

DESIGN & ACCESS STATEMENT

SITE ADDRESS: FLAT 3, 54 ELSWORTHY ROAD, LONDON, NW3 3BU.

CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE Anglian Home Improvements have been contracted to replace 10 of the windows – 4 to the front, 4 to the rear and 2 to the side of the property.

The property is a large house that has been split into flats. These windows are to the 1st floor of the property. The property falls within a conservation area so the changing of these windows must fit in with the current property as the overall look of the house and its surrounding area is important.

Front of property – windows here to the 1st floor flat to be changed.



AMOUNT: There will be 10 new windows in total.

LAYOUT: The windows will replace the ones in situ and there will be no new windows openings to the property.

SCALE: The windows will be in proportion to the house as they will be in the original openings.

LANDSCAPING: Our proposal will not require any landscaping as these are replacement windows only.

APPEARANCE: The windows will be white Timber and will be flush fitting. They will have cottage style bars to the frames to copy the current ones. The windows replaced will all have opening vents for ventilation and fire escape. These windows will all have equal sightlines to replicate what is on the property now.

Window 7 and bay windows 11-17 on plans



ACCESS: Access will be gained by entering the property via the main entrance. There are no changes to the parking arrangements or access onto the property. There are no special measures needed with highways to install the windows or bring materials to site.

DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREA, LISTED BUILDING OR ITS SETTING. We have considered carefully the proposed changes to the property and feel that the new windows should not have a detrimental effect on the property as a whole and its surrounding area or setting.

Front Elevation windows 9, 10 & 8 on plans.



Rear Elevation – windows 1-4 on plans



There are two windows to the side but the property is so close to the neighbouring one that photographs are impossible to take externally.

To be read in conjunction with our justification statement.