

7th December 2014

Design & Access Statement

Address: 1 Glenmore Road, London NW3 4BY

Proposal: Replacement Weight & Pulley Sash Windows to Front & Rear Elevations

Prepared by: BCConsultants

The application site 1 Glenmore Road is an unlisted mid-terraced house, built during the late nineteenth century situated within the Belsize Conservation Area.

The property is occupied as a single family dwelling house. No change is proposed to the Use Class.

The house has a long, narrow footprint. At the rear, there is a single-storey side/rear extension. The quality of the existing sash windows in particular is poor, and is noticeable in having come to the end of their life and needs replacing.

The proposal

The proposed scheme seeks planning permission for the following:

(i) Replacement of 18No. Existing Weight & Pulley Timber Framed Sash Windows to Front & Rear Elevations

In all cases, the replacement windows will be of improved thermal & acoustic performance.

Design

The proposal represents the applicant's intention to renovate and update the property with improved internal space by augmenting its current condition in order to fulfil the needs of a contemporary family dwelling. By doing so, it would ensure high quality development through good and inclusive design and the efficient use of resources in accordance with national planning policy and guidance.

The general layout of the dwelling will not be altered.

18 new weight & pulley timber framed sash windows with double glazed units are proposed. These will replace the windows to the front and rear elevations of the property. The shape, colour and detail of the frames & glazing bars will be 'like for like' and appropriate for the building and Conservation Area. All details will be replicated and original catches, handles, pulleys, etc, where possible be transferred to the new windows.

The proposed will have no visual impact on the exterior of the building.

Overlooking

The proposed fenestration changes would have no difference to the overlooking of neighbouring properties. Nor would it result in undue loss of privacy.

The proposed replacement windows will therefore have no impact on the privacy or amenities of adjoining residential properties, or the amenity space of the property itself.

Trees and landscaping

No significant trees will be affected by this development.

Use

The proposed alterations will be for the sole use of the current occupier.

Access

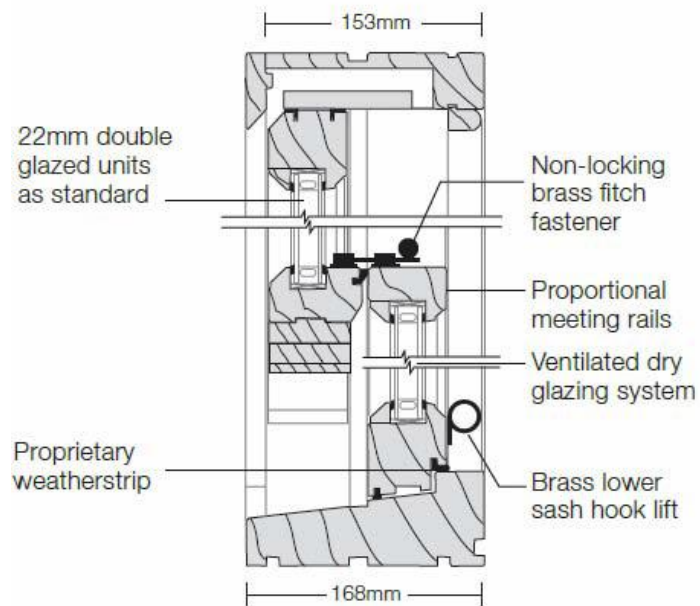
There is no change to the existing access from the street to the property.

Conclusion

The proposed alterations to the building are considered to be modest and in scale with the existing house and street context. They are sympathetic and do not result in the detriment to either its character or special fabric, or to the adjoining properties or streetscape.



Examples and details of the type of window proposed



Vertical Section