



DESIGN & ACCESS STATEMENT

HOUSEHOLDER PLANNING APPLICATION FOR REPLACEMENT OF WINDOWS & DOORS

to
63 NEW END
HAMPSTEAD, LONDON
NW3 1HY

26 FEBRUARY 2020

Introduction:

This Design & Access Statement is for the replacement of windows and doors to this single family four storey terrace dwelling at 63 New End NW3 1HY.

Existing Situation:

The existing front windows are single glazed timber framed sashes, the first & second floors have a central vertical bar. The front door is a traditional Victorian style raised & fielded paneled door with a single glazed fanlight above.

The rear elevation comprises of a variety of windows and doors.

The first and second floor habitable room windows are single glazed timber framed sashes with a central vertical bar. The toilet and bathroom windows to these floors are single timber framed casement windows top hinged. The loft floor has a four panel timber door unit with single glazing which has two fixed side panels and central French doors opening out on to an existing balcony. The en-suite window is a single glazed timber framed round casement window.

All of these units have worn sashes and frames and have single glazing with poor thermal qualities.

Proposal & Design:

The proposal is to replace all of these windows and doors with matching units, in pattern and style. These will be constructed in Meranti timber and painted to match, with double glazed argon filled clear glazing to improve the thermal and sustainable qualities of the property. Bathroom windows will be opaque. These are FENSA certified.

The existing windows and doors do not have intricate glazing patterns and framework which would make replacing with double glazing difficult to match existing.

The only door we are not replacing is the rear first floor terrace door which has this pattern and therefore we are retaining this feature so that it is not lost.

Summary:

The replacement windows will match the existing windows to No.63 New End and are similar to the Victorian windows of other houses in the street.

Therefore this proposal is compliant with the policies of Camden Council

- Camden Planning Guidance – Design CPG 1 – 2015
- Camden Local Plan 2017 – Section 7 – Design & Heritage
- The Hampstead Conservation Area Guide.

Regards,

Andrew Taylor

at design

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