

# **DESIGN AND ACCESS STATEMENT**

## **SITE:**

Sequoia House,  
50, Lithos Road,  
London,  
NW3 6EY

## **Proposal:**

Replacement of existing timber windows & Doors with double glazed Flush Profile UPVC windows throughout the building.

## **PREPARED BY:**

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This statement has been prepared on behalf of Shian Housing Association Ltd. in support of the Planning Application for the Replacement of existing timber windows with double glazed Casement UPVC windows throughout the building. This document should be read in conjunction with the drawings attached. Dwg No. 2023/148 - 01/02/03/04/05/06

### **1. Site:**

The site is not located within Conservation area, and not a listed buildings and hasn't got significant impact on local character of area in general

### **2. Context**

The context for the windows is formed by the existing building which is brick. The existing windows/Door (as shown on the plans accompanying the application) are Single glazed softwood casement windows/Doors units finished with white painted timber. which have exceeded their design lifespan.

The building is presently subject to noise associated Lithos Road vehicular traffic and the building requires replacement glazing in order to replace failed glazing units, improve sound protection and enhance the appearance of the building. Indeed, there are a number of failed single glazed units which require replacement and new acoustic glass cannot be retrofitted to the existing timber frames because of insufficient reveal depth and beading.

### **3. Design Principles**

The key design principle is to match the existing windows as closely as possible within the overall aim of securing a better internal noise environment for occupiers of the building.

Councils encourage to refurbish the housing stock in the borough, in order to improve the living conditions for residents and one aspect of meeting the standard is to increase the thermal comfort level within a property by installing double glazed replacement windows.

Proposed Design Flush Profile UPVC framed double glazed windows & Doors in white Colour (to match the existing) are the preferred option to replace the existing windows for the following reasons:

UPVC windows are largely maintenance free therefore saving developer and freeholder from the expense of regular cyclical redecoration and the associated scaffold costs.

The replacement windows will be fitted with multi-point locking mechanisms and will increase the level of security available to residents.

The replacement windows to the front & Rear elevations are to be 'like-for-like'; flush profile UPVC double-glazed windows and replacement of rear external door to UPVC. The proportion, size of frame will match the original windows as close as possible

The double glazing will increase the SAP ratings of the dwellings by approximately 5 points.

**Layout:** No changes are proposed to the external layout, orientation etc. Scale Details of the dimensions are shown on the drawings.

**Landscaping:** No changes are proposed to any landscaping.

**Appearance:** No changes are proposed to the exterior fabric of the building other than the replacement of the windows. Use No change of use is proposed Access No changes to the existing access are proposed

#### **4. Proposals**

This application proposes replacement windows for Sequoia House (as shown on the plans accompanying the application). Whilst the replacement windows will have minimal impact upon the visual appearance of the building.

Notwithstanding that, our client understands the importance of dealing with any alterations holistically and confirms that any alterations will match the windows proposed by this application.

The overarching Design principle for the proposed change is to complement the existing building and match the existing as closely as possible.

As such, the proposed windows are double glazed, UPVC opening light window units from the Selecta range finished in “White” to give a wood effect. The glazing is to be specialised acoustic glazing such as 6 / 6 to 20mm / 10.8 Pilkington Optiphone to provide  $R_w + C_{tr}$  35 dB.

The new windows will also be prefinished eliminating the need for future redecoration and reducing the health and safety risk accordingly in accordance with the latest CDM Regulations (2015) (designing out risk).

The UPVC proposal is far more suitable to the building location close to a major traffic road and the build-up of grime associated with vehicular noises. The windows will be suitable residential use and the opening windows will provide the necessary means of escape windows to meet building control requirements for future residential use.

#### **5. ACCESS:**

The access to the residential units is maintained and unaltered. This application is solely concerned with the replacement of an existing windows with Flush Profile UPVC windows.

## **6. CONCLUSION**

The existing windows make a negligible contribution to the street-scene. The proposal will significantly improve the appearance and the architectural character of the building and replacement of the existing windows provides an opportunity to achieve improvement to the general heritage of the street and the building it relates to.

The proposed works will improve the living conditions of the residents therein, through improved thermal properties and reduced noise disruption from the road.

Whilst achieving these improvements, the proposed windows will match the existing as closely as possible so as not to impact on the character of the building.