW3 4NDG

Agent

STURGIS ASSOCIATES LLP
20 Perseverance Works
Hackney Road
London E2 8DD
T +44 (0) 20 7613 2500
F +44 (0) 20 7613 3455
W www.sturgis.co.uk

Introduction

This Design and Access Statement is part of an application for Planning Permission for works at the rear garden floor and raised ground floor of 78 Belsize Park Gardens.

The proposal is for the replacement of the existing windows and doors with matching double glazed windows and doors.

Contents:

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Property

The property is located on the rear garden flat and raised ground floor of a paired Italianate villa built in the second half of the 19th century. It is part of a large number of white stucco houses of the same height and proportion presenting similar features, which confer harmonious character to the street.

The property is located in the Sub Area One of the Belsize Conservation Area.

The house is five storeys high, with a pitched slate roof with overhanging eaves and a bay window forming an asymmetrical front façade, with steps leading to an elevated porch. Like most other houses in the street, the building has been subjected to a series of conversions through the 20th century, resulting in its division to form a number of flats within.

Proposal

The proposed works regards garden floor and the upper floor, linked by a new stair. Most of the proposed works are located on the rear garden elevation of the flat. The poor condition of the windows and doors need to be addressed.

Design

Externally, the proposed alterations will cause a minimal change to the appearance of the house from the street. The front window will get back the original layout, since the few adjustments to the existing fenestration occur on the side and rear elevations. All new windows will have a composite timber frame and are sympathetic in size, proportion and detail to the rest of the fenestration.

Access

Currently the flat is accessible from common parts via the raised elevated porch. This will remain the entrance to the two-level flat. The existing side alleyway will also be retained, providing a direct access to the garden from the street.

Sustainability

The scope of the proposed works offers moderate opportunities to improve the environmental performance of the property. However the introduction of new double glazed units substituting existing single glazed ones will improve the air tightness and thermal insulation of the internal space, resulting in reduced heat loss and lower demand for heating in low temperatures.

Planning

There are a number of similar precedents for granting Planning Permissions for the replacement of the windows and doors in Belsize Park Gardens.

Drawings

Below is a schedule of the drawings submitted as part of this application:

(Drawing number, Title, Scale, Revision)

- 1210(PL)001 Site and location plan 1:500; 1:1250 @A1
- 1210(PL)002 Existing front and rear elevation 1:50 @A1
- 1210(PL)003 Existing side elevation 1:50 @A1
- 1210(PL)004 Existing front window 1:25 @A3
- 1210(PL)102 Proposed front and rear elevation 1:50 @A1
- 1210(PL)103 Proposed side elevation 1:50 @A1
- 1210(PL)104 Proposed front window 1:25 @A3