

Design & Access Statement

Replacement of window with timber double glazed unit in like-for-like style

at

Second Floor Flat
103 Iverson Road
London
NW6 2QY

for

Northumberland & Durham Property Trust Ltd

June 2019
Rev A – August 2019



Design & Access Statement

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1 Introduction

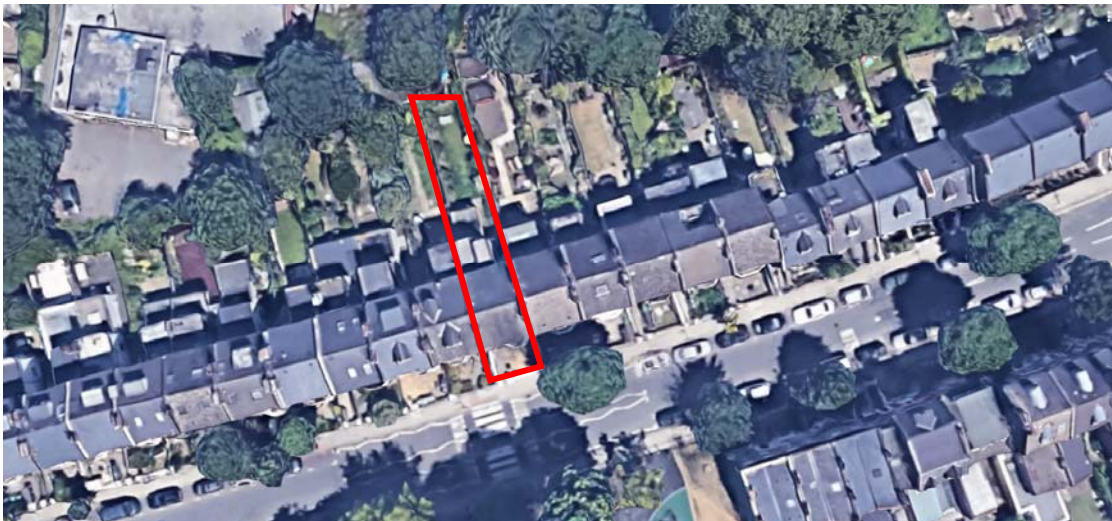
1.1 This statement has been prepared by Pellings LLP on behalf of Northumberland and Durham Property Trust Ltd to support an application for consent for replacement of a single glazed painted timber casement window with a double-glazed painted casement timber window.

2 Site Location and appearance

2.1 The second floor flat in 103 Iverson Road is on the top floor of the property within a terrace of three and three and a half storeys.

2.2 The building is located on the north side of the road and is of painted brickwork with a main roof of slate and a rear extension with a flat roof.

2.3 The building is not within a conservation area and is not listed.



3 Impact of the Proposed Development

3.1 The existing kitchen window to the second floor flat is in the rear (north) elevation of the rear flat-roofed extension to 103 Iverson Road. The frame is a single-glazed timber double casement and is in a poor condition. The window loses considerable heat as a result of air leakage and single glazing. The proposed replacement timber window will be a side-hung double casement frame to match the overall pattern of the existing window and will reduce the heat losses significantly and improve the sustainability of the building.

3.2 The window pattern will be a copy of the existing and therefore have no impact upon the appearance of the property.

4 Conclusions

4.1 The proposed development will preserve the appearance of the fabric and help to ensure the viability of the building into the future.