

DESIGN AND ACCESS STATEMENT

1st Floor Flat, 5 Buckland Crescent, London NW3 5DH

For replacement of existing windows only.

Prepared by

R U C C A



C O N T E N T S

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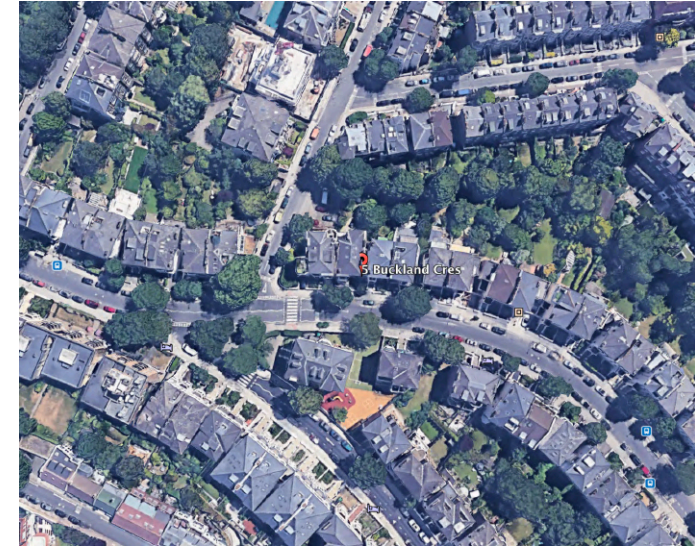
6.0 IN SUPPORT OF OUR APPLICATION

1.0 Outline Proposals

- 1.1 This statement has been prepared to accompany the full planning application for the replacement of windows to the first floor flat at 5 Buckland Crescent NW3 5DH.
- 1.2 The property is not listed and lies within the Belsize Park Conservation Area.
- 1.3 No other works are proposed as part of this application.
- 1.4 The proposals seek to replace the existing single glazed box sash windows with new double glazed painted timber sash windows to the front and rear of the property. There will be no alteration to the existing frame sizes, cills or cill heights.

2.0 Site Location and Surrounding Context

- 2.1 The first floor flat is a self contained dwelling within 5 Buckland Crescent, an 1860's stucco fronted brick terrace semi-detached villa which includes a garden at the rear. There are separate dwellings above and below the applicants flat.
- 2.2 No. 5 forms a part of a row of semi-detached houses (and converted flats) on the crescent, many have undergone limited modifications over the preceding years.
- 2.3 Buckland Crescent is a two-way, exclusively residential street with parking on both sides.
- 2.4 This period property consists of lower ground, ground, first and second floor beneath a slate tile pitched roof.
- 2.5 The existing windows to the front and rear of the property are original painted timber sliding sash which have fallen into disrepair and require replacement.
- 2.6 The proposals as submitted would be to replicate the glazing bar details, materials, finish and profile of the original windows, retaining the original frames or replicating the exact style in each case and upgrading to double glazing.



Satellite view of 5 Buckland Crescent



Satellite rear view of 5 Buckland Crescent

3.0 Proposals in Detail (in conjunction with submitted drawings).

3.01 Front Elevation:

- 3.01.01 Replacement of one triple sash window with timber framed sliding box sash type with 2 over 2 glazing bar arrangement in central window to match existing. Where possible, the existing frames are to be retained or replaced to match the originals. Double glazed units to be used throughout.
- 3.01.02 Glazing bars will be to match existing. Internal spacer bars to be used to ensure the glazing bar connects visually to both sides of the glass.
- 3.01.03 Replace existing French doors above building entrance to match existing with doubled glazed doors and transom/fan light.
- 3.01.04 Double glazing to be slim-line type to ensure the sashes remain light in profile.
- 3.01.05 All timber to be painted white in Dulux Weathershield or similar to match existing.

3.02 Rear Elevation:

- 3.02.01 Replacement of one single sash and one triple sash window with timber framed sliding box sash type with 2 over 2 glazing bar arrangement to match existing. Where possible, the existing frames are to be retained or replaced to match the originals. Double glazed units to be used throughout.
- 3.02.02 Glazing bars will be to match existing. Internal spacer bars to be used to ensure the glazing bar connects visually to both sides of the glass.
- 3.02.03 Double glazing to be 18mm thick to ensure the sashes remain light in profile.
- 3.02.04 All timber to be painted white in Dulux Weathershield or similar to match existing.

4.0 Materials

- 4.1 The new replacement sash and casement windows will match the existing in timber construction, finish, colour and assemblies.

5.0 Access Statement

- 5.1 No alterations to existing access arrangements.

6.0 In support of our application

- 6.1 The proposals utilise the use of materials that match the existing.
- 6.2 There would be no discernable visual change when comparing the existing to the proposed design
- 6.3 **An application for similar works was approved at Number 41 Buckland Crescent – Ref 2018/4319/P, 39 Buckland Crescent – Ref 2016/3718/P and 31 Buckland Crescent – Ref 2011/1908/P.**





Internal view of triple sash window to front elevation



Internal view of French doors to front elevation



Internal view of triple sash window to rear elevation



Internal view of single sash window to rear elevation



Examples of proposed slimline double glazed timber sash windows



External view of rear elevation



Internal view of French doors to front elevation



View of Buckland Crescent, looking East

- 6.4 The proposals would improve the acoustic performance of buildings fabric, particularly where needed to the street elevation.
- 6.5 The proposals would improve the security of the property, where currently the poor state of repair of the existing windows through age and buildings movement have caused air gaps.
- 6.6 Replacement windows would mitigate the expense and disruption of ongoing repairs to the existing single glazed sash windows.
- 6.7 No change is proposed to the main access in to the property.
- 6.8 The new windows will be in accordance with the building regulations and provide improved thermal benefits and contribution to lower fuel use.

7.0 Conclusion:

- 7.1 The intention of this proposal is to maintain the historic character of the original property whilst upgrading the existing windows thermal, acoustic and security performance.
- 7.2 We believe that the proposed alterations to 5 Buckland Crescent will be visually in keeping with the host property, with no discernable change from the street elevation and have a positive impact to the occupants amenity.
- 7.3 It is the intention of this application to consolidate the window types within the property to timber frame construction to provide a consistent appearance in keeping with the property's period.

8.0 Supporting Documents

- 8.1 RUCCA drawings:
 - Site Location Plan
 - Existing & Proposed Front Elevation
 - Existing & Proposed Rear Elevation
 - Existing Window Details\Proposed Window Details