

## **Design and Access Statement for a Proposed New Windows Installation at Basement Level, 3. Rosecroft Avenue, London, NW3 7QA**

**Planning ref: 2012/2185**

**date May 2012**

### **The Site/Property**

The property is a 1920's semi detached house which has been converted into large self contained flats. The front and major side elevations mainly have original windows. The basement of no 3 is converted to form a flat along with the ground floor. The windows are not double glazed. The alterations are designed to take into account the inclusion of double glazing to the new basement windows.

### **The Windows as Existing**

The windows to the ground floor are mainly original, apart from the dining room window and the rear kitchen window. The rear kitchen window is to be replaced; the dining room window is to remain.

The basement windows appear to be from the 60's, 70's period and have typically been installed in the incorrect relationship to the reveals and without concrete sills to match the ground floor windows. The proportions and styling are generally incorrect. Witness picture below.

#### **Existing Elevations**

Side elevation showing basement windows, generally poor proportions and plain glass casement windows and fanlights.

The windows to the ground floor above can be seen to be set into the reveals the typical 100mm, with stone/concrete sill as originally constructed.

#### **The Proposed new windows**

The new windows are designed to incorporate the typical mullion, transom, sill and frame details of the original windows, and setting them into the reveals in the correct position. The details have been adjusted to accept double glazed window units. A concrete cill being incorporated to complete the design improvement.

Proportions of the frames are also improved to match those of the ground floor.

Please see existing and proposed elevations, and detailed sections and plans of existing and proposed windows which have been included as part of this statement.

### **Layout and scale**

None of the new windows require any of the existing window openings to be adapted other than that of inserting the new concrete sills. The general proportions of the panes have been altered to give a more satisfying appearance.

### **Existing front elevations to ground floor living room**

Lower panes to living room are to be replaced with double glazing units, which does not involve any alterations to the frames

#### **Drawings**

Drawings to be read in conjunction with this statement are as follows;

020312/05 Existing and proposed sections  
020312/06 Existing ground and basement plans  
020312/07 Proposed ground floor plans  
020312/08 Existing elevations  
020312/09 Proposed rear and side elevations  
020312/10 Proposed basement plans  
020312/20 Proposed window details  
020312/21 Existing window details

Drawings 20 and 21 are attached to this statement