

Our ref: C5961

Address:
48-96 Cressfield Close
London
NW5 4BW

Design and Access statement for replacement windows and patent glazing

Introduction

48-96 Cressfield Close is a purpose built low rise sheltered housing scheme. The block was constructed circa 1980. The immediate vicinity is residential of similar age and design.

The application is for replacement of existing single glazed timber windows and French doors to 24 flats and replacement of steel framed patent glazing over the 4 communal entrances to the block.

Flat Windows

The flat windows and French doors are to be replaced with timber double glazed windows painted white. The fenestration of the new windows will match the existing exactly. The appearance of the French doors and windows to the flats will be unaltered.

Patent Glazing

The patent glazing is to be replaced with powder coated aluminium. Aluminium has been chosen to give a narrow section to match the existing as closely as possible and for minimal maintenance, as future access would require scaffolding. Small louvers at eaves level to the two front entrances will be replaced with top hung lights operated by winder mechanisms. This change is because the existing louvers are inaccessible and currently have to be left permanently open. Louvres at eaves and 1st floor ceiling level to the two side entrances, will be replaced with fixed panes. These louvres here are considered unnecessary, as ventilation is provided by existing top hung windows which are being replaced like for like.

The change in appearance of the two front and two side entrances to the block will be minimal, with Georgian wire glass on pitched sections replaced with clear glass and louvers at eaves level replaced with fixed panels above the side entrances and top hung fan lights operated by winding mechanisms above the two front entrances.

Access

The access is unchanged from existing i.e. new doors will be in the same position and be the same size as those they replace.