

BPG/X/DA/01  
December 2022

## **83 BELSIZE PARK GARDENS NW3 4NJ**

### **DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT**

#### **1.0 INTRODUCTION**

- 1.1 This design and access statement has been prepared in support of a Householder planning & demolition in a conservation area for the above-referenced site. It should be read in conjunction with the drawings, documents and photographs submitted with the application.
- 1.2 The application is submitted for consent to replace the existing single-glazed fenestration with matching double-glazed windows and doors.

#### **2.0 SITE AND SURROUNDING AREA**

- 2.1 The house is located in the Belsize Conservation Area.
- 2.2 The house is not listed.
- 2.3 A search of the Camden Borough website revealed a number applications to carry out tree works only.
- 2.4 The existing property is a 3-storey single-family semi-detached house.

#### **3.0 PROPOSED DEVELOPMENT WORK**

The existing glazed fenestration is single-glazed, resulting in very poor thermal performance. The proposal is to replace the glass with double-glazing to significantly improve the thermal performance while retaining the design to match the existing.

The existing property is in the Belsize Conservation Area and, therefore, under Article 4(1) Direction of the General Permitted Development Order 1995 (as amended) Restricting Permitted Development the proposed work requires planning permission to replace the windows and doors with matching double-glazed windows and doors to the front and side of the property.



Photo 1 – Belsize Park Gardens street elevation

**USE**

3.1 Single-family residential.

**AMOUNT and SCALE**

3.2 There will be no change in the scale of the property.

**LAYOUT**

3.3 There will be no change in the layout of the property.

**LANDSCAPING**

3.4 There will be no change in the landscaping.

**APPEARANCE**

3.5 There will be no change in the appearance of the property.

**ACCESS**

3.6 There will be no change to the access or levels.

End.