

**51a Belsize Park NW3 4BB****Design & Access Statement to support application for Planning Consent**

May 2020

**1. Introduction**

- 1.1 This Statement has been required by the London Borough of Camden to application for:  
*The replacement of 4 windows with new painted softwood to match dimensionally exactly as existing incorporating slimline double glazed units*
- 1.2 Set out below are the matters that must be included in a design and access statement:
- (a) explain the design principles and concepts that have been applied to the proposed development; and
  - (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.
  - (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
  - (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
  - (e) explain how any specific issues which might affect access to the development have been addressed.

**2. Statement****a) design principles and concepts**

- 2.1 The replacement windows will be of painted softwood to match the profiles of the existing joinery. They will incorporate double glazing and be fully draught proofed to improve comfort and reduce energy consumption and CO2 omissions.

**b) appraisal of the context**

- 2.2 The existing windows are of painted softwood, are single glazed and ill fitting. The result is high energy use and poor levels of occupier comfort.

**c) policy adopted as to access**

- 2.3 The replacement windows will have no impact on access or policies relating to access in relevant local development documents.

**(d) consultation**

- 2.4 No consultation has been carried out

**e) specific issues which might affect access**

- 2.5 Not applicable

## PHOTOGRAPHS

*Right, front elevation showing bay window #4*



*Windows to rear elevation, sash window #2 left and bay window #1 right*