

Design, Access and Justification Statement

95a Belsize Lane

London

NW3 5AU

Use:

The property is a semi detached house. Most of the properties in the local area are made from the same materials with similar brick work with painted timber windows or U-pvc windows.

We are proposing to remove the existing crittall windows and rear patio door and replace them with white painted timber casement windows and a white powder coated aluminium patio door.

Scale:

As for scale, in terms of additional space, there will be no change to the footprint of the property in any way.

Layout and Landscaping:

There will be no changes to the layout of the property. This will of course not affect conservation in any way.

There will be no changes to the landscaping of the property.

Access:

There will be no overall infringement on access to and from the building as the new windows and patio doors will allow for fire exit etc.

Appearance:

The appearance of the building will be greatly improved with the addition of white painted timber casement windows in favour of the existing crittall windows. The property will be refreshed and be of a similar character as other properties in the vicinity. The products are indeed very similar to the existing design, but are genuine timber casement windows. The proposed products are of a much higher quality than the existing install and far more aesthetically pleasing than the current design. The new timber windows and aluminium doors are built with energy efficiency in mind and will be far more efficient than the crittall currently installed.

Whilst the new windows and door are built on a new technology with included energy saving qualities, they are designed around a style that replicates older windows and doors so as to blend naturally into the existing property.

In terms of environmental conservation, the proposed new windows will only have a positive impact on the environment as the reduction in energy bills will only serve for a more environmentally friendly installation.

Justification:

Whilst the windows currently part of this installation are crittall, and are not sympathetic to the property or area in which it is situated. It can be suggested that the new windows and doors will have more of a positive impact on the property than the existing.

Modern times call for more careful consideration of our environment and how we look after it. One main problem that is common in all aspects of life is energy loss. It's expensive, unnecessary, wasteful and damages the environment. By improving building techniques, using higher energy rated products and creating higher quality installations, we can reduce this loss.

The new proposal contains products which fall in a much higher band of energy conservation than what was previously achievable. This will obviously only have a positive effect, not only for the environment but also for financial savings on behalf of property owner.

To conclude, I feel that the new proposal will only serve to enhance the property both visually and economically, blending naturally with the surroundings.