

DESIGN AND ACCESS STATEMENT

Flat 2, 35 Belsize Park Gardens, London NW3 4JJ

Restoration of existing windows and replacement of single glazing with slimline double glazing to raised ground floor flat

May 2021

Introduction

The application relates to proposed replacement of single glazing to the windows on the front elevation of Flat2, 35 Belsize Park Gardens, in conjunction with proposed restoration of existing timber frames.

Context

The building is situated in the Belsize Park conservation area. It is one of a series of white-painted uniform Italianate villas constructed in the area in the period 1852 – 1878.

Design

The current bay window to the front elevation of the property comprises of white-painted timber doors and fixed windows, with single glazed glass panes. The windows are in relatively poor condition and in need of restoration and repair. The proposal is to repair and restore the existing timber doors and fixed windows, including sanding and re-painting and replacing single glazed panes like-for-like with slimline-double glazed panes.

The slimline double-glazed panes will comprise 4mm glass, 4mm argon filled white spacer, 4mm glass Pilkington units fitted by London Sash Window Repairs Ltd. This construction is equivalent to other double-glazing fitted on buildings on the street approved under previous applications.

The proposal is in keeping with the character and aesthetic of the original windows and the surrounding area. The replacement window panes will also improve thermal properties of the flat.

Access

Access to the property and the flat is possible via the street from Belsize Park Gardens. No change is proposed to the accessibility into the flat and the building.