

Apartment E, Mount Tyndal, Spaniards Road, London NW3 7JH.

Design & Access Statement



Photograph of existing entrance to Mount Tyndal

1.0 Introduction

This application seeks full planning approval for replacement windows and doors to Apartment E, together with some minor alterations to the fenestration that include removing some horizontal bars to windows and installing new sliding doors in lieu of side hung doors.

2.0 Existing Building

Mount Tyndal is a large, five storey 1970s-built detached apartment block situated in private landscaped gardens backing on to a densely vegetated section of Hampstead Heath with no immediate adjoining neighbours. The block is largely obscured behind a high brick boundary wall on Spaniards Road with Flat E being situated to the rear of the block, which is not visible from the public highway. The building is constructed in brown brick with sections of brown coloured concrete and bronze metal window and door frames.

The building is not listed or of any historical interest but is situated within Hampstead Conservation area.

3.0 Pre – Application Enquiry

A pre-application enquiry was submitted on 21st August 2017 (Ref: 2017/4749/PRE) with both existing and proposed elevations, detailed window proposals and existing site photos. The written response concluded that;

'proposed window and door replacements will not result in harm to the character of the building and as such will preserve the character of the wider conservation area.'

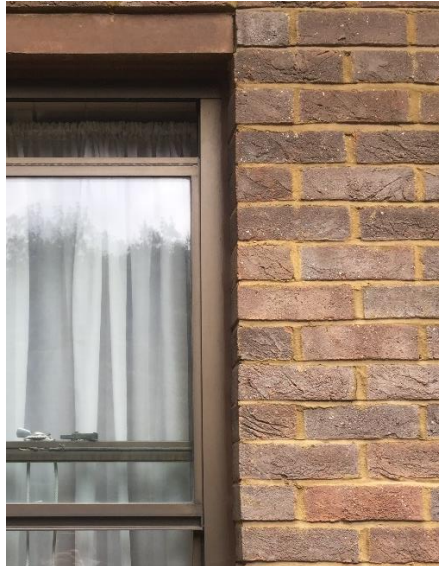
The submitted plans do not propose any further alterations than those shown on the pre-application submission.

4.0 Proposed Materials

As requested within the pre-application response, details of the proposed window frame colour are confirmed below to demonstrate that the new glazing will accurately match the existing and those of adjacent flats:



Bronze 'Anolok 547'.



Existing window.

The new windows and doors frames will be anodized in bronze 'Analok 547' and is best matched to the existing frames, which also identical the proposed material finish for Apartment D (2017/1570/P). A physical sample of the frame material finish can be provided upon request.



Photograph of existing tinted bay windows.

Glazed panes will also be tinted to match existing to preserve the existing character of the building.

5.0 Amenity

The proposed replacement windows and doors are to be positioned within existing openings and therefore not considered to have any impact on neighbour's amenity.

6.0 Sustainability

The proposed replacement windows and doors will meet have to meet current standards and therefore will most certainly have a better thermal performance than the existing, when considering the age and condition of these.

7.0 Conclusion

We consider the proposed changes to have no impact on the building character, access, neighbours or wider conservation area. We therefore respectfully request your support in determining this application.