

Design, Access and Justification Statement

106 Hillfield Court
Belsize Avenue
London
NW3 4BE

Use:

The property is a residential flat situated within the confines of an urban area. A bay window with door and three other windows will be changed to white u-pvc on the front elevation of the property.

Most of the properties in the local area are made from the same materials. We are proposing to modify the existing windows with a similar product that also uses the same design as the current installation.

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. There are several other flats in the building that have already carried out replacement of window and door products with u-pvc. The proposed products are similar to the existing design. The proposed products are however, of a much higher quality than the existing install and far more aesthetically pleasing than the current design. The new u-pvc windows and door are more

energy efficient than the older design and will significantly decrease energy loss and subsequently reduce energy bills.

Whilst the new windows and doors are 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 and door 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:

The windows and door currently part of this installation are in a bad state of repair and are not fit for the purpose that they are intended. They have virtually no heat retention or noise reduction properties. 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 positive effects, 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.