

DESIGN AND ACCESS STATEMENT

Flat B, 27 Nassington Road, London NW3 2TX

April 2025, rev00



Fig.01: 27 Nassington Road within urban context. Image source: Google Maps

1.0 INTRODUCTION

1.1. Purpose of this Document

1.1.1 This Design and Access Statement has been prepared on behalf of the owner in support of development at the ground floor flat (Flat B) of 27 Nassington Road, London NW3 2TX.

1.1.2 This document describes the site, its context and outlines the design proposal.

1.2. Application Summary

1.2.1 The application seeks advice regarding the following elements:

- Replacement of 4no. existing timber framed single glazed sash windows with timber framed double glazed sash windows. 3no. windows are part of the front facades bay windows, and 1no. side window.

2.0 CONTEXT



Fig.02: Site location shown outlined within South Hill Park Conservation Area

2.1. Location

2.1.1 27 Nassington Road is situated within the London Borough of Camden, falling under the South Hill Park Conservation Area within the sub-area 2.

2.2. Existing Building & Use

2.2.1 The existing building is a four storey semi-detached property which has been divided into four flats, each being per floor.

2.2.2 Flat B is the ground floor property which includes the bay windows to the front façade. The front and side elevation windows that concern Flat B are all timber framed single glazed windows.

2.3. Existing Building – Site Photos



Front elevation ground floor bay windows



Side elevation window to ground floor flat



Internal condition of bay windows



External condition of bay windows



External condition of side elevation window

3.0 DESIGN STATEMENT

3.1. Overview of Proposal

3.1.1 The proposed development includes:

- Replacement of 4no. existing timber framed single glazed sash windows with timber framed double glazed sash windows. 3no. windows are part of the front facades bay windows, and 1no. side window.

3.1.2 The application proposed to replace energy inefficient single-glazed windows with new double glazed timber windows.

3.1.3 The application should be uncontentious considering there has been other similar granted planning applications to neighbouring properties.

3.1.4 The style of window proposed matches the existing. The external appearance of the building will not chance and not compromise the character of the Conservation Area.

3.1.5 Replacing energy inefficient single-glazed windows with new double-glazed windows is an important step towards improving the energy efficiency of the building.

3.2. Relevant Planning History

3.2.1 Below is a planning history summary for neighbouring/nearby relevant granted planning applications:

YEAR	PROPERTY	REFERENCE	DESCRIPTION	STATUS
2021	26 Nassington Road	2021/1397/P	Replacement of single glazed to double glazed windows on ground floor flat.	Granted
2024	8 South Hill Park Gardens	2023/5315/P	Replacement of single glazed timber framed windows at upper ground floor level on front and rear elevations with double glazed timber framed sash windows.	Granted

4.0 ENERGY PERFORMANCE & SUSTAINABILITY

4.1. Introduction

4.1.1 Refurbishments offer a crucial opportunity to enhance energy performance. This proposal aligns with our client's ambition to significantly improve their property's energy efficiency through a sustainable upgrade, avoiding demolition and new construction.

4.1.2 As the UK-strives for net-zero emissions by 2050, addressing the building sector's significant carbon footprint - currently 27% of national emissions, with 18% from homes – is paramount.

4.1.3 Given that 80% of 2050's buildings already exist, we must prioritise deep retrofits whenever possible to improve the UK's ageing and inefficient housing stock.

4.2. Elements to be upgraded

4.2.1 A 'fabric first' strategy is proposed to significantly enhance the building's thermal performance and reduce energy consumption.

4.2.2 Demolition will be minimised to preserve the existing structure, thereby reducing waste, lowering the carbon footprint, and extending the property's lifespan,

5.0 ACCESS STATEMENT

5.1.1 The existing access to the flat will be maintained.