

12c Aberdare Gardens, London, NW6 3PY
19th January 2011

PLANNING, DESIGN AND ACCESS STATEMENT

12 Aberdare Gardens London NW6 3PY

Undertaken by Mr R Sloane

DATE: 19th January 2011 Planning application number PP-01768362 originally submitted online on 6th January 2012

Top floor flat at 12c Aberdare Gardens, London, NW6 3PY .

SUMMARY

1.1. This Supporting Planning, Design and Access Statement has been prepared by Mr Ronnie Sloane
It accompanies a planning application for the replacement of the three existing second floor single glazed timber framed windows to the front elevation of the building with double glazed timber windows.

1.2. The proposal increases thermal efficiency to the second floor flat without altering the external appearance of the building.

1.3. In summary, the scheme would provide:

1.4. Three replacement windows to the second floor front elevation;

2. The Site and Surrounding Area

The Location

2.1. The application site 12c Aberdare Gardens NW6 3PY is situated within the London Borough of Camden. It is situated within a Conservation Area and is part of a row of all very similar period properties.

The Site

2.2. The property is a period two storey semi -detached house that has been split into flats.

3. Use

3.1. The property will continue in residential use.

4. Amount

4.1. The proposal for replacement windows does not change the amount of floor space currently provided.

5. Layout

5.1. Access to the second floor flat is from street level through a communal hallway and staircase.

6. Scale

6.1. The scale of the building is unchanged.

12 Aberdare Gardens, London, NW6

7. Landscaping

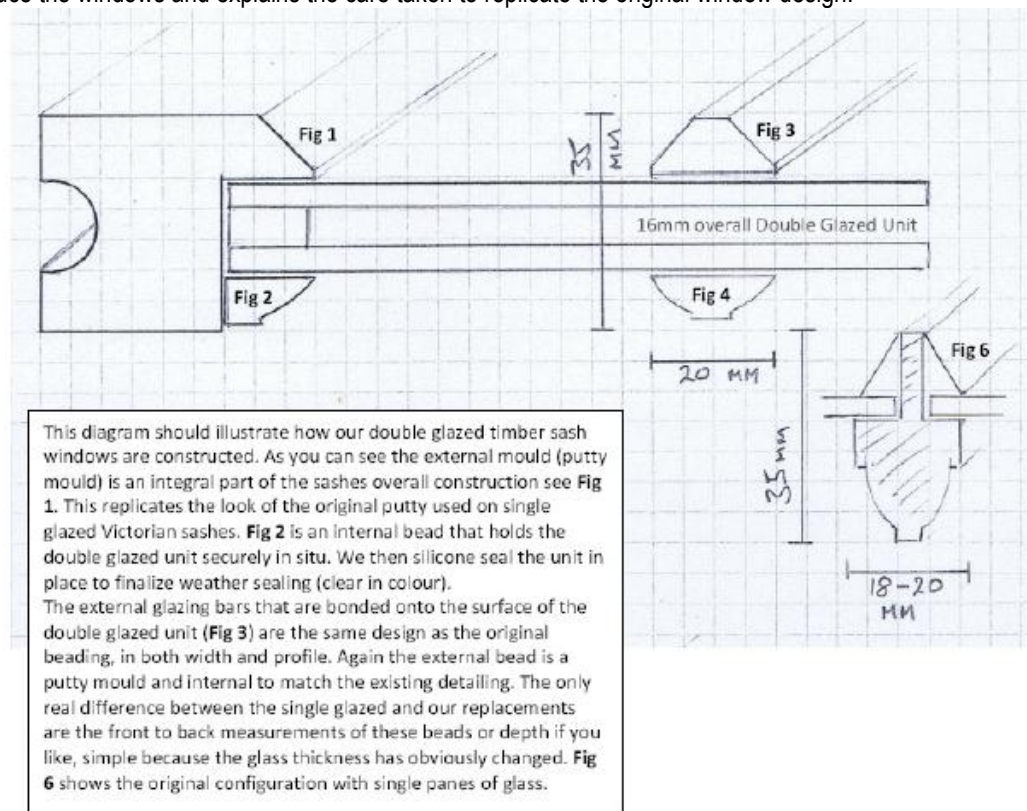
7.1. The existing landscaping to the front of the property is to be unaltered.

8. Design

8.1. The existing second floor windows to the front of the building are single glazed.

One side, the left, has a timber framed casement window, the other side, the right, has two sliding sash windows which appear as one window but are in fact two separate windows.

8.2. The proposed double glazed replacement windows are to match the existing as closely as possible. Externally the windows will be identical, with reveals and sill depths remaining the same. The windows are to be constructed of timber and finished in white gloss paint. The following paragraph and diagram is taken from the PCW, the manufacturers instructed to produce the windows and explains the care taken to replicate the original window design:



9. Access

9.1. Access is from the street is as existing and is unchanged for this proposal.