**STATEMENT OF PROPOSED WORKS**

 **33 OPPIDANS ROAD, PROPOSED REPLACEMENT OF 3RD FLOOR, REAR WINDOWS (UPPER MAISONETTE)**

**The Problem:**

The back windows currently have wood rot and are leaking badly with the result that they are damaging the interior walls (See Photos Camden Planning Application 1, Damage Photos). I have been advised by a wooden window specialist who has refurbished windows in many properties in the area that wooden windows are unsuitable because they will have a limited lifespan in this location due to the buildings’ southern exposure and lack of protection from the elements (wind and rain). He has recommended aluminium windows and suggested the firm Internorm because of their high quality, energy efficiency and overall excellence.

**The Existing Windows**

Currently, there are six inward opening timber casement windows (three in the rear, spare bedroom and three in the utility/ bathroom) at the back (see Photos Camden Planning Application 2, Photos D, E, F, internal and external photos, as well as the attached CAD of the Existing Windows with measurements).

**The Planned Windows**

The windows will fit the current opening in each room but instead of three separate windows in each room, there will be two coupled in the middle (see attached CAD, Proposed Windows). They will be composed of wood on the inside and aluminium on the outside (see Document Internorm Quote with Window Specifications). The new windows will not only provide more thermal and sound insulation, but will also stand up to the weather better. Again, they will open inward so that they are easier to clean without scaffolding.

**The Surrounding Environment**

The Upper Masionette at number 32 and the house at number 34 have terraces off the extensions at roof level. At both properties, the windows have been replaced with aluminium doors (black and silver, respectively).

The current proposed windows will be in keeping with the style and material of those at the 3rd floor level of the surrounding properties insofar as it is possible (I cannot install doors as there is no terrace!) and will provide a more energy efficient and durable alternative to the timber windows currently in place.

**Access**

The windows will be brought into the flat through the front of the house. No scaffolding will be required and the windows will slot into the current opening. The old windows will be carted away by the supplier (Internorm) and disposed of safely and properly. All care will be made to ensure that neighbours are alerted to the work and not disturbed.