

Design Access Statement

Project: 24 Belsize Park, London, NW3 4DU

Amount:

The proposal involves the merging of two windows into one long window on the side elevation of the residential building. The windows are currently visibly impaired from street view and will still adopt the appearance of the building when merged together. The windows are currently approximately 2040mm and 2490mm in height respectively, in the manner of going from top to bottom of the building. The width of the windows is currently 920mm. When merged, the height of the window will be a total of 6m with a width remaining at 920mm as portrayed in the attached existing and proposed drawings.

Layout:

The existing layout of the site is not to be altered under the submitted application and to be retained as residential unit's usage.

Scale:

The current premise's length, height and width will not be altered by the proposed scheme, since the proposal will not include an extension which will alter the height, width or length of the house in relation to the adjoining properties.

Landscaping:

The current premise has landscaping at the rear and under the proposed scheme; it is not altering the landscaping of the building.

Appearance:

The external appearance of the building at front elevation will not be altered by the proposed scheme. The existing façade consists of steps to the Entrance door and consists of a portico with an ionic column to either side. The only alteration will be at the side elevation where two windows will be merged to form one long window which will then be slightly offset to the left hand side of the building (exterior side elevation view). This alteration would barely appear at street view. The image shown below is a street view, zoomed in image of the side elevation. The red box on the image outlines which windows will be merging.



Use:

The building in question is a late Victorian town house that has been divided into flats. The proposal is not varying or altering the use of the building.

Access:

The access to the ground floor and upper floors will be via the current access doors to the front from main footpath via the existing front stairs. The proposal is not altering the original and existing access openings.

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