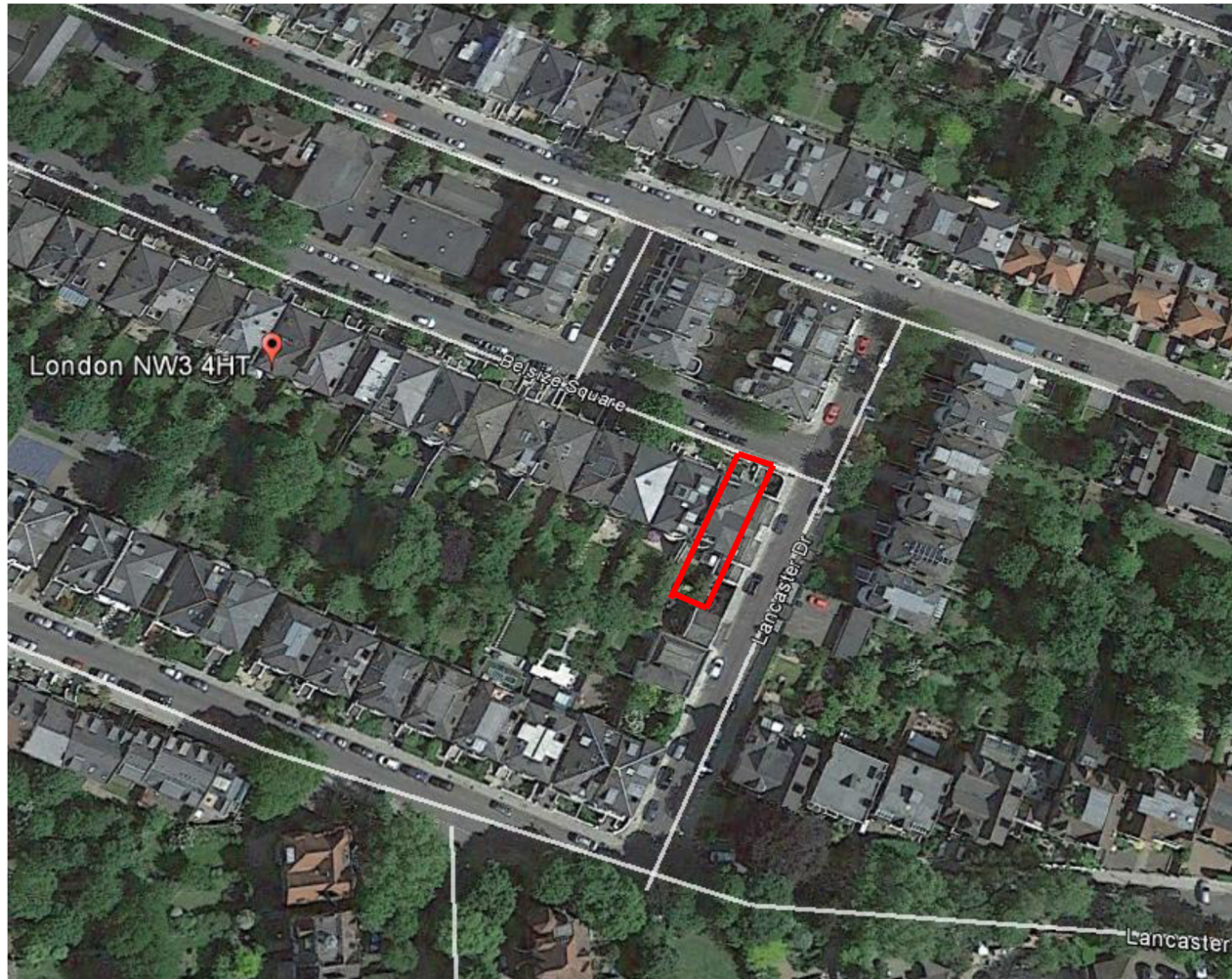


DESIGN & ACCESS STATEMENT

FLAT 4, 22 BELSIZE SQUARE, LONDON NW3



Ariel View of location with No 22 Belsize Square highlighted in red.





22 Belsize Square with No 9A & 9B Lancaster Drive on LHS & windows on 2nd floor to third bedroom in flank wall above

INTRODUCTION

No.22 Belsize Square is a former semi detached five storey house, including basement and converted loft space. It has rendered front & side elevations with an imposing entrance portico at raised ground level and as such typical of the other properties in the square.

In 1987 it was converted into 5 flats, one on each floor and in 1988 it was included in the newly created Belsize Park conservation area.

At some time in the 90's the former garage to No.22 located next to the flank wall was demolished and 9A and 9B Lancaster Drive were constructed on the site. This two-storey property hides the basement and ground floor side elevation to No 22.

In the subsequent 30 years there have been multiple planning applications for the various flats at No.22 Belsize Square

In 2015 the current owner of Flat 4 made planning and conservation area consent applications to add a window to the 3rd bedroom which is in the flank wall above 9A & 9B Lancaster Drive. This was carried out in 2016



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Rear of No.22 Belsize Square in 2015



Rear of No.22 in June 2022



Internal view of new kitchen window

THE PROPOSALS

As Covid restrictions following the first wave of the pandemic were gradually lifted the management company at No.22 Belsize Square commissioned the external decorations of the property.

When the scaffold was erected, the decorators notified the various occupants of the poor condition of the timber windows giving them the option to replace the windows. The owner of flat 4 took this opportunity to replace the kitchen and sitting room windows on the rear elevation which were in particularly poor condition as delaying this could have incurred significant higher costs in both erecting scaffold up to the 2nd floor but also the permission of several other owners if carried out at a later date.

Soon after this the second wave of the pandemic hit and by now working from home finding noise levels disruptive secondary glazing was installed to the front elevation in the second bedroom.

The owner's situation has now changed and she is looking to move. The property is under offer and as part of the purchasers searches the subject of replacement windows has come up.



Flat4 internal view of sitting room 2015



Flat4 Internal view of sitting room 2022





Front elevation No22 2015



Front elevation No22 2022



Detail of window with secondary glazing

CONSERVATION AREA

Although the property is not listed it is in a conservation area and divided into the flats. The owner was not aware that as such conservation area consent and planning permission would be required to replace the windows and possibly to install the secondary glazing. On this basis we now submit this application retrospectively to regularize the situation.

NEW WINDOW DESIGN

Photographs of the current and existing building show that the windows have been replaced like for like.

We also include photos of the front elevation internally and externally showing the secondary glazing.



Internal view of bedroom window 2015



Internal view of bedroom window 2022



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Detail of ground floor windows June 2022



Detail of ground floor windows June 2022

ACCESS

The proposals do not make any changes that alter access to the building or flat.

CONCLUSION

The owner was unaware of the need to make applications for either planning permission or conservation area consent to carry out work to the windows. The decorators or window contractor also were unaware of this and did not suggest at any time it should be checked despite being aware that the property was divided into flats.

The owner has only recently become aware of situation and therefore is correcting this by making this application. The ground floor flats decided against replacing windows at the time. The current condition of these windows clearly show that remedial work is required and the access issues that exist in carrying out the work here are very different to flat 4 which explains why they were replaced two years ago.



General picture of ground floor front windows.



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