

Design & Access Statement

project **52 Belsize Park Gardens**
London
NW3 4ND

job no. 414bp

date 31 January 2013

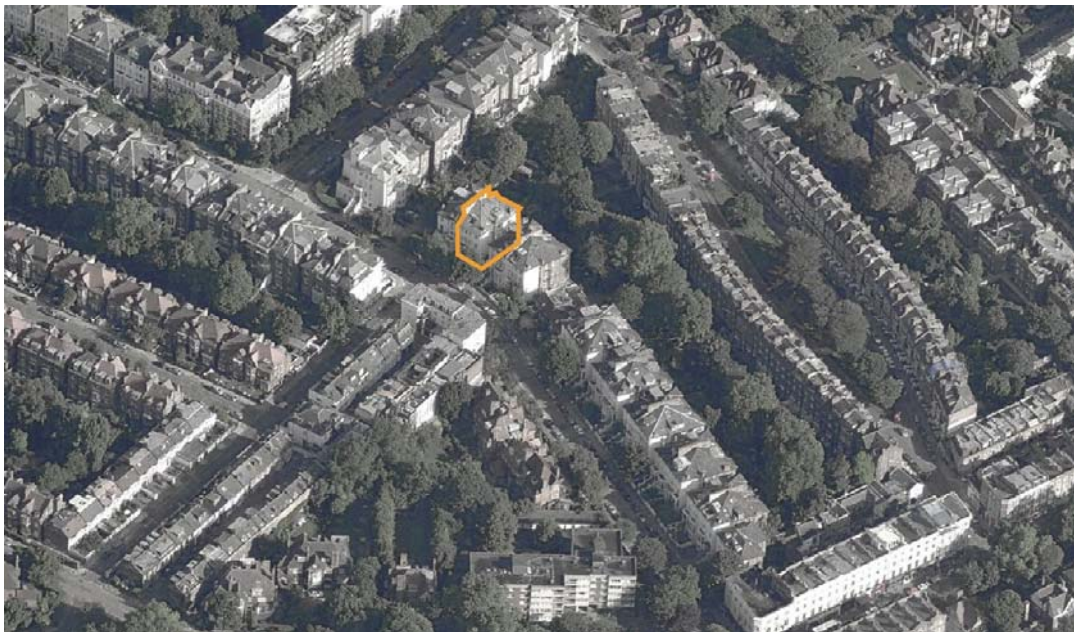
DESIGN AND ACCESS

1. Introduction

Like many of the homes in the area, the Villa a 52 Belsize Park Gardens has been subdivided into flats. The application is for replacement of the glazing throughout the first floor flat. The current glazing layout is an odd mix of different types of timber framed windows.

2. Description of site and context

52 Belsize Park Gardens sits at the junction with Lambolle place and is located in the Belsize Park Conservation area.



Site location highlighted in orange



52 Belsize Park Gardens from street

3. Design Proposal and Planning Policy Context

3.1 Planning Policy Context

There has been a series of successful planning applications for replacement of windows on both front and rear elevations on the street:

2008/1584/P: 1st Floor Flat 68A Belsize Park Gardens
Replacement of sash front and back windows

2012/6098/P: Flat 1 14 Belsize Park Gardens London
Replacement of windows/doors to bay window at front basement level in connection with existing flat (Class C3)

2012/2656/P: 31 Belsize Park Gardens
Installation of balustrading above entrance porch and replacement of window with door at front first floor level in connection with creation of a terrace in connection with the existing dwelling (Class C3).

3.2 Layouts/ scale and appearance

On the front elevation it is intended to employ conservation design timber triple glazed sash windows manufactured by Mumford and Wood to visually match existing. These are new to the market and achieve tremendous slenderness. See associated detail drawing 414.B5.G32.W01.

At the rear it is proposed to use high quality insulated timber frames with layouts to match the existing.

3.9 Energy and water conservation

The current windows do not open and close properly and are creating draughts though the flat. It is the aim of the works to replace the current glazing with high quality conservation windows that are more sympathetic to the building and to the environment. The client further intends to carry out internal insulation works in line with Camden's Retrofit Planning Guidelines.

4. Access

There will be no changes to the access to the property.

5. Sources

We have referred to:

- National Planning Policy PPS1
- Camden Local Development Framework and Core Strategy
- Camden Planning Guidance 3 (CPG3)
- Belsize Conservation Area Statement
- CLG (2007). *Building a Greener Future: Policy Statement*. Available at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/building-greener.pdf>
- The World Bank CO2 emissions. (no date). *CO2 emissions (kT)*. Available at: <http://data.worldbank.org/indicator/EN.ATM.CO2E.KT>
- Approved Document Part M
- www.lifetimehomes.org.uk