**DESIGN AND ACCESS STATEMENT FOR FLAT D, 7 PRIMROSE GARDENS**

NW3 4UJ

**Site Context**

7 Primrose Gardens is a mid-terrace Victorian home that has been converted into 3 flats over 5 floor levels (Lower Ground, Upper Ground, First Floor, Second Floor and converted roof level). The main entrance to the building can be achieved via a door to the upper ground level accessible via steps from the street.

The building is constructed of a solid brick construction with red London bricks to the front façade and has a tiled roof. Two joint chimney stacks can be found to the sides of the property at the party walls with numbers 5 and 9 Primrose Gardens.

The building generally has wooden single glazed windows and several single glazed side hung casement windows at the ground floor levels. Generally, the existing windows are decorated in white.

The property is located within the Belsize conservation area and has been split into the subsection of Primrose Gardens.

**The Proposal**

The proposal relates to Flat D, which is spread over the Second Floor and the converted roof level (Third Floor). The project involves the replacement of two white timber single-glazed window sashes with two new white timber double-glazed window sashes of the same design, size, and material. The two sash windows can be found on the front of the building on the Second Floor, closest to number 9 Primrose Gardens. This project only relates to the replacement of the sashes, whereas the existing wooden window frames will remain intact.

The existing windows are single glazed and perform poorly from a thermal performance point of view.

**Access**

There will be no change to the existing access.

**Conclusion**

The proposed works include the removal of single glazed timber window sashes and replacement with double glazed timber window sashes that match the existing as far as reasonably possible. The materials proposed and colour are consistent with the building overall and the surrounding properties.

Consideration has been given to the property’s location within the Belsize Conservation Area and the proposed development has been designed to maintain the appearance of the existing building, and in turn its contribution to the character of the surrounding area.