

STEVEN ADAMS ARCHITECTS

Design and access statement in support of planning application for the replacement of the windows at Flat 8A, Frogna Gardens, London NW3

26th August 2015

This document is in accordance with the requirement set down by the DCLG.

The proposal is for the replacement of the windows of this ground floor flat with new painted hardwood vertical sliding sash windows of identical size with Slimline double glazing. The property is within the Hampstead Conservation Area.

Included within this application, Project number 683

Existing drawings:	Ground floor plan	SV.01A
Detail drawings:	Front elevation	SK.01
	Side elevation	SK.02
	Rear elevation	SK.03
	Site location map @ 1:1250	

Site location plan @ 1:1250

Design The design of the windows replicates the existing pattern but for the substitution of two fixed windows on the rear elevation that have been previously replaced, with vertical sash windows more fitting to the building.

The new windows will be purpose built and all details will follow the original pattern.

STEVEN ADAMS ARCHITECTS

Design and access statement in support of planning application for the replacement of the windows at Flat 8A, Frogna Gardens, London NW3

26th August 2015

This document is in accordance with the requirement set down by the DCLG.

The proposal is for the replacement of the windows of this ground floor flat with new painted hardwood vertical sliding sash windows of identical size with Slimline double glazing. The property is within the Hampstead Village Conservation Area.

Included within this application, Project number 683

Existing drawings:	Ground floor plan	SV.01A
Detail drawings:	Front elevation	SK.01
	Side elevation	SK.02
	Rear elevation	SK.03
	Site location map @ 1:1250	

Site location plan @ 1:1250

Design The design of the windows replicates the existing pattern but for the substitution of two fixed windows on the rear elevation that have been previously replaced, with vertical sash windows more fitting to the building.

The new windows will be purpose built and all details will follow the original pattern.

Use The use of the property will remain unchanged but the operation and insulation value of the windows will be much improved.

Layout Not affected.

Scale Not affected.

Landscaping

Not affected.

Appearance

As stated above, there will be very little effect on the external appearance of the building. The new windows will match those existing windows above at the upper floors. The minimal reflective difference in the glazing will not be unduly apparent. The windows are original to the building and so after over 100 years are due for replacement.

Vehicular access

Not affected.

Inclusive access

Not affected.

Appendix: Photographs of the application property



Windows 1 - 4 on the front elevation of the property



Window 5 on the front elevation of the property

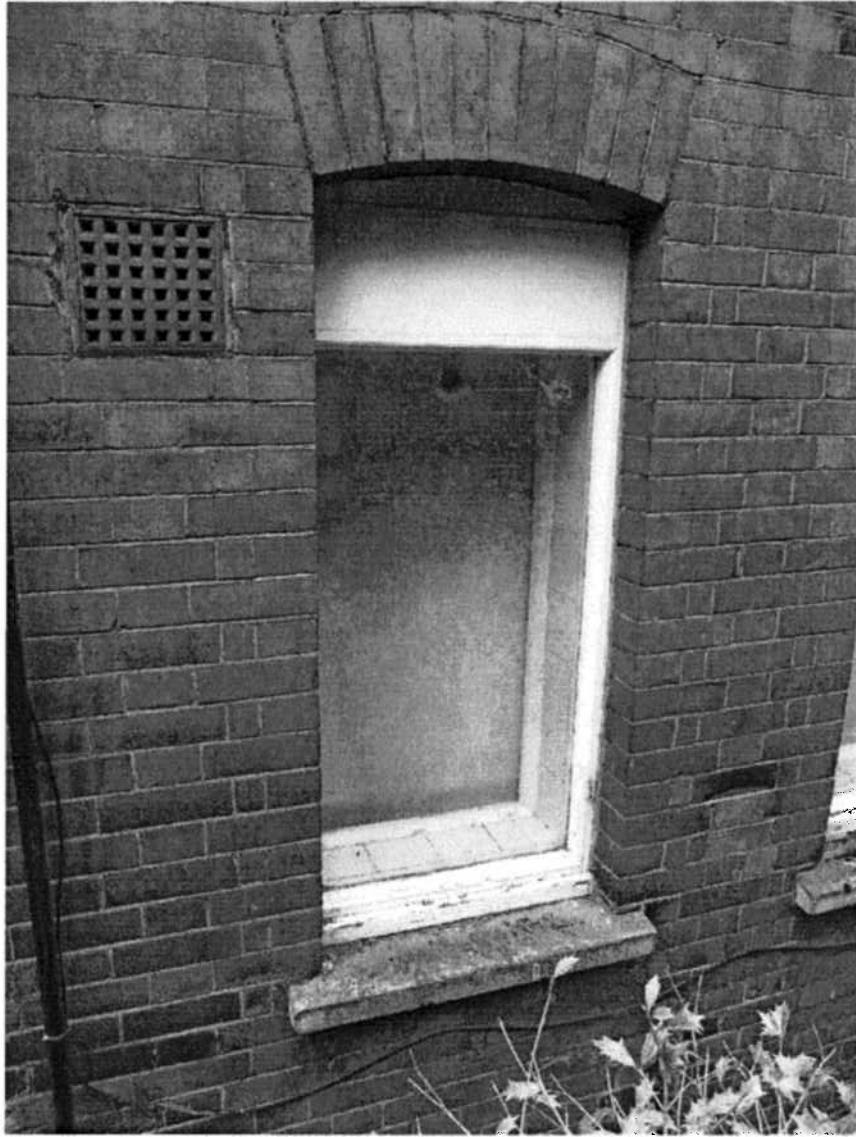
The rear elevation of the house.



Window 7 on the side elevation of the property



The rear elevation of the building



Window 9 on the rear elevation. Not original. Window 10 is identical to this.



Windows 11- 14 in the rear bay of the property