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Design and Access Statement - Planning Statement

RE.: Flat 4a, Belsize Park, Hampstead, London, NW34ET

Date: 27th of June 2022_Rev00



1. Introduction

This statement sets out the design approach for the replacement of windows and external doors and a complete refurbishment of a flat located at No. 4a Belsize Park, Hampstead, London, NW34ET.

The proposals have been informed by relevant planning policy and an understanding of the local urban context. The use and layout are illustrated through drawings and photos.

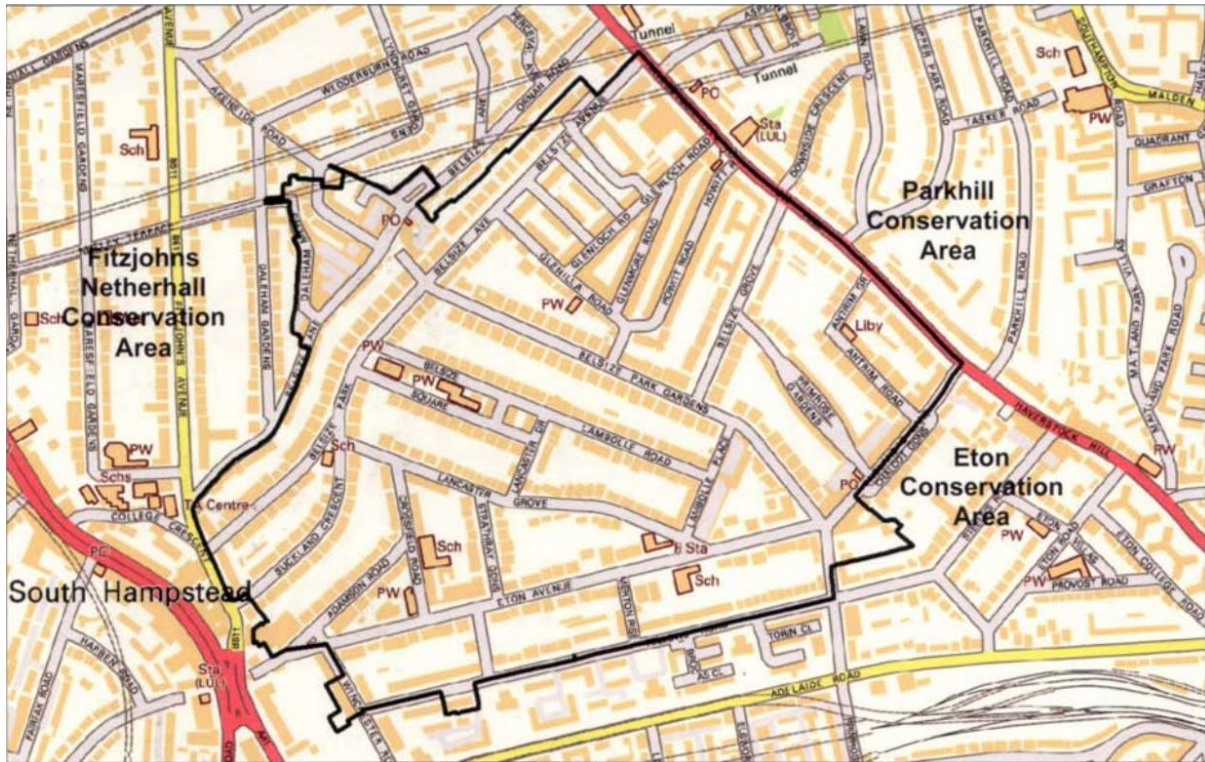
2. Existing context

The property 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.

Flat 4a, Belsize Park, Hampstead, London, NW34ET

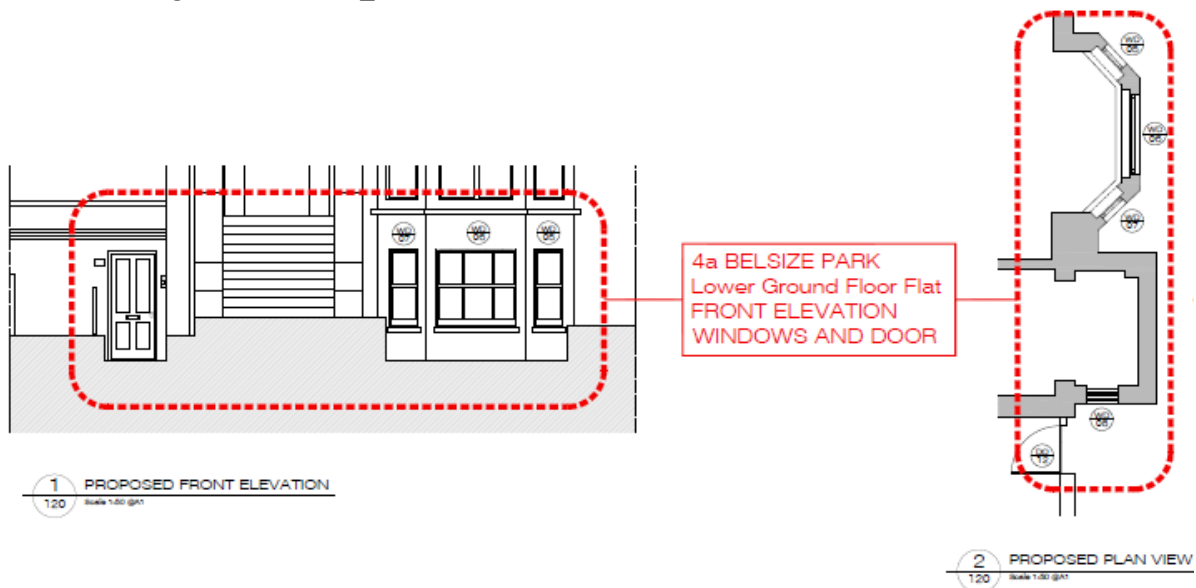


3. Use and Layout

The proposal involves the refurbishment of the existing apartment (approximately 100 Sq.m) to improve the general condition of the property.

The existing single glazing timber windows, will be replaced with new timber windows to match the profiles of the existing joinery. They will incorporate double glazing and be fully draught proofed to improve comfort and reduce energy consumption and CO2 omissions.

Refer to drawing No.: 1156-122_P00.



The gate timber door will be replaced with a new timber door to match the existing and a new security camera will be installed at the site panel. Refer to drawing No.: 1156-124_P00.

[illegible]

4a BELSIZE PARK
Lower Ground Floor Flat
REAR ELEVATION
WINDOWS AND DOOR

1 PROPOSED REAR ELEVATION
121 Scale 1:50 @A1

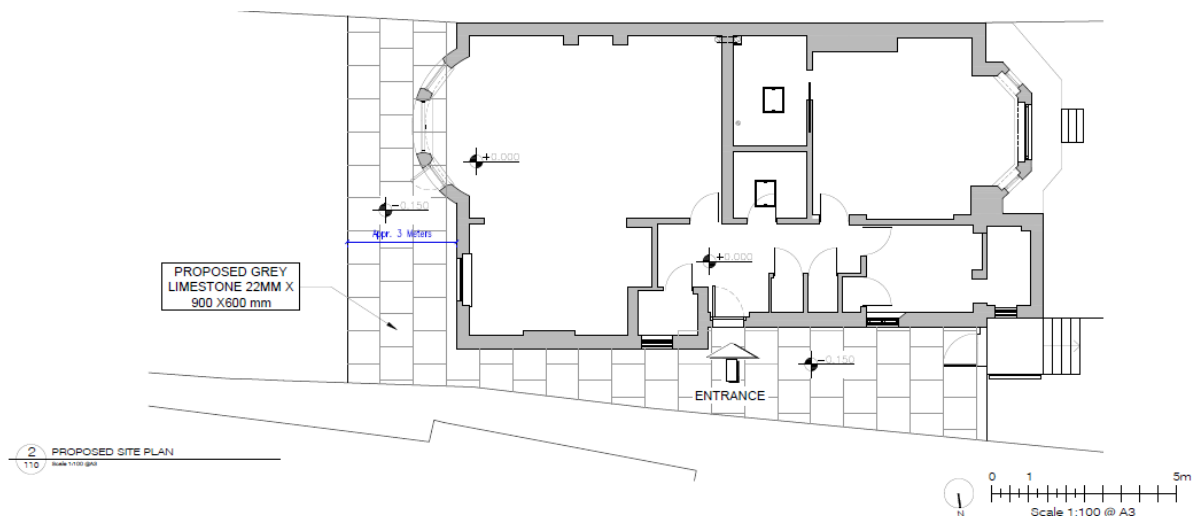
2 PROPOSED PLAN VIEW
121 Scale 1:50 @A1

Metal bars are already present on the side elevation of the property and they will be retained.

The new occupant of the low ground flat is very concerned about security, taking in consideration the vulnerable position of the flat and the increase of burglary in the area.

The wall between the Living area and the existing kitchen will be removed to provide a more modern and dynamic layout. New kitchen and bathrooms will be provided and a new engineering timber floor will be installed throughout the flat.

The current concrete paving around the property will be replaced with Grey Limestone, please refer to drawings No. 1156-110_P00.



4. Scale and form

No change to the scale and form of the building.

5. Materials

Proposed soft timber sash windows to match existing joinery layout. White colour.

Main entrance door and garden door, grade 3 security door. Medite Tricoya cladding, steel core (zinc galvanised steel with insulation), triple toughened laminated security glass.

Gate door, timber solid door to match existing joinery layout.

Proposed patio paving, grey limestone.

6. Access

No change to the access.

7. Existing Photos



Existing timber garden door and rear sash window.



Existing side timber casement window to be replaced with a sash window (security bars to be retained).



Existing main entrance door to be replaced.



Existing front elevation timber sash windows to be replaced.



Existing external side gate door to be replaced.

-----End of the Report -----

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