



Design, Access and Heritage Statement

**43 Belsize Square
London
NW3 4HN**

Prepared on behalf of
**London Borough of Camden
33-35 Jamestown Road
London
NW1 7DB**

**Job No: 30920
Date: March 2021**

Baily Garner LLP
146-148 Eltham Hill,
London SE9 5DY
T. 020 8294 1000
E. reception@bailygarner.co.uk
www.bailygarner.co.uk

Design, Access and Heritage Statement

**43 Belsize Square
London
NW3 4HN**

Prepared on behalf of
**London Borough of Camden
33-35 Jamestown Road
London
NW1 7DB**

Prepared By: Zachary Munro BSc (Hons)

Authorised for Issue:

Digitally signed by Marie Carpenter

For and on behalf of Baily Garner LLP

For more info on digital signatures see <http://www.bailygarner.co.uk/digitalsignatures/>

17 March 2021 17:06:37



Version	Issue Date	Reason for Issue
B	17/03/2021	To accompany amended Planning Application

Design and Access Statement

43 Belsize Square, London, NW3 4HN

CONTENTS

1.0	Introduction	3
1.1	General	3
1.2	Structure of the Statement	3
2.0	Understanding the Context	3
2.1	Site Description	3
3.0	Design	4
3.1	Description of the Proposal	4
3.2	Use	4
3.3	Layout	4
3.4	Scale	4
3.5	Appearance	4
4.0	Conservation and Heritage Statement.....	4
5.0	Access.....	5
6.0	Summary	5

Design and Access Statement

43 Belsize Square, London, NW3 4HN

1.0 Introduction

1.1 General

- 1.1.1 This Design and Access Statement has been prepared by Baily Garner LLP on behalf of the London Borough of Camden. It accompanies the full planning application for the removal of existing single glazed timber sash / casement windows and doors to Flat A 43 Belsize Square and replacement with double glazed timber sash / casement windows and doors.
- 1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

1.2 Structure of the Statement

- 1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:
- Section 2.0 - Understanding the Context
 - Section 3.0 - Design
 - Description of Proposal, Use, Layout, Scale and Appearance
 - Section 4.0 - Access
 - Section 5.0 - Summary and Conclusion

2.0 Understanding the Context

2.1 Site Description

- 2.1.1 43 Belsize Square is a semi-detached late Georgian property that has been converted into 4 flats over 4 floor levels (Lower Ground, Upper Ground, First and Second Floor). Flat A is located on the Lower Ground floor.
- 2.1.2 The property is of solid brick construction. To the front and flank elevations the brickwork is covered with a decorated rendered finish and the rear elevation is exposed fair faced brickwork. The pitched roof has a natural slate tile finish. A shared chimney stack is located to the left hand side of the property at the party wall with 44 Belsize Square.
- 2.1.3 The existing windows to Flat A are primarily single glazed side hung timber casement windows. A single glazed double hung sliding sash window is also present on the rear elevation. The existing doors to Flat A are single glazed timber. All of the existing windows and doors are decorated white.
- 2.1.4 The property is located within the Belsize Conservation Area and is within the subsection of Belsize Park.

Design and Access Statement

43 Belsize Square, London, NW3 4HN

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The proposal includes the removal of the existing single glazed windows and doors to Flat A and replacement with new double glazed timber windows and doors. The proposal includes the replacement of the majority of the existing single glazed casement windows with double glazed double hung sliding sash windows which are more sympathetic to a building of this period.
- 3.1.2 All replacement windows are to comply with BS 644:2012. Where currently present glazing bars will be retained on the replacement windows.
- 3.1.3 The existing single glazed timber doorset to the rear elevation will be replaced with a double glazed timber doorset, the style of which will match the existing as closely as possible. The front entrance door to Flat A, located on the flank elevation, will not be replaced as part of the proposed works.

3.2 Use

- 3.2.1 The property is currently of residential use, no change of use is included within the proposal.

3.3 Layout

- 3.3.1 The proposed development does not make any alterations to the existing layout of the property.

3.4 Scale

- 3.4.1 The proposed development consists of the removal of the existing windows to Flat A and replacement with new. There will be no change to the footprint or height of the existing property and no obstruction of existing views.

3.5 Appearance

- 3.5.1 By replacing the majority of the casement windows with double hung sliding sash windows the appearance of the property as a whole will more closely resemble its original appearance.

4.0 Conservation and Heritage Statement

- 4.1.1 As noted above 43 Belsize Square is located within the Belsize Conservation Area and the Belsize Park subsection. The area itself has been conserved to maintain its unique and distinguishable features with a large number of whitewashed stucco villas.
- 4.1.2 With the conservation of the street character in mind a review of the proposal has been undertaken. The replacement of the casement windows with sash windows will improve the appearance of the building as it will more closely resemble the original appearance and the appearance of the surrounding properties, this will enhance the wider street character. The installation of modern windows to Flat A will have minimal impact on the street character as the majority of the windows are not visible from the street.
- 4.1.3 As the proposed works will improve the appearance of the building and the installation of modern windows will have minimal impact on the character of the street the proposal is considered acceptable.

Design and Access Statement

43 Belsize Square, London, NW3 4HN

5.0 Access

5.1.1 The proposed development does not make any alterations to the existing access to the property.

6.0 Summary

6.1.1 The proposed works include the removal of the existing single glazed timber windows and doors, and replacement with double glazed timber windows and doors. The fenestration of the proposed windows will more closely resemble the original appearance of the property and as such enhance the character of the property and the surrounding area.

6.1.2 Consideration has been given to the property's location within the Belsize Conservation Area and the proposed works are considered to have a minimal impact on character of the Belsize Conservation Area.