

03.04.20

REV.00

## Design and Access Statement

ERECTION OF NEW REAR DORMER WINDOW FOLLOWING THE DEMOLITION OF EXISTING ONE, REPLACEMENT AND CHANGES TO WINDOWS AND NEW SKYLIGHTS TO ACCOMMODATE NEW INTERNAL LAYOUT.

**Third Floor Flat**  
**50 Belsize Park Gardens**  
**London**  
**NW3 4ND**

### Introduction

This statement has been prepared in support of a planning application for third floor flat, 50 Belsize Park Gardens. Planning permission is sought for changes to third floor flat rear dormer window, replacement and changes to windows and new skylights to accommodate new internal layout.

The proposals have been noted in this document and the attached drawings. Most of the proposed works are minor and relate to improvement to window and skylight layout. In addition, the rear dormer window will be demolished and replaced for a new rear dormer window designed in accordance to the CPG1 Camden Design Guidance.

The proposed scheme will still have a positive contribution to users of the building and to surrounding areas whilst barely visible from the street (being on the roof or on the side/rear elevations).

### The Design Component

#### On the side elevation:

The existing side dormer structure will be retained and the windows will be replaced. The layout will be changed to accommodate the new internal layout (one larger window rather than two small ones). The drainpipes will also need to be slightly diverted to accommodate the new window layout.

#### On the rear elevation:

The rear dormer window, which does not comply with Camden guidance, will be replaced for a new rear dormer window in compliance with CPG1 Camden Design Guidance. This new dormer is similar in size and shape to the neighbour's one.

All windows and doors will be in keeping with the building style (Conservation area style) and all changes would be barely visible from the street due to the location at third floor and on the roof at the rear and side of the property.

## **Layout**

Alterations to the internal layout are proposed which will not affect the external appearance of the building except for the previously mentioned windows and dormers. No extension is proposed 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**

n/a

## **Appearance**

The external appearance of the property will only have minor amendments. The new dormer, windows and skylights are to be double glazed and executed in a way that will match the existing appearance and in conservation area style to use similar material than the existing.

## **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 affected in anyway.