

Design & Access / Planning Statement

In support of Full Planning for Flat 23B, Belsize Avenue, London, NW3 4BL • Job 475 • 03.02.2021

Introduction

Full Planning is being sought for proposed works at Flat 23B, Belsize Avenue, a ground and first floor self-contained apartment.

Context

The property is located within Sub Area One - Belsize Park, within the Belsize Conservation Area. As per the Conservation Area appraisal, Belsize Avenue's consistency of character is derived from the landowner's desire to develop large scale houses, set back from the road with an avenue of trees along its length. The property is a part of a group of houses which have arched windows with a keystone detail and are built in London stock brick. The works which are proposing will not undermine the property's historic merit or affect the important elements which contribute to the Conservation Area's character, as all external works are to the rear of the property. The front façade and its relationship to the streetscape and adjacent buildings will not be changed.

Proposals

The proposals outlined in the drawings are (all to rear elevation):

- Existing 23B kitchen window changed to French doors with fixed windows above aligned with top of bay windows
- New metal Juliette balcony
- Central bay window changed to sash window to match 21 Belsize Avenue bay window
- Slimline double glazing to all bay windows and existing French door to improve the heat conservation of the dwelling
- Existing French door to have existing fenestration removed to neaten bay window composition

We are proposing to change the existing rear kitchen window to an inward opening French door with fixed windows above and Juliette balcony, as the existing window is over a lightwell. The new French door will match the existing flat 23B French door. The Juliet balcony and fixed split windows above will reflect 25 Belsize Avenue's French door windows and Juliet balcony. This will harmonise the two property's rear elevations by reflecting elements from both within the new composition.

The proposed French doors will be equal in width to the two windows above, further complementing the existing façade. We will not match the door height as the neighbouring building is much taller than 23 Belsize Avenue, but instead will match the existing bay window height directly adjacent to the doors and in turn 21 Belsize Avenue's bay windows also.

As we are proposing to replace the existing bay windows and French door with slimline double glazing, we will also remove the existing glazing bars to the French doors. The existing fenestration detracts from the bay window composition and would further stand out when the central bay window is replaced with a sash. The new French doors will also not have any glazing bars in order to reflect the existing doors at 25 Belsize Avenue, therefore it would be more in keeping with the elevation if the bay window French door does not have any glazing bars.

Materiality

The new French doors will be white painted timber to match the materiality of the existing bay window French door. The black metal handrail and balustrade of the Juliet balcony will match the balcony at 25 Belsize Avenue. The white painted timber sash window will match the neighbouring property's sash window. All repairs / making good will be carried out to ensure that they match original fabric as closely as possible and to the highest standards of workmanship.

Daylighting/Overlooking

There are no affects on any neighbouring property in terms of daylighting or overlooking.

Flood Risk

The property is located in Flood Zone 1 but is less than 1 hectare and there is no extension to the property proposed, therefore a flood risk report is not needed.

Access

The existing access arrangements will not be altered.

Contents of Planning Application

The following information is provided to assist officers in the consideration of the proposals:

- Site location plan and site plan (print at A3)
- Existing and proposed plans and elevation drawings (1:100 scaled at A3)
- Site Photographs
- Notice letters
- CIL form

I hope that I have provided all that you require but should you have any questions or require clarification on any matter please do not hesitate to contact me, preferably by email (plamena@atelierwest.co.uk). I look forward to hearing from you.

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