

Design and Access Statement

79 Gascony Avenue  
London  
NW6 4ND

Prepared on behalf of:

Notting Hill Genesis  
Bruce Kenrick House  
2 Killick Street  
London

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**CONTENTS**

1.0 Introduction .....3

2.0 Description .....3

3.0 The Site.....3

4.0 Proposal.....3

5.0 Design.....5

6.0 Use.....5

7.0 Layout .....5

8.0 Amount.....5

9.0 Scale .....5

10.0 Landscaping.....5

11.0 Appearance.....5

12.0 Access .....5

13.0 Conclusions.....5

## **1.0 Introduction**

- 1.1 This design and access statement has been prepared in order to support the Planning Application for the replacement of the existing windows to 79 Gascony Avenue, London, NW6 4ND.

## **2.0 Description**

- 2.1 79 Gascony Avenue is a residential building located in the London Borough of Camden.
- 2.2 The property features fair-facing London Stock brickwork to all elevations, with a ground floor bay window.
- 2.3 The existing windows are single glazed, timber framed, casement windows to front and rear elevations.



**Photo 1 - Front Elevation**

## **3.0 The Site**

- 3.1 79 Gascony Avenue is in the Kilburn area of the London Borough of Camden.
- 3.2 The property is not located in a Conservation Area.

## **4.0 Proposal**

- 4.1 The Planning application to which this design and access statement relates is for the replacement of the existing timber single glazed windows with new slimline double glazed timber sash windows.
- 4.2 The existing windows are in need of replacement due in part to lack of thermal performance, security, and condition.



**Photo 2 – Existing Windows**

- 4.3 The proposed new windows will be double glazed and significantly improve the windows' thermal performance, providing a more comfortable living environment for the residents.



**Photo 3 – Proposed Windows**

## **5.0 Design**

- 5.1 The new windows and doors have been designed in order to closely match the existing windows in terms of profile and sight lines whilst also incorporating double glazed units.

## **6.0 Use**

- 6.1 The properties are domestic dwellings. This proposal does not seek to change the buildings' use.

## **7.0 Layout**

- 7.1 The layout of the properties will be unaffected by this proposal.

## **8.0 Amount**

- 8.1 The proposal is to replace all of the existing timber framed windows to all elevations.

## **9.0 Scale**

- 9.1 The proposed works will have no impact on the scale of the existing building.

## **10.0 Landscaping**

- 10.1 Landscaping will be unaffected by this proposal.

## **11.0 Appearance**

- 11.1 The appearance and character of the block will be retained by the proposal.

## **12.0 Access**

- 12.1 The proposed works will not affect or alter the existing access to the property.

## **13.0 Conclusions**

- 13.1 It is our view that the proposals are sympathetic in nature and will retain/enhance the character of the building.