

Flat 1,  
14 Ellerdale road  
London,  
NW3 6BB

3<sup>rd</sup> July 2023

Subject: Design and Access Statement - Ground Floor Flat Window Replacement

This is a Design and Access Statement for the proposed replacement of windows in a ground floor flat located at [Property Address]. The purpose of this statement is to outline the design principles and access considerations associated with the proposed works.

#### 1. Project Description:

The project involves the replacement of existing windows in the ground floor flat. The primary objectives of the proposed works are to improve the energy efficiency, security, and aesthetics of the building while preserving the character and appearance of the surrounding conservation area.

#### 2. Design Principles:

##### a) Materials and Finishes:

The replacement windows will be constructed using high-quality materials that match the existing architectural style and character of the building to ensure compatibility with the surrounding properties. The existing windows on the flank elevation consist of softwood painted casement windows, which we believe were installed c. 1980; these will be replaced in similar style.

##### b) Glazing:

To enhance energy efficiency and acoustic performance, we intend to use double-glazed units with low-emissivity (low-E) glass. The glazing will be selected to comply with relevant building regulations and to minimize heat loss while maximizing natural light transmission.

##### c) Style and Design:

The new windows will closely resemble the existing ones in terms of proportions, dimensions, and architectural detailing. We aim to preserve the original fenestration pattern and maintain consistency with neighbouring properties, ensuring the proposed replacements are sympathetic to the local context, within the conservation area.

##### d) Security:

Security considerations are paramount, and the replacement windows will include robust locking mechanisms to provide an enhanced level of protection for the occupants.

#### 3. Access Considerations:

##### a) Health and Safety:

Throughout the window replacement process, we will prioritize the health and safety of the occupants and the surrounding area. Adequate measures will be implemented to ensure safe access within the principal contractor's health and safety plan.

b) Equality and Accessibility:

We have carefully considered accessibility requirements in the design process. The new windows will be designed to provide ease of use and will be accessible to all occupants, ensuring compliance with relevant accessibility guidelines and regulations.

4. Impact Assessment:

The proposed window replacement will have several positive impacts, including:

- Improved energy efficiency, reducing the carbon footprint of the property.
- Enhanced thermal and acoustic insulation, providing a more comfortable living environment for the occupants.
- Increased security measures, promoting the safety and well-being of the residents.
- Upgraded aesthetics i.e. replacing original windows that are past their useful life and beyond repair and maintenance.

5. Conclusion:

We believe that the replacement of the ground floor flat windows as outlined in this Design and Access Statement aligns with the principles of good design, sustainability, and accessibility. The proposed works aim to improve the functionality and appearance of the property while ensuring compliance with relevant planning policies and guidelines.

Photographs are included within the main body of the submission.