

DESIGN AND ACCESS STATEMENT

PROPOSED CHANGE OF A WINDOW TO A FRENCH DOOR OVER THE FRONT BAY AT FIRST FLOOR FLAT, 9C BELSIZE AVENUE, BELSIZE PARK, LONDON NW3 4BL

1. Introduction

The Design and Access Statement (DAS) accompanies an application for changing a sash window to a French door in the front elevation on the first floor over the front bay to the building at 9C Belsize Avenue, London NW3 4BL. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this proposal is for a minor alteration to an existing house, some aspects such as the social and economic context are of limited applicability.

2. Design Principles and Concepts

9 Belsize Avenue is a large Victorian town house in the Belsize Conservation Area. The front of the house is rendered and painted white. The house is divided into 5 flats of which flat C occupies the first floor.

The proposed replacement of the living room window for a French door will give the occupants of the flat more light in the living room and also provide access to the existing flat roof over the ground floor bay.

The proposal will have minimal effect on neighbouring properties.

A separate application for the replacement of a kitchen sash window over the front portico, with a French door, has been also submitted.

3. Layout

The proposed changes will not alter the layout of the flat.

4. Scale

Front elevation drawings are included with the application.

5. Landscaping

Landscaping of the site will be unchanged.

6. Appearance

The design concept has been to replace the existing sash window with a French door designed to blend in with the existing house front. As the flat roof over the ground floor bay will then be possibly used as a terrace, a small safety-railing will be installed on it. The design of the railings will be identical to those on the next door house – No.11.

7. Access

The access to the property will remain unaltered.