

## DESIGN AND ACCESS STATEMENT

**Flat 65A Belsize Park Gardens, London, NW3 4JN**

**Replacement of windows to the front and rear bay to the lower ground floor flat only**



### Introduction

The property at 65 Belsize Park Gardens comprises four stories of residential flats, lower ground (to which this application is to do with), ground floor, second floor and third floor. The building comprises a mix of crittal, vertical sliding sash windows and casement windows. Comprising both timber and steel windows with the external façade being rendered and has a hipped slate roof.

The building is located just off Haverstock Hill, with the elevation facing North East.

This application relates only to the 2no bays to the lower ground floor flat only.

The windows are in a poor condition to the two bays, one to the front and a further rear bay. Both require upgrading to future proof the flat.

Lat year external repairs and redecoration were undertaken and the rear bay was found to be unsafe and so was rebuilt like for like. At the time of the rebuild the rear lower windows and door twisted and would not fit back, hence the temporary arrangement to the rear bay (as identified in photos).

See Appendix A- for examples of unsympathetic adaptations on the vicinity.



## **ASSESSMENT**

### **Scale**

The scale of the proposed replacement windows is entirely in keeping with the surround properties. As per the appended section of this document, property examples of different styles of windows in the surrounding area, there is a vast number of varying styles of windows / doors to the lower ground floor flats to the surrounding area.

The windows are of a similar scale and nature to those that are in place, however vastly improving the efficiency of the flat in line with Approved Document L and government plans to be carbon neutral by 2050.

The proposed replacement windows would be proposed to the 2no bays only.

### **Appearance**

The proposed appearance of the finished windows is of a similar appearance to match the original building façade. We have proposed a double glazed timber window as we have identified a number of other buildings along this road that have a similar style of window.

The size and profile of the windows is of a similar nature to that of the existing.

## **DESIGN**

As the building is in a conservation area, we are proposing to carry out replacement of the deteriorating old steel framed casements with new double glazed timber painted to match the original.

The replacement windows to the front and rear lower ground floor bay elevations will maintain the integrity of the building envelope and thus we believe the proposed works would contribute to the conservation of this building.

The surrounding buildings comprise similar buildings with all of the buildings having been split into smaller flats for residential accommodation. We anticipate due to the location of the proposed replacement windows, the works would not have a detrimental effect on the building's contribution to the local streetscape as it is generally obscured by the large hedgerow that is located to the front of the garden which is in front of the façade.

Thus we believe the proposed works will contribute to the enhancement of the area.

Appendix A- Mismatch of unsympathetic adaptations in the vicinity

Property examples of different styles of windows in the surrounding area:



No 52- Lower ground floor door to front façade & timber windows.



No 77- Lower ground floor, front window appears to be UPVC.

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No 59- Lower ground floor top hung casement.



No 49- Lower ground floor appear to be timber double doors.

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No 71/69- Mismatch of styles to dormer / balcony. Non sympathetic to the surroundings.