

**Design & Access Statement**  
**Planning Application**  
**34 Richborough Road, London, NW2 3LX**

**Proposed Replacement of Existing Timber Sliding Sash Windows**  
**With new White Powder Coated uPVC Windows with Top Hung Opening Casements**

This statement is written to accompany an application for Planning Consent as required by the Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (amendment) (England) Order 2006 - Town and Country Planning (General Development Procedure) Order 1995 Article 4C.

Reference is made to the guidance on changes to the development control system dated 12<sup>th</sup> June 2006 and in particular section 3 – the requirement for Design and Access Statements. Planning Policy Statement 1 (PPS1) refers to the delivery of sustainable development through the Planning system and in particular good design.

Guidance is also taken from Policy RA3 – Rural Areas Policies for extensions within the countryside. Reference is made to the CABI Guide for Design and Access Statements.

**Design**

**AMOUNT**

Approval is sought for the replacement of the existing timber sliding sash windows to the whole of the property with new PVCu, white powder coated top hung casement windows.

The property is detached with access to the land surrounding the property via both flanks.

**LAYOUT**

The new PVCu replacement units are required due to the rotting of the existing single glazed sliding sashes and the opportunity is to be taken to provide double-glazing.

**SCALE & APPEARANCE**

The new uPVC units will be similar in size and appearance to the existing with a central mullion.

**Access**

Existing pedestrian access remains unchanged and there is no vehicle access.

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