



BESPOKE
ARCHITECTURE
Incorporating Stephen Wax Associates

**PLANNING APPLICATION
DESIGN & ACCESS STATEMENT**

**FLAT 7, BELLMOOR, EAST HEATH ROAD,
LONDON NW3 1DY**

for

REPLACEMENT WINDOWS AND DOORS

SEPTEMBER 2022

Contents

1.0 Drawings	3
2.0 Description of Proposal	3
3.0 Location, Existing Building, Site and Built Environment	3
4.0 Application Proposal and Impact Assessment	4
5.0 Summary of Proposals.....	4

Appendix A – Photo Dossier

1.0 Drawings

Drawing No	Description	Rev	Size	Scale
BA330/01	Site Location and Block Plan		A3	1:1250 & 1:500
BA330/10	Existing Floor Plan		A3	1:100
BA330/11	Existing External Elevations		A3	1:200
BA330/12	Existing Window & Door – North Elevation & Sections		A3	1:50
BA330/13	Existing Window & Door – West Elevation & Sections		A3	1:50
BA330/20	Proposed Floor Plan		A3	1:000
BA330/21	Proposed External Elevations		A3	1:200
BA330/22	Proposed Window & Door – North Elevation & Sections	A	A3	1:50
BA330/23	Proposed Window & Door – West Elevation & Sections	A	A3	1:50

2.0 Description of Proposal

- 2.1 To replace windows W9, W10, W12 and W14
- 2.2 To combine window W11 and door D12 into new door D12
- 2.3 To combine window W13 and door D13 into new door D13

3.0 Location, Existing Building, Site and Built Environment

3.1 Location

Bellmoor is located at the western end of East Heath Road, close to the junction with Heath Street NW3.

Bellmoor lies within the Hampstead Conservation Area.

3.2 Existing Buildings

Bellmoor is a 4 and 5 storey residential mansion block with a main north-facing entrance elevation. It has vehicular access from 2 points in East Heath Road.

Flat 7 is on the top floor with existing windows and doors facing north and east.

Flat 7 is on the 4th floor of the north facing elevation and the 5th floor of the east facing elevation.

The entire building has identical black aluminium double glazed storm sash windows and doors with rectangular leaded lights, installed approximately 15 years ago. At lower levels, windows are set within stone moulded casement surrounds.

The top floor, where flat 7 is located, is set back from the floors below by shallow balcony behind a parapet wall.

The mansard slate tiled roofs continue around all 4 sides of the property with their windows and doors set in shallow dormers.

The dormers all have black painted lead cheeks and oversailing roofs with built up timbers.

Please refer to Appendix A.

3.3 The Site is prominent due to its size and location.
Ground falls away toward the east affording views over Hampstead Heath.

3.4 Built Environment

There are residential buildings on the south side of East Heath Road and on the north side of Whitestone Lane of 2 and 3 storeys.

Bellmoor enjoys an open location particularly to its east and north east, where flat 7 is located.

4.0 **Application Proposal and Impact Assessment**

All window and door glass will be clear but with improved thermal insulation.

4.1 To Replace Windows W9, W10, W12 and W14

The replacement windows are identical in dimension, design and material and therefore will have no impact on the external elevations of the building.

4.2 To Combine Window W11 and Door D12 into New Door D12 and to Combine Window W13 and Door D13 into New Door D13

In both cases, double doors and their adjacent window will be combined to provide a 3-section bi-folding door.

This will provide safer user of the balcony as the build up of steps to the existing doors will be removed to provide virtually level access.

This will allow improved amenity for disabled and less able users.

The new door designs for D12 and D13 are shown on drawings BA330/22 and BA330/23 respectively. The bottom half of the doors will be hidden below the height of the existing parapet wall and will therefore have no visible impact on the external elevations, particularly as these doors are largely hidden from view from ground level.

The new doors D12 and D13 will all be housed within the existing dormer construction which will remain unaltered.

[The internal alterations shown on the drawings do not affect any external elevations and are therefore excluded from this planning application.]

5.0 **Summary of Proposals**

5.1 There is no visible impact on the external elevations of either the replacement windows or doors.

5.2 There is no impact on the street scene.

5.3 There is no impact on adjoining properties or change the degree of overlooking.

5.4 There is no impact on trees.

5.5 The proposal improves the disabled and user amenity of the existing balcony doors.

We hope the Camden Planning Department can support the proposal.

APPENDIX A
PHOTO DOSSIER

Window W9



Photo 1: External Elevation

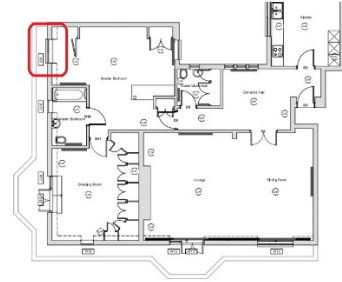


Photo 2: Internal Elevation

Window W10



Photo 3: External Elevation



Photo 4: Internal Elevation

Window W11/D12



Photo 5: External Elevation

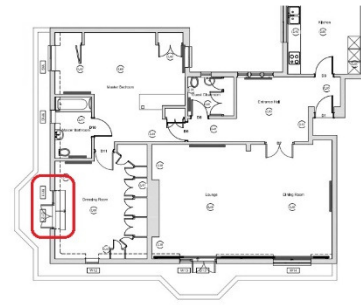


Photo 6: External Elevation



Photo 7: Internal Elevation

Window W12

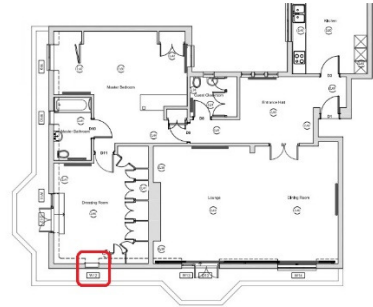


Photo 8: External Elevation



Photo 9: Internal Elevation

Window W13/D13



Photo 10: External Elevation

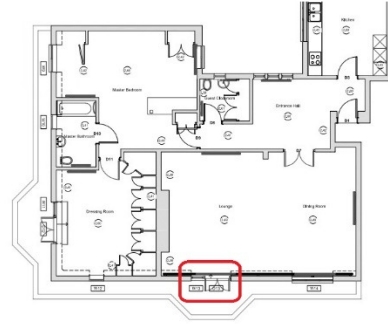


Photo 11: External Elevation



Photo 12: Internal Elevation

Window W14



Photo 13: Internal Elevation

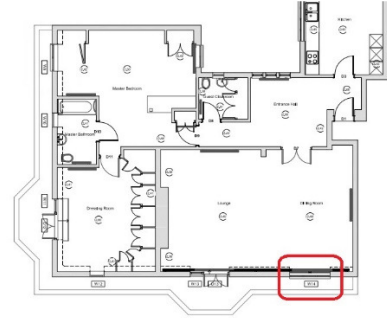


Photo 14: External Elevation



Photo 15: External Elevation