

Monday, 01 September 2014

## 347 – FLAT 5, 22 BELSIZE SQUARE, NW3 4HT, LONDON

### 1.0 INTRODUCTION

This Design and Access Statement has been produced to accompany the planning application to replace the existing doors and windows, along with the existing glass balustrades to the top floor flat (Flat 5) at 22 Belsize Square.

The property is located on the upper floor within the roof attic of No.22 Belsize Square. The site is a four storey semi-detached dwelling house on the western side of Belsize Square, it shares a corner site with No.22a Belsize Square. It lies within the Belsize Park Conservation Area and is listed as making a positive contribution to the Conservation Area.

### 2.0 ACCESS AND LANDSCAPING

The proposals do not alter any access into the property or landscaping. Access to the balconies is made more feasible with inward opening doors.

### 3.0 AMOUNT / LAYOUT / SCALE

The proposals do not affect the amount, layout or scale of the property.

### 4.0 APPEARANCE / APPRAISING THE CONTEXT

The proposals will be sympathetic to the building and the conservation area within which it is found.

The doors will have finer frames to what currently exists.

The frameless glass balustrade will be to match the neighbouring balustrade at No.21 and removing the existing white painted tubular steel framing will make the balustrade less visible from the street and the surrounding conservation area.



## 5.0 LOCAL DEVELOPMENT PLAN POLICIES

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

Camden Planning Guidance 2011

Belsize Conservation Area Statement

## 6.0 SUPPORTING DOCUMENTS

Photographic Schedule

Drawings

347 1 000 01 A	SITE AND LOCATION PLAN
347 1 010 01 A	EXISTING FLOOR PLAN
347 1 030 01 A	EXISTING ELEVATIONS
347 1 040 01 A	TYPICAL BALCONY DETAIL (EXISTING)
347 2 010 01 A	PROPOSED FLOOR PLAN
347 2 030 01 A	PROPOSED ELEVATIONS
347 2 040 01 A	TYPICAL BALCONY DETAIL (PROPOSED)

Yours sincerely



Karen Chalklin

