

38 Hillfield Court, Belsize Avenue, NW3 4BJ

Design and Access Statement

Description of the proposed works

Replace Crittall windows with UPVC windows to similar design. Replace existing UPVC with new UPVC windows of similar design. Raise existing balustrade of 800mm above finished floor level to 1100mm finished floor level with frameless glass balustrades.

Site Location

Hillfield Court is located within the Belsize Conservation Area. It is not a listed building. The site comprises a six storey 1930's mansion block set on a large site with private residents parking.

Flat 38 is located on the top floor and the elevations are not visible from Belsize Avenue.

Overall Fenestration

Over time, there have been a number of alterations to the original Crittall windows at Hillfield Court. It is estimated that half the flats have had their original Crittall windows replaced with UPVC or aluminium window profiles. In addition, the full height windows to common areas have also been replaced with UPVC windows.

38 Hillfield Court has had over half of its windows replaced with UPVC windows over time. Please see elevations for further reference.

The following are three recent examples of approved applications to replace windows.:

- 2012/1098/Flat 104 - replace Crittall with UPVC (granted on appeal)
- 2017/4698/P Flat 46 - replace Critall with UPVC
- 2021/1395/P Flat 24 - Replace Crittal with Aluminium

Glasss Balustrade

The existing brick parapet to the balconies are 800mm above finished floor level. These feel particularly low and unsafe. The current standards according to the Building Regulations are to have these to 1100mm above finished floor level.

To achieve this height we proposed to add frameless glass balustrades to the balcony sections. These will not be visible from Belsize Avenue and barely visible from ground level at Hillfield Court.



Typical view within Hillfield Court indicating fenestration (Flat 38 on top floor left hand side)



South West Elevation (Flat 38 location in red)



North East Elevation (Flat 38 location in red)