

# 17 BELSIZE PARK GARDENS, LONDON NW3 4JG

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## DESIGN AND ACCESS STATEMENT



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## 1.0 INTRODUCTION

- 1.1. We have been instructed by the residents of this property to prepare a scheme to improve the existing light levels within the accommodation
- 1.2. The scheme consists of replacing the existing window to side elevation with new window & enlarging the opening.

- 2.2. The existing building is a four storey house comprising of a lower ground floor, ground floor, first floor and second floor. In addition there is also accommodation within the roofspace. The property is split into five flats.

## 2.0 SITE ANALYSIS/ CONTEXT

- 2.1. The existing building was constructed in the 1860's as part of the development of the Belsize area following the demolition of Belsize House and the development of the estate. The building is located within the Belsize Park conservation area



Location plan



17 BELSIZE PARK GARDENS



View of the front facade of 17 Belsize Park Gardens



View of the side facade of 17 Belsize Park Gardens



Interior view of the existing bedroom window to be replaced at No. 17 Belsize Park Gardens



View of the side facade to No. 15 Belsize Park Gardens

### 3.0 DESIGN

#### 3.1. The works will consist of the following:

- The removal of existing window to the side facade.
- Creating a larger opening to match the adjacent window on the side facade.
- Fitting new double glazed painted timber window.

3.2. From photographs on page 3 it can be seen that the side facade to No. 15 Belsize Park Gardens have no windows that are opposite to this window, as a result, avoiding any direct overlooking issues to and from the neighbouring property.

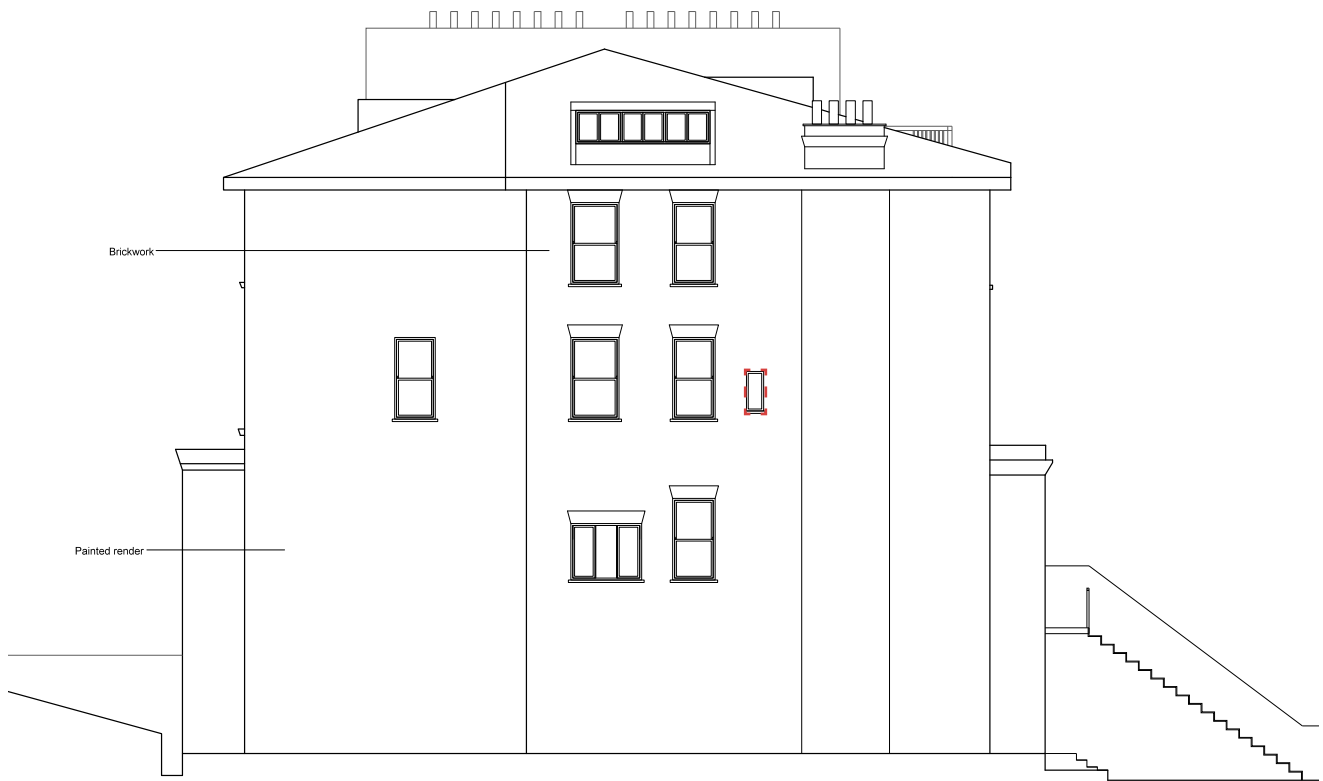
3.3. The new window will be proportionally similar to the surrounding properties, to match in with the character of the area.

### 4.0 MATERIAL

4.1. Window to be constructed of timber, painted white, to match existing. Glazing to be 18mm double glazed, clear glass.

### 5.0 NOTE

5.1. The proposal associated with this application does not affect access, amount, layout, scale, landscaping, historical assets or historical significance.



Existing side elevation showing the window to be replaced at No. 17 Belsize Park Gardens



Proposed side elevation showing the new window opening at No. 17 Belsize Park Gardens