

October 2015

Ref: 7905/1

DESIGN AND ACCESS STATEMENT

In support of a planning application to change eight windows to the front elevation to the Ground Floor and Basement

at

Flats 1 & 2, 7 Strathray Gardens London, NW3 4PA

CONTENTS

1.	Associated Documents	page	2
2.	Introduction	page	2
3.	Location	page	3
4.	Proposal	page	4
5.	Planning History	page	4
6.	Scale and Impact	page	4
7.	Access	page	4
8.	Sustainability	page	5
9.	External materials	page	5

1. Associated Documents

This Design and Access Statement should be read in conjunction with the following documents:

- 1.1 Site Location Plan 7905/SLP
- 1.2 Existing and Proposed elevations 7905/100
- 1.3 Photosheet 7905/PS01

2. Introduction

2.1 Metropolitan Development Consultancy Ltd has been instructed by Mr and Mrs C. Bell (the long leasehold owners of Flats 1 and 2) to prepare and submit a planning application to replace the three existing ground floor front elevation painted timber casement bay windows with new painted timber double glazed sash windows to match the same style as the first floor elevation. In addition, five standard double hung sash windows to the basement are to be renewed to provide double glazed windows of the same style.

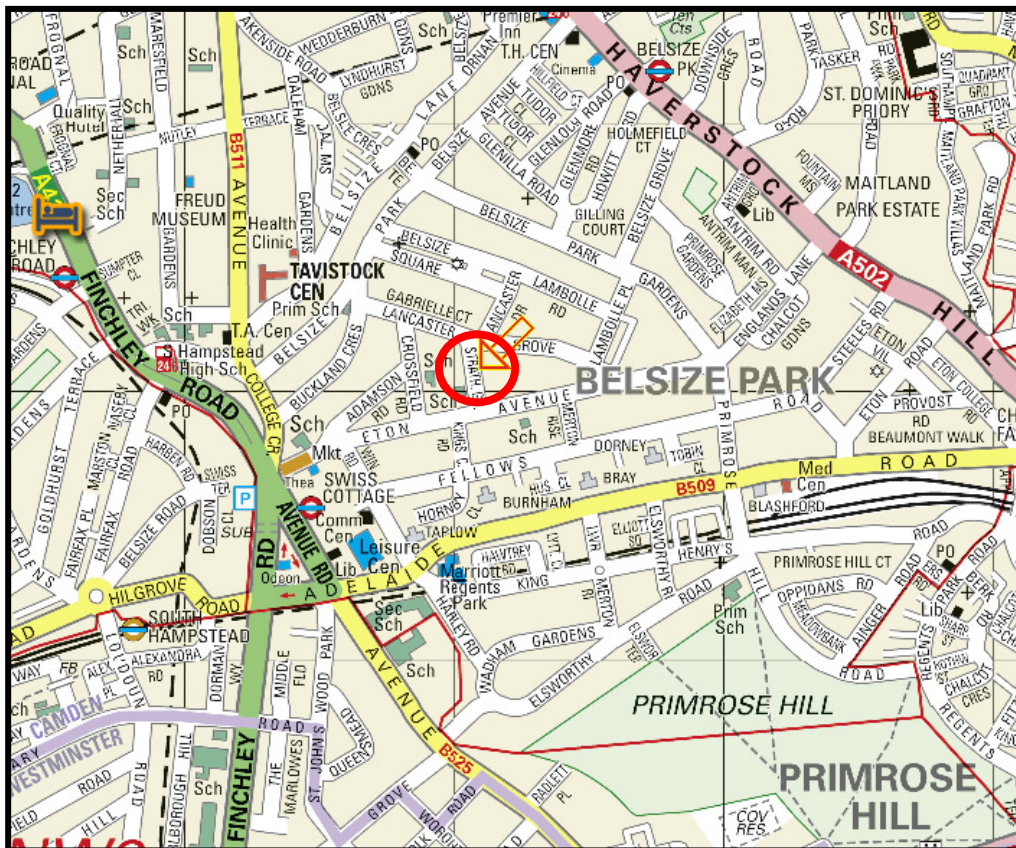
3. Location

- 3.1 The subject property is located within the Belsize Park Conservation Area.
- 3.2 Located in the Borough of Camden, the application site lies within the Belsize district as shown in the map below. The site is near Finchley Road (A41) and Haverstock Hill (A502) which, together with Fitzjohns Avenue/College Crescent (B511), are main north-south routes to/from central London.
- 3.3 The property is a large mainly detached Victorian town house divided into four self-contained flats with brick built and rendered façades. The front elevation comprises red and buff brickwork similar to other houses in the street. The application property is five storeys in height. Its frontage features a richly decorative gable, bay windows over two floors and an arched front entrance porch.
- 3.4 Public transport links in the surrounding area are excellent; the site being within a few minutes of Finchley Road and South Hampstead railway stations. Belsize Park and Swiss Cottage underground stations are also close by along with Fitzjohns Avenue, Haverstock Hill and Finchley Road for local bus routes.

3. Location (Contd.)



OS Map (Not To Scale)



Street Map

4. Proposal

- 4.1 It is proposed to change the three composite windows to the Ground Floor bay to provide three double hung sash windows.
- 4.2 The existing windows to the Ground Floor bay are side hung casements with top hung sashes and single glazed. The windows are very large and an immense amount of heat is lost through them. In addition, the family have small children and when the windows are open, there is a fall of some 3m into the front basement well. The top hung sashes are virtually unreachable. It is proposed to change these windows to provide new painted timber double glazed double hung sash windows built in traditional fashion to match many of the adjoining residences and, in style, to match the windows which exist on the First Floor. These have a georgian styled top sash and clear single pane to the bottom sash. The double glazing will provide protection against thermal loss in the room and it will also be possible to ventilate the room using the top hung sash only.
- 4.3 It is also proposed to change the five existing double hung sash windows within the front Basement well (including three windows to the bay) to provide new windows to match existing, except that they will be double glazed. The windows will be constructed in traditional fashion.

5. Planning History

- 5.1 The site has previous planning permission granted for a residential conversion to join Flats 1 and 2 to make a single dwelling, together with side extension which was granted on 18th March 2015. See application 2015/0300/P. These works have been implemented.

6. Scale and Impact

- 6.1 The proposal does not generate any change to the scale of the building.
- 6.2 The impact of the new windows in the street is minimal because they will simply match many of the other properties which have a similar style of window. Furthermore, the proposed Ground Floor windows will match the style of the First Floor windows within the existing building.

7. Access

- 7.1 There is no change proposed to access.

8. Sustainability

- 8.1 Windows will be constructed from sustainable materials.
- 8.2 The fact that the windows are being changed from single glazed windows to double glazed windows will help to save energy costs by drastically reducing thermal loss.

9. External Materials

- 9.1. Windows will be painted timber, all similar to existing and surrounding area.