

## DESIGN AND ACCESS STATEMENT

### Introduction

This document has been prepared to accompany a full planning application proposing to replace the existing windows at Flat 4 Antrim Grove.

Flat 4 Antrim Grove is located within Belsize Park Conservation Area in the London Borough of Camden.

Belsize Park Conservation Area was elected by Borough's Planning Communication Committee March 1973. The area was centred on Belsize Park, Belsize Park Gardens and Belsize Village and later extended to surrounding areas within Camden.

### ANTRIM GROVE



The character of Belsize is largely derived from mid-19th century Italianate villas. Within the Conservation Area there are, however, several distinct areas of varying character and appearance. These differences are caused by a combination of the following: land use, the density of development, the scale and style of buildings, their construction materials, the period of development, local topography and the predominance of gardens and trees.

## **HISTORY:**

The Belsize Conservation Statement illustrates the development of Belize Conservation Area started prior to the industrial revolution, the land was open field mainly in use for agriculture with a few houses and divided amongst two freeholders. Between 1780- 1840s the land held Belsize House and estates which were being used for farming along with surrounding areas. Belsize House later became a "pleasure park" for a few years taking over from the popular attraction "Hampstead spa." After losing its popularity the house was rebuilt and lease to private residences rented to Spencer Perceval who later became PM. In 1807 the land once again was divided into eight and sold to four local men. This was the key venture which created the development of the area. Small estates were created known as "parks" on which many created semi-rural villas and sustainable land. The eight first parcel were developed by Edward Bliss together with Haverstock Hill.

The residential development of Belsize Park began in the 19<sup>th</sup> century, an Italian in character was evident starting from around this time. The development of Belsize Conservation Area continued when leaseholder Christopher Palmer established his own estate and church. Followed by Daniel Tidey which was the prime developer in the area.

**DESCRIPTION:** No. 4 Antrim Grove front elevation



The property is one of several properties in the Belsize Park Conservation Area owned by Genesis Housing Association.

No. 4 Antrim Grove is a red brick semidetached terrace house located within the London Borough of Camden. The property is in keeping with the proportion, scale and style of many of the neighbouring houses as is characteristic of this conservation area. The property has a ground level and an upper floor with large casement windows which are in a poor state and require replacing.

### **REASON FOR THE PROPOSED ALTERATIONS**

The existing timber windows are in a poor condition. The joinery of these sliding sashes has extensive areas of rot and has loss of joints to the frame members. Heat loss and draughts are a concern to the applicants as is condensation, air tightness and maintenance; hence they wish to replace the sliding sash windows generally.

### **WINDOW PROPOSALS**

We intend to replace the existing single glazed timber windows which are in poor condition with new like for like, single glazed painted white/off white traditional timber sliding sash windows, slimline 14mm with weights and pulleys.

The design of the new windows will replicate the existing windows with better quality and thermal performance.

The character and appearance of the property will be retained and be in keeping with the surrounding area. The proposal seeks to mirror the layout of the existing.

The new windows will incorporate thermally single glazing, to Building Regulation Standards. This will improve the living conditions of the residents at the property together with adequate ventilation will improve the development of condensation within individual flats.

Rear elevations

