

Design and Access Statement

113 Iverson Road
London
NW6 2RA

Prepared on behalf of:

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1.0 Introduction

- 1.1 This design and access statement has been prepared to support the Planning Application for the replacement of the existing windows at 113 Iverson Road, London, NW6 2RA.

2.0 Description

- 2.1 113 Iverson Road, 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 to the front elevation.
- 2.3 The existing windows on the front and rear elevations are single-glazed, timber-framed sash and casement windows.



Photo 1 - Front Elevation

3.0 The Site

- 3.1 113 Iverson Road is in the West Hampstead area of the London Borough of Camden.
- 3.2 The property is not located in a Conservation Area.



Photo 2 – Conservation Areas (Iverson Road not within CA)

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 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 3 – 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 4 – Proposed Windows

5.0 Design

- 5.1 The new windows and doors have been designed to closely match the existing windows in terms of profile and sight lines while 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.