

Design, Access and Justification Statement

GROUND FLOOR
3 SOUTH VILLAS
LONDON
NW1 9BS

Use:

The property is a flat within a semi detached building. Most of the properties in the local area are made from the same materials with similar brick work with white painted timber windows but there are some crittall windows.

We are proposing to replace the existing crittall window on the side elevation with a white painted timber window.

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 will allow for fire exit etc.

Appearance:

The appearance of the building will largely remain identical to its current state. The products are indeed very similar to the existing design. The proposed product is however, of a much higher quality than the existing install and far more aesthetically pleasing than the current design. The new timber window is more energy efficient than the older design and will significantly decrease energy loss and subsequently reduce energy bills.

Whilst the new window is built on a new technology with included energy saving qualities, it is designed around a style that replicates older windows 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 window currently part of this installation is not in a horrific state of repair and not completely out of character with the existing property, it can be suggested that the new windows 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.

The new window on the side elevation is hardly visible from the street as it is hidden by a large tree to the front of the property. It is also to be white painted timber which will blend naturally with the rest of the property.

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