

**04th December 2020**

## **Design & Access Statement**

### **Rev B**

REPLACEMENT OF TWO WINDOWS TO THE SIDE ELEVATION OF THE RAISED GROUND FLOOR FLAT (7B)  
WITH TWO NEW TIMBER FRAMED SASH WINDOWS TO FIT WITHIN ORIGINAL STRUCTURAL OPENINGS.

**7b Belsize Park Gardens,  
London  
NW3 4LB**

#### **Introduction**

This statement has been prepared in support of a planning application for the raised ground floor flat, 7b Belsize Park Gardens. Planning permission is sought for the replacement of two existing windows to the side elevation of the property, with two new timber sash windows to fit within the original openings and to reflect the design of original windows throughout Belsize Park Gardens.

The proposals have been noted in this document and the attached drawings. The proposed works are minor and intend to restore original features to the property, making a positive contribution to the building elevation, surrounding area and users.

#### **Design**

The existing internal layout will be changed to accommodate a minor rearrangement of the existing kitchen, bathroom and hallway areas. The two replacement windows to the side elevation will restore original property features, remove mismatched brickwork and greatly enhance the use of the property for the occupants.

The proposed windows are set back from the front of the property and are barely visible from the street. It is suggested that the proposed changes will improve the oblique views of the side elevation of the property from the street.

#### **Use:**

The existing residential use (class C3) will be unaffected by the proposal.

#### **Layout**

Minor alterations are proposed to the interior layout of the property which will not affect the external appearance of the building except for the aforementioned replacement windows. No extensions or alterations to the envelope are proposed and therefore both private and public access routes surrounding the property shall not be affected.

### **Scale**

The proposals seek alterations to the fenestration only. The proposals will align the scale and proportions of the proposed windows with the remainder of the side elevation of the property and reflect the character of the existing properties along Belsize Park Gardens.

### **Landscaping**

No landscaping is proposed as part of the development.

### **Appearance**

The proposal seeks to make minor alterations to the appearance of the flank elevation of the property, which has minimal oblique views from the street.

The existing windows are significantly smaller than the original structural openings, with the remaining space having previously been infilled with mismatched brickwork. Additionally, unpainted concrete lintels are visible above both windows and are not in keeping with the remainder of the property or the character of the street.



*(left) Oblique views of the windows from the street.*

*(right) The existing poor quality windows with mismatched brickwork infills and unpainted concrete lintels visible. As viewed from the entrance to 7a Belsize Park Gardens at lower ground floor level.*



*Drawing of the existing window arrangement*

The proposed windows will be white painted, timber sash windows, to the original structural opening sizes and to match the remainder of the existing flank elevation and to reflect the character and appearance of original windows along Belsize Park Gardens. All original prickwork, including soldier courses above and existing white painted sills are to be retained.



*Drawing of the proposed window arrangement*

**Access:**

Due to the nature of the proposal, existing access will not be affected in any way and all public and private access routes surrounding the property will be retained as existing.