

# design & access statement

## **REPLACEMENT WINDOWS TO REAR ELEVATION, 52 BURGHEY ROAD, LONDON NW5 1UN**

### **INTRODUCTION**

52 Burghley Road is a three storey end of terrace property of traditional construction dating from c1890, with solid brick masonry walls and pitched roof. The original wooden single glazed windows have not been well maintained and are now in poor condition.

The property is currently owned by Camden Council's housing department and is converted into flats.

Camden Council are required to refurbish their housing stock in order to comply with the government's Decent Homes Standard, and one aspect of meeting the standard is to increase the thermal comfort level within a property by installing double-glazed replacement windows.

The window replacement was previously the subject of application reference 2012/2452/P which was to replace the windows to the front and rear elevations and was withdrawn. This application is to replace the windows to the rear elevation only; no changes are proposed to the front elevation.

### **PROPOSED DESIGN**

PVC-framed double-glazed windows are the preferred option to replace the existing windows for the following reasons:

- 1) PVC-framed windows will be largely maintenance-free, thus saving the Housing Department and leaseholders from the expense of regular cyclical redecoration including scaffolding.
- 2) The use of PVC is in line with Sustainable Construction policy and although not as environment-friendly as timber, PVC frame extrusions usually contain a recycled content and are likely to be recycled at the end of their lifespan.
- 3) The replacement units will be of the sliding sash variety and the overall appearance of the property will not be significantly altered.

### **LAYOUT**

No changes are proposed to the external layout, orientation etc.

### **SCALE**

Details of the dimensions are shown on the drawings.

### **LANDSCAPING**

No changes are proposed to any landscaping.

### **APPEARANCE**

No changes are proposed to the exterior fabric of the property other than the replacement of the windows.

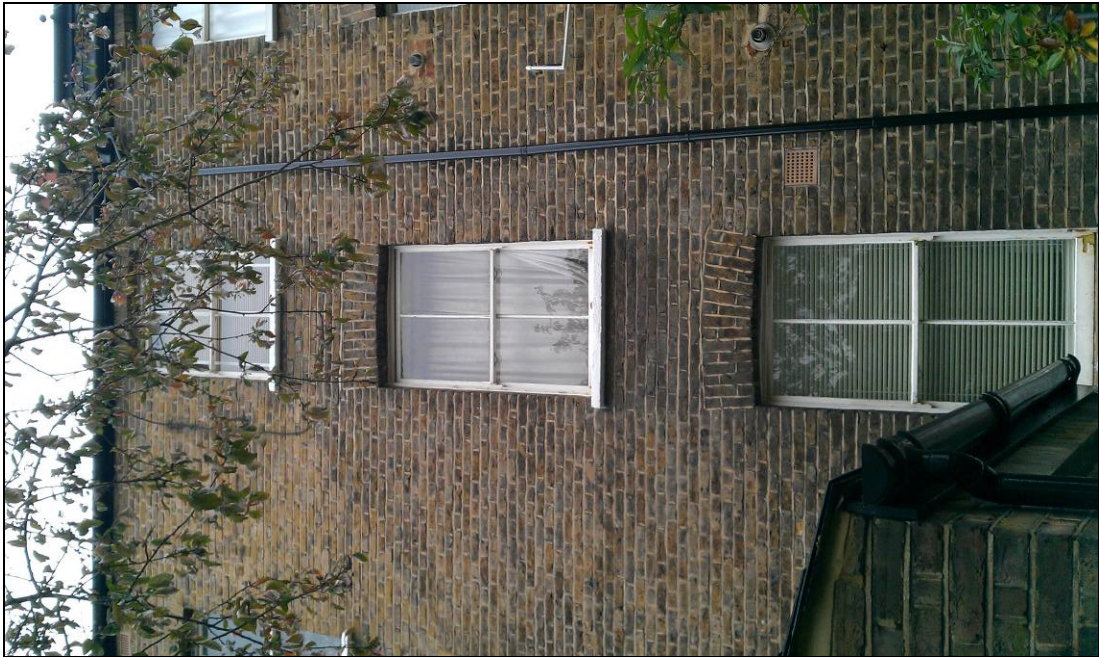
### **USE**

No change of use is proposed.

### **ACCESS**

No changes to the existing access are proposed.

PHOTOGRAPHS



Two views of the rear elevation