

# **Proposed Window Replacement at**

**Flat 3  
8 Ainger Road  
Primrose Hill  
London NW3**

## **Design and Access Statement**

**Ref: DAS-1002**

**February 2010**

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## **1.0 Introduction**

- 1.1 The purpose of this document is to support the planning application concerning the replacement of the windows to Flat 3, 8 Ainger Road, London NW3
- 1.2 The application relates solely to the replacement of the windows and this statement is focused on the appearance, design and materials proposed.
- 1.3 Issues of use, amount, layout, scale and landscaping are not discussed in this statement as they are not affected by the replacement of the windows.
- 1.4 This statement and the design of the proposal have been prepared based on the following guidance:

“Camden Planning Guidance 2006”, by Camden, published May 2007.

“A guide to windows” by Camden, published May 2006.

“Design and Access Statements” by Cabe, published June 2006.

## **2.0 The Site**

- 2.1 No 8 Ainger Road is a terraced house with residential use dating back to approximately 1850. It is built from yellow London stock brick with a white painted ground floor.
- 2.2 In the late 1970's the property was converted from a single dwelling into 4 flats. At this time the building was extended into the roof space and to cover the driveway to Ainger Mews, a private road located to the rear of 8 Ainger Road.
- 2.3 The building has 4 stories with flat 3 occupying the entire 2<sup>nd</sup> floor.
- 2.4 The front and rear of No 8 Ainger Road has been designed with traditional top hung sliding sash windows.
- 2.5 Some of the windows in the building have at the time of the conversion been replaced with low grade tilting lookalike sash windows.
- 2.6 Flat 3 has five windows in total, three windows to the front facing Ainger Road and two windows to the rear facing Ainger Mews. All windows are single glazed and require replacement.
- 2.7 8 Ainger Road is not located within a conservation area

## **3.0 Planning History**

- 3.1 All the windows to Flat 2, 8 Ainger Road located directly below Flat 3 have been subject to a complete replacement following approval by Camden in March 2007.

#### **4.0 The Proposal**

- 4.1 It is proposed to replace all of the five windows to Flat 3.
- 4.2 The proposal aims to maintain the original appearance of the building within which the flat is located, whilst at the same time conforming to current legislation concerning insulation and energy efficiency as it applies to the replacement of windows.
- 4.3 The existing windows are to be replaced with timber frame, top hung, sliding, double glazed sash windows closely matching the appearance of the original windows with regards to fenestration pattern, glazing bars, proportions, window size and colour.
- 4.4 In the design of the replacement windows special care has been given to the external appearance of the windows in order that they compliment the other windows in the building and neighbouring properties. The window frames and glazing bars have been designed to be as slender as possible to closely resemble the proportions of the original windows.

#### **5.0 Relevant Planning Policy**

- 5.1 Policy B1 - General design principles, according to which development must “seek to improve the attractiveness of an area”, and “be sustainable by promoting energy efficiency and efficient use of resources”.
- 5.2 It is considered that the proposed development complies with this policy as it will replace deteriorated low grade lookalike sash windows with high quality timber sliding sash windows. As the windows will be upgraded from single glazing to double glazing with associated draft proofing, energy efficiency will be vastly improved.
- 5.3 Policy B3 – Alterations and extensions.
- 5.4 It is considered that the proposed replacement windows will respect the character of the building as they have been designed to align themselves as closely as possible with the original design.

#### **6.0 Access**

- 6.1 Access to and within the property will not be affected as a result of this application since it relates solely to the replacement of windows.

#### **7.0 Conclusion**

It is considered that the proposal described in this application:

- will result in an improvement to both the appearance of the building as well as the immediate surroundings.
- will provide for a more energy efficient building.
- complies with current planning policy.