

ORIGINATE

DESIGN & ACCESS STATEMENT

FLAT 2, 82 BELSIZE PARK GARDENS, LONDON NW3 4LD

09.09.21

SUPPORTING DOCUMENTS:

To be read in conjunction with drawings E001, E002, E100, E200, E201, P100, P200, P201, D101 & D102.

INTRODUCTION:

This statement relates to the replacement of all the existing timber and metal windows on the raised ground floor flat (No. 2) of 82 Belsize Park Gardens, London NW3 4LD in the Belsize Conservation Area and follows the guidelines as set out in the 'Belsize Conservation Area Design Guide'. As recommended by the guide, we will be replacing the rear elevation windows, but these will be acceptable as only the front and side windows that face the street are covered by the regulations. The intention is to retain the original design and features of the large front bay window but with double glazing. We have included the heritage style window details by London Sash Company as reference as these have been successfully used in conservation areas all over the United Kingdom.

APPEARANCE & DESIGN:

Front Bay Window

There will be no perceivable change to these windows as the Heritage Style windows proposed will have the same proportions as the existing sash windows (refer to details D101 & D102 provided in this application). The only difference is they will be double-glazed, otherwise they match the existing design. The windows will have the same glazing bars, cill & head height and width as the existing. The frames will be painted white to match the rest of the building.

Side Windows

The existing side window is a non-original metal Crittal-type window that does not match the character of this historic property, is in poor shape and limits the amount of natural light to the flat. It is set back about 7 metres from the street itself. It is our proposal to replace this with a large timber framed window divided into two so that it matches the proportions of the front bay windows. This will also be a double-glazed window. There are also two smaller windows further back to the bathroom and bedroom. The existing windows are metal 'Crittal-style' windows in poor shape and these will be replaced by double-glazed timber windows. They cannot be easily seen from the street. The windows will have the same overall height and width as the existing, but they will be timber windows rather than metal. The frames will be painted white to match the rest of the building.

SCALE:

The scale of this proposal is of minor alterations/replacement of existing windows, like-for-like for upgraded windows, except for the non-original side windows.

USE:

This proposal will not affect the existing use of the building which is residential.

LAYOUT:

This proposal will not affect the external layout of this building.

ACCESS:

There will be no impact to the existing access to and from the building. The building is readily accessible from the street without the requirement of impeding on public property.

LANDSCAPING:

The existing landscaping will not be affected as a result of this proposal.