

07/07/2015

rev.03

## Design and Access Statement

### Flat 5, 50 Belsize Square, NW3 4HN

#### Introduction

The above property is the first floor flat of 50 Belsize Square, NW3 4HN located in the Belsize Park conservation area.

This Design and Access Statement is supporting a retrospective planning application for the replacement of the existing rotten timber sash window with a new white painted double glazed hardwood window with a fixed double glazed pane above. The development is located above the portico on the front elevation.

The property currently has some railings on the portico roof. These railings will be removed from this roof in due course as there is no planning permission granted for them. The inclusion of these railings **does not** form part of this application as they are about to be removed.

Flat 5 is part of a semidetached property.

To the right is no. 49; this property is a later addition property that has been designed to follow the scale and proportion of properties within Belsize Square but has not retained original features characteristic of the area. This is a modern interpretation of the conservation area type of building and only the proportions are in keeping with the Conservation Area style. All features and detailing has been simplified or even not included.

To the left is 50A; a coach house that is atypical to the scale, form & character of the existing streetscape.

Directly facing no. 50 Belsize Square are two other properties that do not share the character of the square.

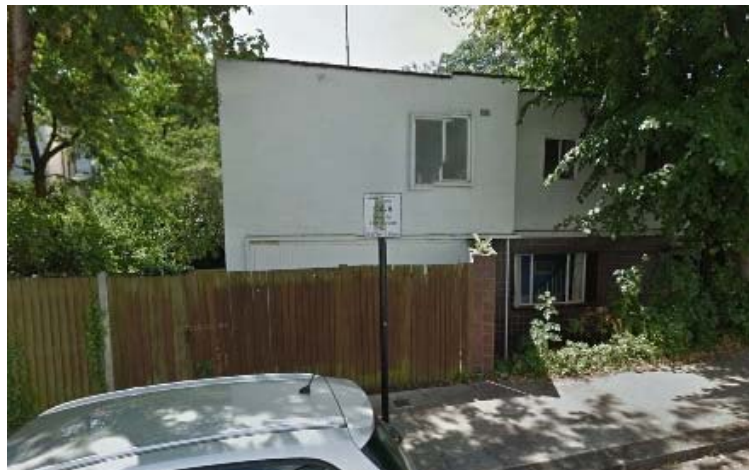
Having stated the above, 50 Belsize Square sits between a series of houses that do not follow the homogeneous typical style of the area and therefore any proposed addition at Flat 5 has not had a detrimental impact on the immediate streetscape.



No. 50a Belsize Square on to the left of No.50 Belsize Square



No. 49 Belsize Square on to the right of No.50 Belsize Square



Property no 1. Directly facing Flat 5, 50 Belsize Square



Property no 2. Directly facing Flat 5, 50 Belsize Square.

The client has paid special attention to the design of the new white painted hardwood window in order to materially & proportionally match with the similar developments located on Belsize Square.

The existing rotten sash window was in urgent need of refurbishment or replacement. A new double glazed white painted hardwood window with a fixed double glazed pane above, has been fitted and will allow for ventilation to the property's kitchen.

The proposed alterations integrate well within the context of the existing building with regards to scale and layout, thus greatly enhancing its use and appearance

## **Use**

The design reflected the client's requirements as follows:

- A new double glazed white painted hardwood window with a fixed double glazed pane above to match the windows above the porticos on similar developments on the street (i.e no 13 Belsize square, no. 39 Belsize Square)

## **Relevant national and local legislation and guidance**

The proposal takes into consideration the following policies:

- Camden planning Guidance CPG1
- Belsize Conservation Area Statement

## **Access**

There new window design will allow ventilation to the property.

Access to the existing roof through the new windows will strictly be for maintenance roof purposes only.

## **Layout**

The replacement of the rotten window by a new set of double glazed windows has been done on the the existing opening which has been unaltered.

## **Scale**

Scale will remain as existing because the new double glazed white painted hardwood window with a double glazed fixed pane above will be located within the existing unaltered opening.

## **Landscaping**

No landscaping is proposed as part of this application.

The roof will remain as existing as not access will be allowed (only for maintenance purposes).

## **Appearance**

The proposed window is constructed of hardwood and is painted white. The window will be double glazed and will incorporate a double glazed fixed pane above to maximise the amount of natural light coming into the property.

**Relevant Developments in the vicinity**



No. 13 Belsize Square



No. 39 Belsize Square