

DESIGN AND ACCESS STATEMENT

SUMMER HURWITZ

FLAT 6, 161 – 163 GLOUCESTER AVENUE, LONDON, NW1 8LA.

PLANNING APPLICATION TO REPLACE WINDOWS TO THE REAR EXTENSION

I am applying for planning permission to change the type, size, and position of the windows to the rear extension of the above flat.

By refurbishing the flat, I shall be restoring it to its former glory by reinstating many of its original period features. The main terrace building to the flat dates back to the 1850s and has beautiful original sash windows. There is an early 1970s extension to the rear of the property. In line with this refurbishment, I would like to replace the existing casement windows to the early 1970s rear extension, with sash windows. The casement windows are over thirty years old, are rotten, and need replacing regardless.

I would like to replace these with bespoke reproduction hardwood sash windows, painted white, that will be in keeping with the existing sash windows to the main building and be in keeping with the surrounding area. Along with an architect and a sash window manufacturer, we shall ensure that the new sash windows will be designed and detailed to exacting standards to match the original sash windows to the main building. The only difference being, the new windows will be double glazed in order to provide the necessary security, acoustic and thermal insulation desired.

The existing window openings to the rear extension would need to be resized to accommodate the sash windows that have different proportions to the casement windows. In order for the windows to work with the new proposed internal layout for the flat, the position of the existing window openings to the rear extension would need to be altered. Any new bricks that need to be used shall be sourced to match those existing as closely as possible.

These proposals can be seen in both plan and elevation by looking at drawings numbered 5000, 5001, 5002 (included in this application). Existing views can be seen in Photographs 01-09 (included in this application). The approximate location where the photos are taken are referenced on the plan (5000). New sash window detailing can be seen in drawing 5003 (included in this application).

Photographs 01 and 02 are taken from an opposite flat in Chalcot Square, looking towards the flat. The extension to the right of the flat, number 159 Gloucester Avenue, has sash windows that vary in size and design and indeed do not line through. Artist's Impression 01 shows what a sash would look like from this view. Photograph 06 is taken from inside the flat looking at the rear of the opposite flats on Chalcot Square, NW1. As with photographs 01 and 02, these show extensions with sash windows that vary in size and type and do not line through. This occurs the entire length of the rear of the flats to Gloucester Avenue and the flats that back on to them from Chalcot Square.

Although the new size and position of the proposed window openings do not match those below in the extension (as shown in drawing 5001 and 5002) please consider the precedence set in near vicinity. As can be seen from the photographs, the rear extensions to the terracing opposite on Chalcot Square and the terracing either side of the flat, show predominantly sash windows that often do not line up with the other windows in the same extension. Thus in carrying out the desired works, the proposed elevations to the extension would not be at all inconsistent with those of the neighbouring properties.

It should be noted that we are also under the guidance of a structural engineer to ensure the changes proposed do not adversely affect the building. I have written approval from the freeholder to carry out these proposals (signed approval included in this application). The freeholder is hoping this will give impetus to the other flats to change their windows to sash windows also.