

Design and Access Statement

This application is for permission to install replacement double-glazed timber sashes within existing box frames. The intended use (i.e. residential dwelling), layout, scale and access of the property will remain as they are. No landscaping is relevant.

Description of property

The property is a purpose-built flat on the second floor of a period block in the South Hampstead Conservation Area. The interior of the flat was last renovated in 2010. The exterior of the block is maintained by Fairhazel Mansions Limited. There have been no changes to its appearance since 2004, and I am unaware of any earlier alterations.

Design principles and concepts

The proposed alterations are intended to improve the energy efficiency of the property by reducing heat loss through the windows. The existing (moving) sashes will be replaced with new timber sashes in the same style, matching the current glazing pattern using integral glazing bars, with double-glazed panes.

Appearance and materials

The appearance of the new sashes will match that of the existing sashes as closely as possible. The new sashes will be constructed from sapele hardwood timber and painted white. The current glazing pattern within each sash will be retained, with integral timber glazing bars (also painted white) holding new double-glazing units. The glazing will be of a "slimline heritage" type, with 4 mm toughened PLANICLEAR glass panes sandwiching an 8 mm krypton-filled cavity to yield an expected thermal transmission rate of 1.2 W/(m²K) and outdoor luminous reflectance of 13%.

The sashes will be fitted into the existing box frames with the current (white painted) finish retained.

Local context

As the property falls in a Conservation Area, the design has been guided by the need to preserve its current appearance and character, whilst improving energy performance and thus reducing environmental impact. As the original frames will remain, and the new sashes will match the original timber construction and glazing pattern, the visual harmony of the property with other flats in the same block and with the surrounding properties will be maintained.