



**Figure 1 Architects**  
101 Heath Street  
London NW3 6SS  
t. +44 (0)7813175721  
lefkos@fig-1.com  
www.fig-1.com

**Design and Access Statement**  
**Lower Ground Floor Flat**  
**8 Belsize Park**  
**London NW3 4ET**

**Introduction**

This Design and Access Statement forms part of the planning application at 8 Belsize Park, London NW3 4ET by Mrs Purnima Ramadorai for:

- The enlargement of one existing window opening to form a door opening on the rear garden elevation. Replacement of existing single-glazed sash window with double-glazed garden doors.
- Replacement of existing single-glazed garden doors with double glazed garden doors on the rear garden elevation.
- Lower existing window opening by 2 brick courses on the side elevation.

This statement should be read in conjunction with the existing and proposed application drawings and site photographs.

**Context**

The application site is located on the east side of Belsize Park, a short distance to the north of the junction with Lancaster Grove. The site is occupied by a four-storey, semi-detached Victorian villa which has been converted into self-contained flats. The site is located within the Belsize Conservation Area. The property forms part of a group of similar villas in this section of Belsize Park. The lower ground floor flat has a sunken patio at the rear for the sole use of the applicants who occupy the lower ground floor flat.



Rear elevation of 8 Belsize Park.



Director: Lefkos Kyriacou MA Dip Arch RIBA  
Registered as an Architect under the Architects Act 1997  
ARB registration number: 071470D  
Royal Institute of British Architects, Chartered Architect  
RIBA membership number: 20003842  
Certified Passive House Designer

## The Proposal

The proposed changes are required for two reasons

- To suit a proposed remodeling and renovation of the interior of the lower ground floor flat including relocated kitchen and bathroom.
  - To reduce heat loss through the building envelope by replacing single-glazing with double-glazing.
1. The scheme proposes the lowering of the sill level of an existing window opening resulting in the removal of a small area of brickwork. This is to enable an opening to be formed for a new double door to the garden. The existing opening width, rendered reveals and original brick arch lintel are retained. The existing single-glazed sash window is to be removed. A double-glazed garden door is proposed to the enlarged opening.  
The corresponding opening on the rear elevation of no.7 Belsize Park has been historically converted to a door (see photo below).



Rear elevation (1) sash window to be replaced by double door.



Rear elevation of no.7 Belsize Park. This is the other half of the semi-detached property and mirrors the rear of no.8. The corresponding window opening has been enlarged and replaced with double garden doors.

2. The existing, non-original, single-glazed garden doors are to be replaced by double-glazed garden doors.



Rear elevation (2) non-original double doors to be replaced

The proposed garden doors will be traditional timber-framed double doors to match the frame profile/size and painted finish of the original windows. The door leaf glazing will be in a traditional large square pane design.



Example of traditional timber-framed, double-glazed, garden doors in a large square pane design.

3. An existing non-original window within a non-original opening, in the side elevation of the property, is currently 2 brick courses higher than adjacent windows. It is proposed to lower this opening to align with adjacent window whilst retaining the existing opening size. A like-for-like, double-glazed sash window will be reinstated within the adjusted opening.



**Information submitted with this application:**

Location Plan\_1000

Existing ground floor plan

*[this drawing locates the detailed rear and side elevation and plan drawings]*

2103\_L500 Existing and Proposed Rear Plan and Elevation

2103\_L501 Existing and Proposed Side Plan and Elevations