

93 York Way N7 9QF. Design Statement for enlarging a window. August 2014

1. Assessment / Context.

The existing property is the first floor of 93 York Way. Originally a terraced house, with pared down brick details, the building was divided in the 80s into flats, the first floor (flat B) is a one bedroom flat, with the living room facing the street and one bedroom at the back.

The building is situated within a conservation area and therefore all alterations will be made in concurrence with relevant policies.



Location map, property shown in red.



Street view, property shown in red.

2. The proposal.

The intended scheme is to make alterations to the back façade of the first floor, replacing an existing window with a larger one.

The width of the window will remain the same, and the architrave or top part of the window will not change at all; the proposal will see the removal of part of the wall in order to 'enlarge' the window down, as indicated in the pictures on the following pages.

93B York Way N7 9QF. Photographs- existing.



1. Existing back facade window.



2. Examples of surrounding properties which overlook the Building, that have enlarged a back window in a similar way as proposing.

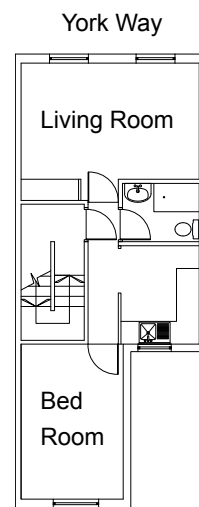


Image 1: Existing window, looking towards building
 Image 2: Surrounding properties, looking from back window

Key

3. Design Specifics.

3.1 Scale and Layout.

The new window will enlarge the existing proportions, as many of the surrounding buildings have already done (see picture in pg. 2). We believe this keeps a harmonious proportion of the building, without altering the visual aspect of the house from those surrounding houses. The proposal improves the experience within the Building itself, without having to extend the property in any way.

The proposal is to install a timber sash window on the back façade of the building, this will replace the existing 1200mm by 1200mm timber window, for a new window of 1200mm width by 1700mm height. The height of the new window does not exceed the height of the existing one, and does not differ from the width. The proposal will see the removal of part of the wall in order to 'enlarge' the window down.



Existing window.

Note: Not to scale. Images as reference only.

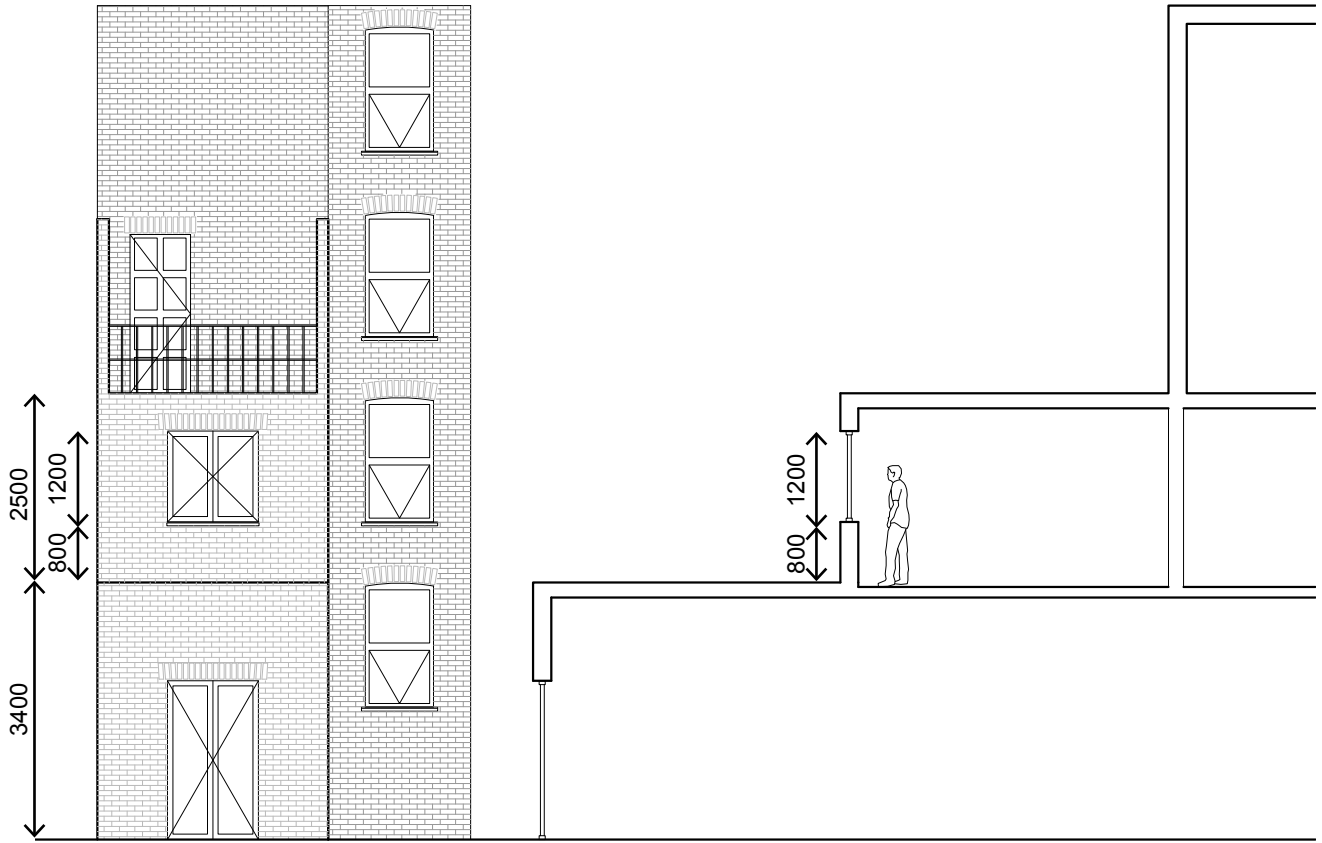


Proposed window.

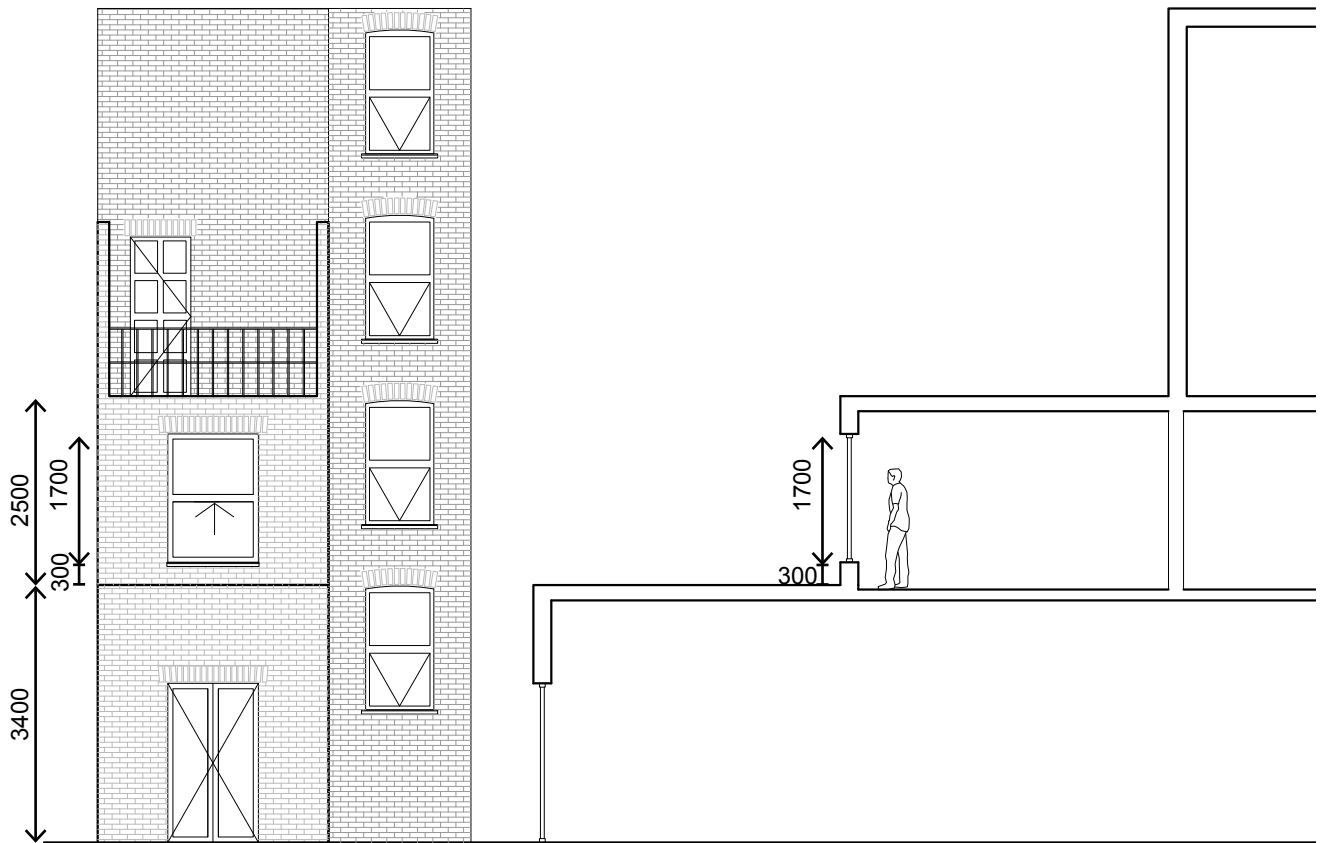
3.2 Appearance.

The proposed changes will enhance the spaces contained within, while remaining true to the building and surrounding properties, the new window will be of the same materials and colour as the existing one, which is a timber frame in white colour. The wall will be fitted around in the same brick colour and details as existing.

In accordance to a 21st century design and execution, the new window will be double glazed, this will be done either in the existing frame, or in new joinery, in a way that replicates the appearance of the original.



Existing elevation and section. Sc 1:100



Proposed elevation and section. Sc 1:100

4. Involvement / Consultation.

As the development affects a small number of people, all owners of the leasehold for the entire property have been informed of the proposal. That is Flat A at ground level, and Flat C in the second floor. The appropriate documentation as specified on the relevant policies (Notice No.1), in addition to drawings of existing and proposed developments were shared.

5. Evaluation.

The application reviewed the Council's available documentation, and framed the application accordingly. Having discussed the alterations with local residents it is believed that the application will adhere to the various criteria, supplementary guidance, and conservation area statements. All building work can be done in a short period of time, so as not to cause any inconvenience to neighbouring properties. The alterations to the house, will not detract from its current visual appearance to the extent to which it will stand out from other properties. In fact, many of the properties which overlook the intended development have already installed similar windows. The proposed alteration will keep within the existing building envelope of the Premises. Executed to high quality standards, this 21st century modification, will carefully respond to the form and qualities of surrounding buildings and spaces.