

Flat 4, 144 Fellows Road, London NW3 3JH

Design and access statement

## A. Background


The property is a 3 level flat contained in 5 storey building which forms part of a large terrace at the West end of Fellows Road. The property has suffered from neglect and significant deterioration, at present there are 11 windows in the property of which the majority have suffered rot / water damage and single glazing.




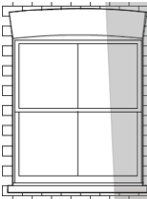
## B. Proposal




The intended changes are to the windows (keeping the existing openings as-is) in the single dwelling flat to replace with windows of the same design and improved glazing.

## C. Design

1. All windows will be replaced with white painted wooden box sash double glazed windows keeping with the current look and feel of the building and the adjacent buildings on the street. The design of the wooden box sash will be exactly the same as what is currently in the building apart from W2.03 and W.204. Refer to elevation drawings below to see location of window references mentioned in the table below:
  - 1606 - (03)01-EXISTING ELEVATION 01
  - 1606 - (03)02-EXISTING ELEVATION 02
  - 1606 - (03)11-PROPOSED ELEVATION 01
  - 1606 - (03)02 - PROPOSED ELEVATION 02 - REV B

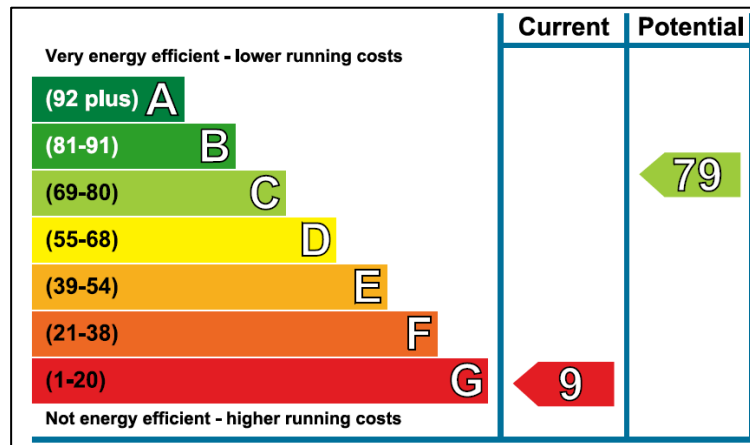
Proposed Room		Window (Refer to elevation drawings)	Design	Proposal
Bathroom	R1.02	W1.01	 <p>Wooden box sash, single glazed with a middle bar</p>	Replace with equivalent wooden box sash design and brasswear (size to fit original opening, middle bar and white paint finish) with double glazing

Bedroom	R2.02	W2.01	 <p data-bbox="644 589 1026 651">Wooden box sash, single glazed with a middle bar</p>	<p data-bbox="1082 427 1544 566">Replace with equivalent wooden box sash design and brasswear (size to fit original opening, middle bar and white paint finish) with double glazing</p>
Kitchen	R2.04	<p data-bbox="488 831 569 857">W2.02</p> <p data-bbox="488 1451 569 1478">W2.03</p>	<p data-bbox="619 831 700 857"><b>W2.03</b></p> <p data-bbox="836 831 917 857"><b>W2.02</b></p>  <p data-bbox="619 1249 1026 1312">Painted metal frame single glazed windows</p> <p data-bbox="619 1357 780 1384">External view</p>	<p data-bbox="1082 1182 1544 1424">Replace these with 1 new wooden box sash window with a middle bar and white paint finish (indicated in image below) double glazed that will fall at the same level as the final kitchen countertop level <b>(see design point 4 (W2.02 and W2.03))</b></p>
				

Reception	R2.05	W2.04		<p>Replace all windows (3) with equivalent wooden box sash design and brasswear (size to fit original opening, no middle bar and white paint finish) with double glazing</p>
	R2.05	W2.05		
	R2.05	W2.06		
Bedroom	R3.02	W3.01		<p>Replace both windows (2) with equivalent wooden box sash design and brasswear (size to fit original opening, no middle bar and white paint finish) with double glazing</p>
		W3.02		
Bedroom	R3.05	W3.03		<p>Replace both windows (2) with equivalent wooden box sash design and brasswear (size to fit original opening, no middle bar and white paint finish) with double glazing</p>
		W3.04		

2. Double Glazing

- i. Currently the flat is sat a very inefficient rating for energy performance – see below...



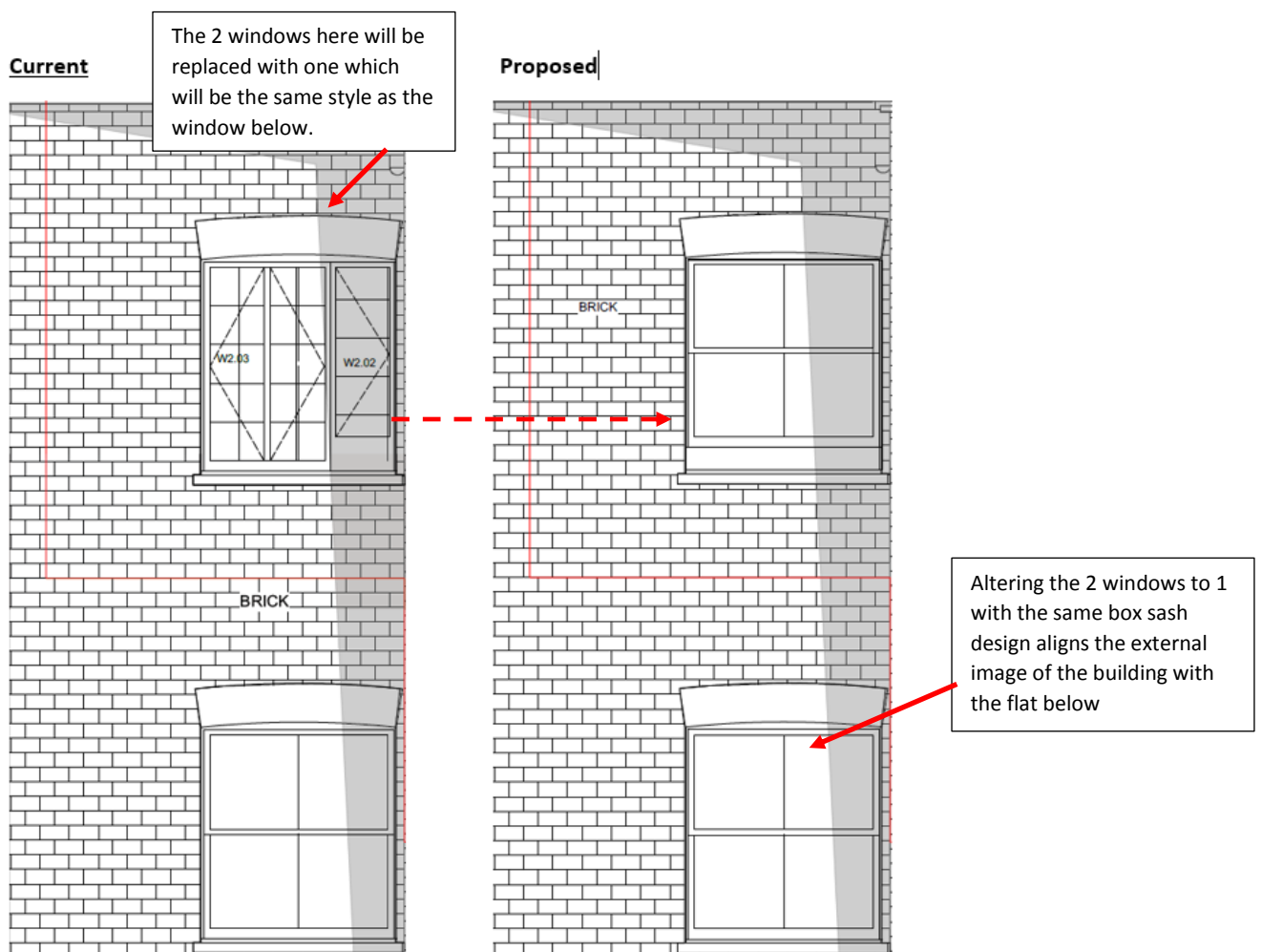
- ii. The flat is undergoing significant refurbishment to improve the energy performance and a key recommendation is for the property to be double glazed...

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Room-in-roof insulation	£1,500 - £2,700	£ 1,233	F34	✓
Internal or external wall insulation	£4,000 - £14,000	£ 382	E45	✓
Draught proofing	£80 - £120	£ 63	E47	✓
Low energy lighting for all fixed outlets	£50	£ 26	E48	
Change room heaters to condensing boiler	£3,000 - £7,000	£ 818	C77	✓
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 68	C79	✓

- iii. The entire house will benefit from this change as it will slow the rate of heat escape from the entire building and heat from the lower floors rises throughout.
- iv. As the glazing does not affect the overall design and appearance of the exterior and benefits the demise it has such been interpreted as permitted development. It will make the building more energy efficient.

3. W2.02 and W2.03

- i. The existing windows on the second floor W2.03 and W2.02 will be replaced by 1 window with the same look and feel as the adjacent window on the first floor.

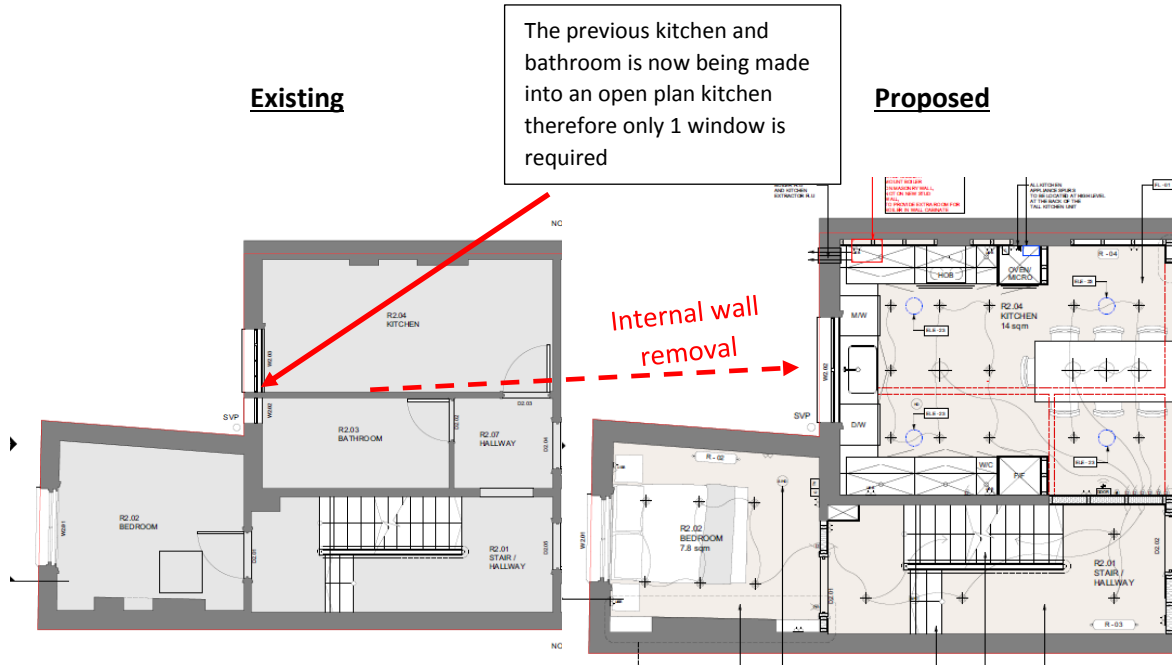


- ii. The 2 windows on the second floor are being replaced with 1 to keep in line with other buildings in the vicinity, but also...
  - i. In order to keep the window design consistency with the building and others beside it – see picture overleaf



Critter style windows do not align with the box sash style implemented on other houses on Fellows Road. Changing this will align the rear external façade of 144 Fellows Road with others

- ii. Because the floor plan of the second floor is changing and 2 rooms are being turned into 1. Replacing the 2 windows for 1 will allow more light into the room. See drawings referenced below and indicative diagram.
  - 1606 - (01)02-EXISTING LEVEL 02 PLAN
  - 1606 - (01)12-PROPOSED LEVEL 02 PLAN

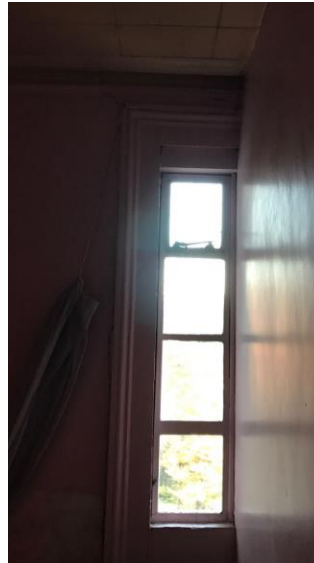


- iii. W2.02 and W2.03 are in a painted metal frame this is an inconsistent design with the rest of the building and street as they have wooden white wooden box sash windows. As such replacing these windows will improve the exterior look of the building and keep it in line with the area and the building. See below for pictured of the existing windows.

**W2.03 – Kitchen Existing**



**W2.02 – Bathroom Existing**



- iv. To allow for the new kitchen installation the current drop of W2.02 and W2.03 is too low and as such will need to be brought up slightly higher to allow access to open and close the new window from the kitchen countertop. In order to allow for unit heights and the sink installation the internal cill height will have increase and thus window dimensions will change.



New Cill Height

Externally the difference between the cill heights will be represented by the same wooden box sash frame size / opening so not to disrupt existing masonry work and look and feel. A shorted window will be required in the frame in order to allow ease of opening from the newly designed kitchen units which will be up against the same wall as the window. The indicative dimension changes are summarised below (for detail refer to - 1606 - WINDOW MEASURMENTS document). Please note the window frame size and window opening in the building will stay exactly the same as per the proposed elevation drawing.

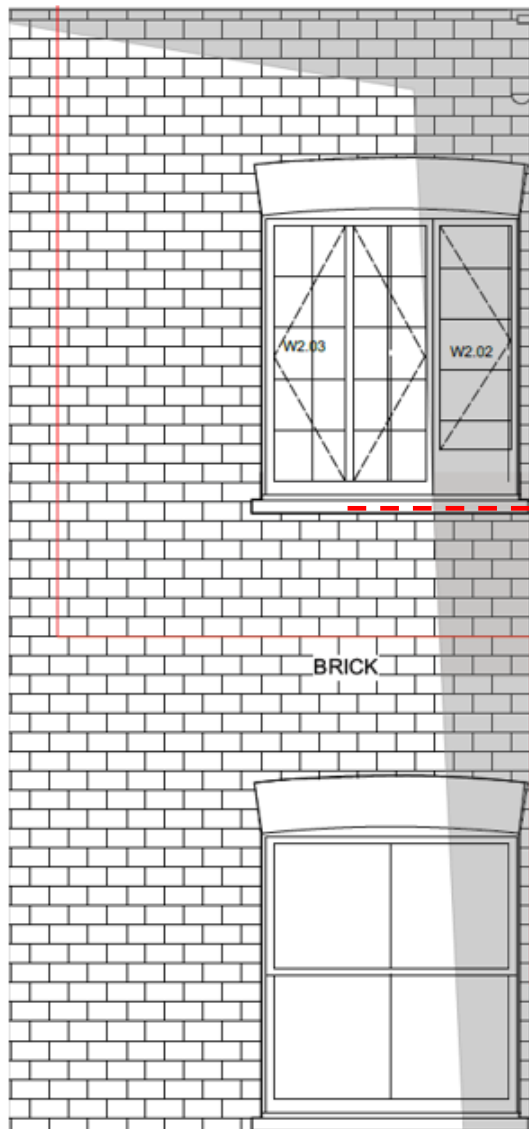
Window	Existing Height	Existing Width
R2.03	1490	885
R2.02	1308	418
Overall size	1490	1303

	Existing Height	Existing Width
Overall Existing size	1490	1303
Proposed Window	1322	1502

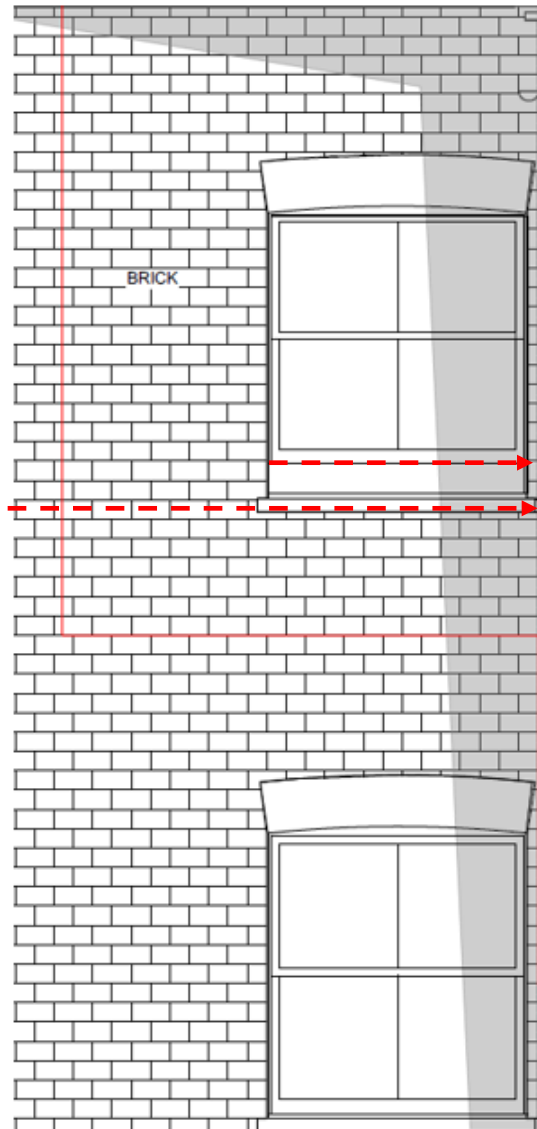


A comparison snapshot of the rear elevation drawings where in the proposal the smaller window

### Current



### Proposed



Small difference between window height drop to be accommodated in the window frame to preserve existing masonry

4. The proposed alterations seek to retain the overall character of the dwelling in its context, while incorporating energy efficient and functional improvement where the change impact is minimal and material usage is exactly in line with the existing dwelling.

### D. Access

Access to the building remained unchanged.

### E. Appearance and scale

The appearance of the wooden box sash windows will remain the same, and the size of the frames and windows also with the exception of W2.03 and W2.02, however as highlighted these will be replaced with a single window that is wooden box sash in line with the rest of the building. The windows will be painted with a white finish.