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DESIGN & ACCESS STATEMENT

Full Planning Application

**Subject: Replacement of front and rear windows on
ground floor with new timber double
glazed windows**

Flat 1, 18 Birchington Road, NW6 4LJ

Project Ref. FL145

CONTENTS

CONTENTS.....	1
I. INTRODUCTION.....	2
II. PLANNING HISTORY	2
III. SITE CONTEXT	3
IV. THE PROPOSAL	4
DESIGN	4
ACCESS	5
MATERIALS.....	5
V. CONCLUSION.....	6

I. INTRODUCTION

This Design and Access Statement has been prepared in support of a full planning application for Flat 1, 18 Birchington Road, NW6 4LJ in order to fulfil the applicant's proposal to replace all the indicated windows on the front and rear elevations of the ground floor with new timber double-glazed windows, while keeping the same window style to match the existing line patterns.

The Design and Access Statement will explain the design principles and concepts that have been considered in the proposed project, in order to demonstrate that every aspect of the proposal is respecting the immediate context. This document will demonstrate that the proposal would not negatively impact any neighbouring amenities and would constitute high quality and modern design.

In determining the scheme, the following plans and drawings should be considered:

- A100 Location plan 1:1250 @A3
- A101 Existing & Proposed Block Plan 1:200 @A3
- A102 Existing & Proposed Lower Ground Floor Plan 1:100 @A3
- A103 Existing & Proposed Ground Floor Plan 1:100 @A3
- A104 Existing & Proposed Roof Plan 1:100 @A3
- A205 Existing & Proposed Front Elevation 1:100 @A3
- A206 Existing & Proposed Rear Elevation 1:100 @A3
- A207 Existing & Proposed Side Elevation-A 1:100 @A3
- A308 Existing & Proposed Section A-A 1:100 @A3

II. PLANNING HISTORY

No planning History

III. SITE CONTEXT

18 Birchington Road, NW6 4LJ is a 4-storey end of terraced house. It is listed under the use class of C3 - Dwelling Houses. This application is for property Flat 1, which is located at the ground floor and lower ground floor levels.

The building is not listed, nor it is located within a conservation area.



Figure. 1 - Location area



Figure. 2 - Flat 1 Location

IV. THE PROPOSAL

DESIGN

The proposed design is expected to retain the existing openings on the lower ground floor and replace the existing timber frame windows on the ground floor with new timber frame openings. Additionally, one of the two sash windows at the rear would be replaced with a two-panel timber frame French window.

The replacement of the front window will not affect the front facade as the design proposal follows the existing line patterns. Thus, the proposed alteration would not be causing any impact on the street scene and the appearance of the building.

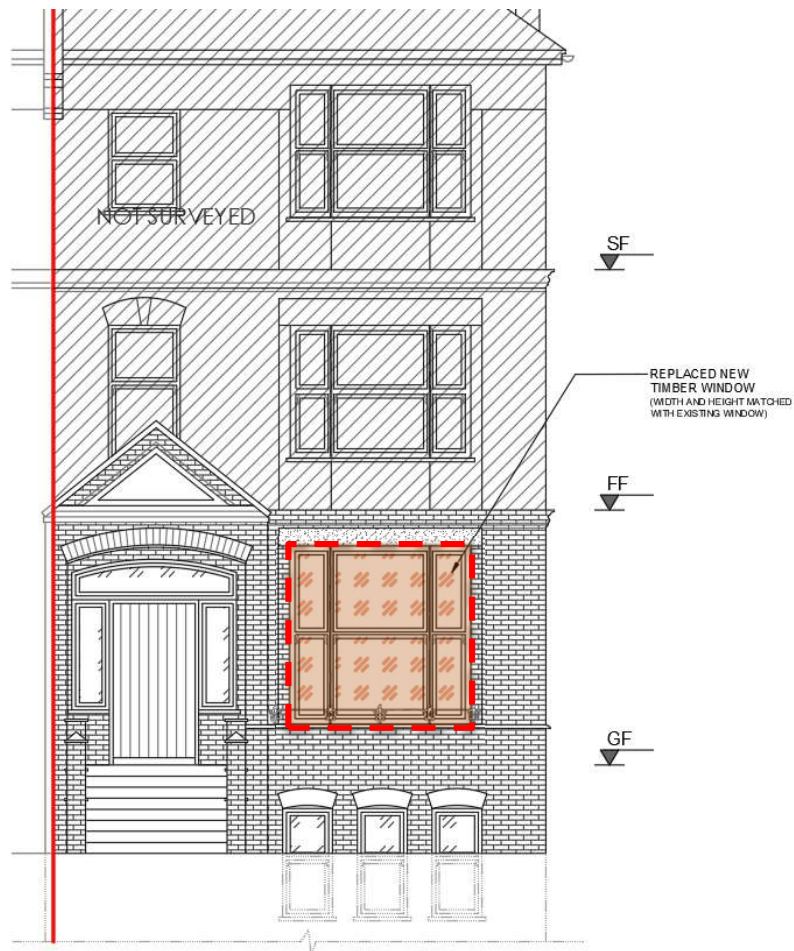


Figure. 3 –Proposed Front Elevation

On the rear façade, the proposed replacements will keep the sash window layout of the existing window in the kitchen, following the existing building pattern, whereas a two-panel timber frame French window for the Dining Room is designed as part of the property's refurbishment.

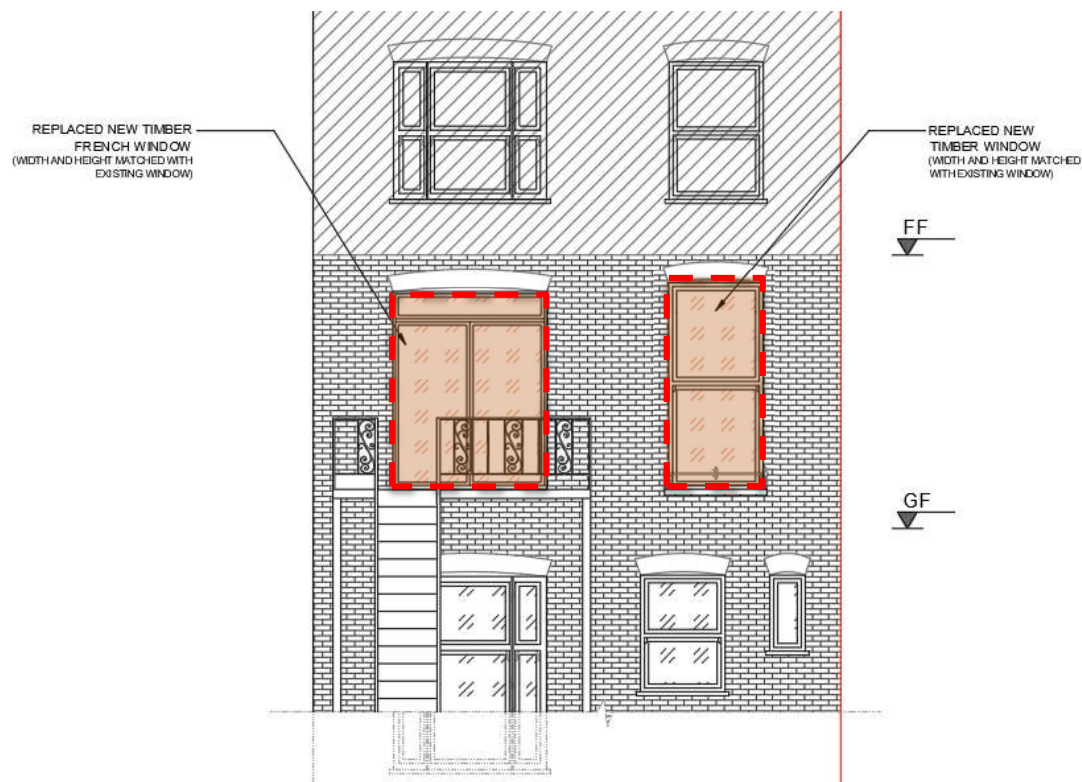


Figure. 4 - Proposed rear elevation

ACCESS

The proposed works will not have any impact on the Access ways within the property and the existing access will remain the same.

MATERIALS

This application proposes a change of the existing single-glazed timber frame windows with new double-glazed timber windows on the ground floor of the property. This change would seek a comfort improvement of the future users of the property by replacing the existing windows with better insulated ones. Additionally, the design of the proposed windows would follow the existing line patterns on the front elevation, and therefore it would not cause any impact on the street scene and the appearance of the building.

V. CONCLUSION

We believe that the proposed design would be beneficial to all the future users of the property with the maximised comfort level of the property, while avoid any effect on the original fabric of the cityscape. The design has considered the most suitable and practical solution which doesn't have any impacts to the building and the neighbouring properties both internally and externally.

The proposed development would have no impact on the character of the area and the host building, and the proposed design is expected to avoid any disturbance to the existing authentic design. The windows will resemble the existing window layouts and character of the existing building and therefore they would work in harmony with the context.

Flat 1, 18 Birchington Road, NW6 4LJ would benefit from the alterations described in this document and the proposed planning drawings submitted as part of this application. This document also attempts to show that the manner of the proposed alterations will be sympathetic to the local area in terms of scale, massing, and general appearance. We believe the proposed alterations will significantly improve the quality of the house and therefore the housing stock in Camden and will be a positive contribution to the architecture of the area.