**DESIGN AND ACCESS STATEMENT FOR FLAT D, 1 PRIMROSE GARDENS**

NW3 4UJ

**Site Context**

1 Primrose Garden is a converted schoolhouse, which was built between 1885-1905; it is now four flats over four floors. The brick building has a front elevation, which is painted a pale pink with a combination of sash and casement windows in white timber (a combination of single and double glazing).

**The Proposal**

The proposal relates to Flat D, which is the top floor flat. The project involves the replacement of four white timber single-glazed sash window with four white timber double-glazed sash windows of the same design and size. The four sash windows can be found in the following areas:

* 2 to the rear of the property;
* 1 on the right hand side; and
* 1 to the front of the property on the right hand side.

The project also intends to replace an existing white timber casement window on the left hand side of the front elevation with a timber double glazed sash window. This change is proposed to take the window back to its original design and will be consistent with other sash windows on the property. No change will be made to the overall size of the window.

The existing windows are single glazed and perform poorly from a thermal performance point of view with the casement window currently letting in rain.

**Access**

There will be no change to the existing access.

**Conclusion**

The changes proposed should enhance the overall appearance of the building especially the change of casement window at the front of the property with a traditional wooden sash window. The materials proposed and colour are consistent with the building overall and surrounding properties.