

Design, Access and Heritage Statement

Date: 14/06/2015

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| Replacement of 7 windows at: | 19 Greenaway Gardens LONDON NW3 7DH |
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1. DESCRIPTION
2. DESIGN
3. SCALE
4. LAYOUT
5. LANDSCAPING
6. ACCESS
7. JUSTIFICATION

1. Description.

This building is part of the Redington Froggnal Conservation Area

Date of designation: 1st February 1988.

The Conservation Area was originally designed in June 1985 as “an exceptional example of consistently distinguished Victorian and Edwardian architecture”. The Redington/Froggnal Conservation Area occupies an area of sloping land to the west and south west of the historic center of Hampstead Village. It forms a well-preserved late 19th century and Edwardian residential suburb. The houses are predominantly large detached and semi-detached and display a variety of formal and free architectural styles. On the whole these are built in red brick with clay tiled roofs, occasional areas of tile hanging and render and many of them have white painted small paned windows. Mature trees and dense vegetation form the dominant features of the street scene. In addition the rear gardens make a contribution of their own to the area’s verdant quality.

Of great significance to the area’s character are its contours and slopes causing numerous views and vistas and giving emphasis to many of the buildings.

2. Design.

The proposed new casement windows are white hardwood timber with double clear glazing. All of them 4 mm clear glass. The proposed windows will match the existing ones.

Existing windows are timber casement single glazing white painted.

When these new windows are installed there will be a minor impact on the existing fabric. As there will not be much impact on the existing building in question there will be no effect on any other listed buildings within the conservation area.

The new timber casement windows are designed to match the existing to allow the original character of the building to remain. It is important to keep the original features of the building but they are not functioning efficiently enough. By replacing the existing single glazed windows with the new double glazed it will keep the property's original aesthetics and will enhance the windows performance.

In terms of environmental conservation, the proposed products will only have a positive impact on the environment as the reduction in energy bills will only serve for a more environmentally friendly installation.

3. Scale.

As for scale, in terms of additional space, there will be no change to the footprint of the property in any way.

4. Layout.

There will be no changes to the layout of the property.

5. Landscaping.

There will be no changes to the landscaping of the property.

6. Access.

There will not be any change or problem in the access to the property.

7. Justification.

It can be suggested that the new windows will have a positive impact on the property.

Modern times call for more careful consideration of our environment and how we look after it. One main problem that is common in all aspects of life is energy loss. It's expensive, unnecessary, wasteful and damages the environment. By improving building techniques, using higher energy rated products and creating higher quality installations, we can reduce this loss. The new proposal contains products which fall in a much higher band of energy conservation than what was currently achievable. This will obviously only have positive effects, not only for the environment but also for financial savings on behalf of property owner.

To conclude, I feel that the proposal will only serve to enhance the property economically, blending naturally with the surroundings and remaining sympathetic to the conservation area in which it is situated.