

DESIGN AND ACCESS STATEMENT

FOR

EXTERNAL WINDOW REPLACEMENT

AT

415 FINCHLEY ROAD

LONDON

NW3 6HJ

PREPARED BY

PELLINGS LLP

OUR REF: CM/510.061

DATE: FEBRUARY 2019

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1.0 INTRODUCTION

This Design and Access Statement, together with the schedule of photographs and drawings, is submitted in support of the Planning Application for the proposed window and door replacement to 415 Finchley Road, London NW3 6HJ

Pellings has been appointed to submit the planning application; fulfil the role of Employers Agent for the project and to manage the proposed works.

This statement describes the property, proposed works, scale of works, proposed design, access to the building and conclusions.

2.0 EXISTING

415 Finchley Road is two-storey residential block built circa (1930s). The construction is solid brickwork external walls, pitched tiled roof.

The existing windows are single glazed steel casements in timber sub-frames. The windows generally are in poor condition with deterioration of the timber; poor putties, some rust and are thermally inefficient.

The attached photographs and drawings (Appendix A) show the existing building.

The block is not listed and is not in a conservation area.

3.0 PROPOSED WORKS

The London Borough of Camden is proposing to replace the existing windows with modern equivalents to match the existing fenestration.

Although the building is not in a conservation area, we are proposing to replace the existing windows aluminium double-glazed units which will match the existing fenestration and colour as closely as possible.

4.0 SCALE

The form and scheme of the proposed external refurbishment work sits within the curtilage of the existing block and will not affect or encroach on any of the adjacent properties. The works will not increase the size of the block.

5.0 DESIGN

The proposed works will not impose any major design alterations to the existing block, as all works are to replace the existing windows.

6.0 ACCESS

The block is situated on a busy main road but, the block is detached and sits on a standalone site with a crossover onto the site from the road.

Due to the nature of the proposed works (not being a new development) there are no proposed new, or alternative access routes to the block. There will be minimal impact to the block residents, and members of the public.

7.0 CONCLUSION

The replacement of the windows will have a positive impact on the block, providing substantial improvement to the thermal efficiency, security, reduction of noise, ease of use and long-term maintenance. The windows will be installed by FENSA approved contractors and comply with the relevant sections of the current Building Regulations including Approved Document N - Glazing and Approved Document L – Conservation of Fuel and Power.

The installation of aluminium windows with a heritage design is often a solution for the replacement of original steel windows due to the heritage features and slim frame sections. The proposed windows will have a powder coated finish in a colour to match existing. The intention is for the proposed works to enhance the existing building and the lives of the residents by being sympathetic to the design, colours used, style, materials and finish of the existing structures and surrounding area and the local environment.

It is hoped that the proposals as outlined in this Design and Access Statement, and additional submitted documentation, will result in this planning application being successful and planning permission being granted.

Carol McGarry

Pellings LLP

APPENDIX A
SCHEDULE OF PHOTOGRAPHS



TYPE W1



TYPE W2



TYPE W3



TYPE W4



TYPE W5



TYPE W6



TYPE W7



TYPE W8



TYPE W9



TYPE W10



TYPE W11



TYPE W12



TYPE W13



TYPE W14



TYPE W15



TYPE W16



TYPE W17



TYPE W18



TYPE W19



TYPE W20

APPENDIX B

EXISTING ELEVATION DRAWINGS AND WINDOW TYPES