

DESIGN AND ACCESS STATEMENT

66 Belsize Park Gardens NW3 4NE

The proposal is at the first floor flat (rear) of a semi-detached stucco fronted villa.

There will be no alteration to existing access to the property in any way.

At first floor level (rear) there is an area of existing flat roof in need of repair as it is leaking into the ceiling of raised ground floor flat below.

It is proposed to remove the existing windows to the rear master bedroom and to replace with new windows with opening French style doors. The new windows with doors will fit into the width of the existing structural opening . The head height will remain as existing and the brickwork below the existing window cill level will be removed. The new doors will extend down to floor level (allowing a step for weathering purposes) and the 2 side windows on either side of the new doors will also extend down to the same level.

The flat roof area over the existing bowed window to the rear of the property (and to the flats at lower ground and ground floor) is adjacent to another bowed window to the rear of the semi-detached property. The adjacent balcony has already been renovated and doors out onto the terrace have been installed.

The proposed new metal railings will match the existing metal railings at the adjacent property to create a balanced overall look to the property.

Properties with similar designs can be seen at numbers 10,14,16,18,20,22,28,23,27,68 and at 82 Belsize Park Gardens.