

16/12/20

REV.00

## Design and Access Statement

CHANGES TO GARDEN FLAT DOORS AND WINDOWS ON THE FRONT AND SIDE ELEVATIONS.  
CHANGES TO GARDEN STEPS.

**Garden Flat**  
**27 Belsize park**  
**London**  
**NW3 4DU**

### Introduction

This statement has been prepared in support of a planning application for garden flat, 27 Belsize Park. Planning permission is sought for changes to garden flat doors and windows on the front and side elevations and changes to garden steps.

The proposals have been noted in this document and the attached drawings. The main changes to the proposal are minor and relate to improvements in doors and windows layout and front garden landscaping work. The proposed scheme will still have a positive contribution to users of the building and to surrounding areas whilst barely visible from the street (partly because of the vegetation acting as a privacy screen).

### The Design Component

#### On the side elevation:

The existing entrance door would be shifted to accommodate the new internal layout whilst remaining the same in appearance. The existing side window would be replaced in the same location for a similar one in size, divided in two with a fixed lower part and adding a fan light at the top to increase security for users when open.

The second existing window, smaller in size would be relocated behind the external separation wall marking the entrance to the private passage to access the garden flat entrance door. Its size will match the first side window for consistency with a fixed lower part and fan light above.

#### On the front elevation and garden landscape:

The existing central front window would be replaced for French doors of the same width to access the garden. In order to accommodate the swing of the doors, the existing garden steps joining the internal flat floor level and garden floor level would be pushed forward towards the front of the property slightly.

The two existing windows either side of the new French doors would be replaced for windows of the same sizes with a top fan light.

All windows and doors will be in keeping with the building style (Conservation area) and all changes would be barely visible from the street due to the existing vegetation in the front

garden acting as a privacy screen as well as the external side wall, marking the passage on the side of the property and hiding the windows and doors changes to the side elevation from most angles.

## **Layout**

Minor alterations to the internal layout are proposed which will not affect the external appearance of the building except for the previously mentioned windows and doors. No extension is proposed for the front or side elevations and therefore open space, routes (private and public) or change in the buildings orientation will not affect the surrounding development.

## **Scale**

The proposal seeks minor alterations to the existing fenestration. The new design is very similar in scale to the existing.

## **Landscaping**

Landscaping within the curtilage of the property will be barely affected. The existing step has been shifted slightly towards the front of the property to accommodate the new doors.

## **Appearance**

The external appearance of the property will only have minor amendments. The windows and doors are to be double glazed and executed in a way that will match the existing appearance.

## **The Access Component**

Due to the nature of the proposal the existing access will not be affected in anyway. Entrance into and out of the site will remain the same and will not be effected in anyway. The new French doors will provide additional natural light and better connectivity with the front garden.