

## **DESIGN & ACCESS STATEMENT**

### **PROPOSED EXTERNAL ALTERATIONS**

#### **AT**

#### **FLAT 4, Wimborne Mansions, Glenloch Road, London NW3 4DH**

This Design and Access statement has been prepared by DS design solutions to outline the proposals in relation to the external alterations proposed at Flat 4, Wimborne Mansions.

#### **1. Proposed Alterations**

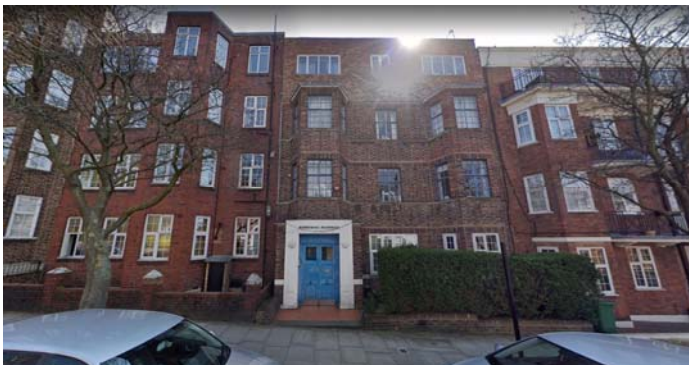
- Existing single glazed Crittall Windows and Doors to be replaced with double Glazed Slim Line Aluminium Units.

#### **2. Site Description**

- The site is located in Belsize Conservation area and existing building is not listed



- Existing Building, Wimborne Mansions originally has been designed as a Ground, First and Second Floor Block of Flats. In the past Third floor extension has been erected increasing the number of total flats to eight.



Front Elevation from Glenloch Road

- Existing Three levels have original single glazed Crittall Windows and doors. Third floor extension has timber casement windows. Flat 4 is situated on the First floor and has windows facing Glenmore Road. Other windows and doors are facing internal courtyard and are not visible from Glenloch Road.



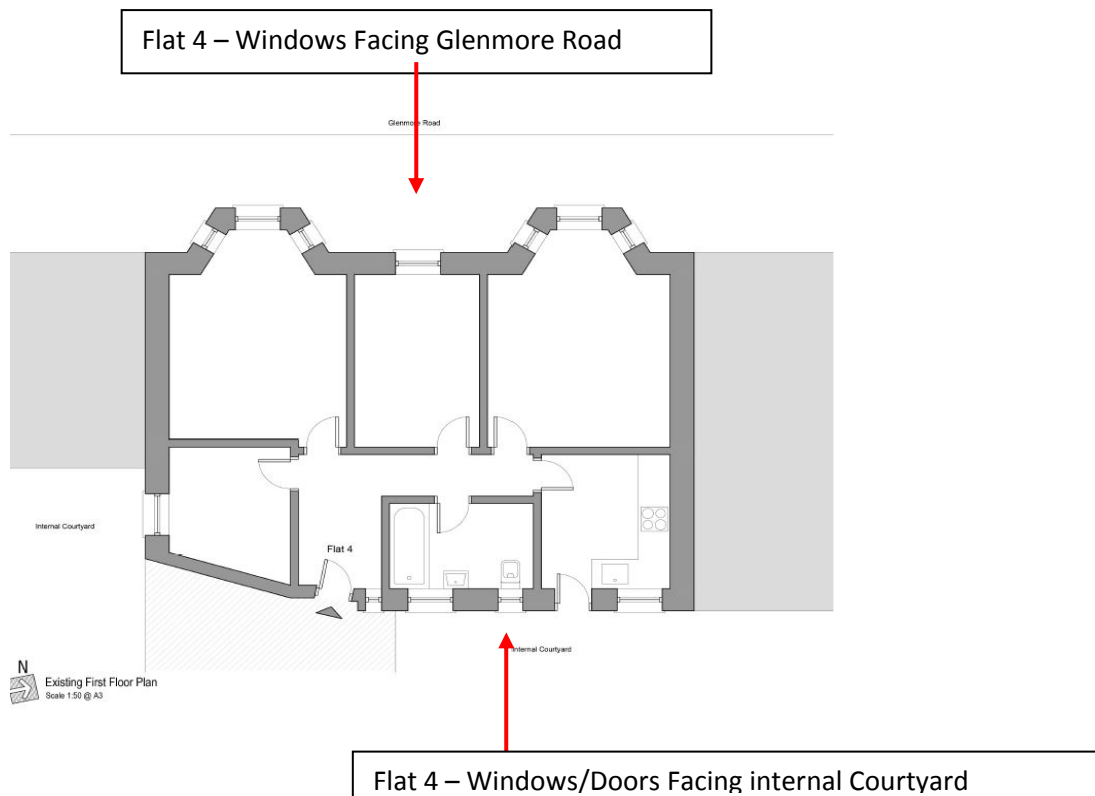
Flat 4, on the First Floor Facing Glenmore Road.

Existing Crittall Windows

Rear Elevation from Glenmore Road

- Most of the buildings on the street have white timber doors and windows whilst Wimborne Court is isolated case where windows are crittall, giving some ideas about the time when the block was built.
- Although top floor has timber windows and ground floor flat facing Glenloch Road has white PVC fitted in the past, our intention is to keep appearance of metal slim line windows, but to replace glazing to double glazed.

### 3. Layout of proposed development



Internal Courtyard Photos



Flat 4 – Windows facing internal Courtyard



Flat 4 – Windows facing internal Courtyard

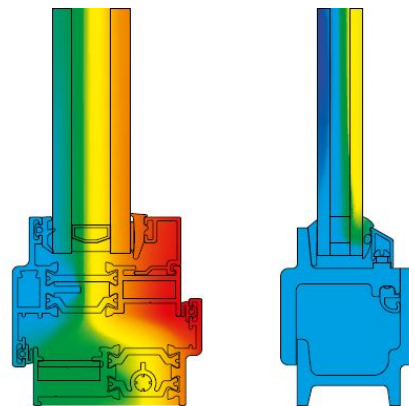


Flat 4 – Door facing internal Courtyard



#### 4. Scale/ Appearance of proposed development

- Size and Design of proposed windows will closely match existing, selected windows have slim line frame to match the appearance of existing Crittall frames. Colour proposed for new windows is white.
- Double glazed units would completely reduce amount of existing condensation in the flat and would dramatically improve on noise and thermal insulation, thus improving the Carbon emission footprint of the flat.



Aluminium Frame

Steel (Crittall) Frame

#### 5. All other aspects of the Existing Building remain unchanged.

##### Documents and drawings enclosed with Design & Access Statement:

Site Location Plan – 001

Existing Plan – 101\_02

Existing Elevation from Glenmore Road – 102\_02

Proposed Elevation from Glenmore Road – 103\_02

Existing Section through courtyard – 104\_01

Proposed Section through courtyard – 105\_01

Existing and Proposed Windows Elevations (Bay Windows)- 106-02

Existing and Proposed Window frame details – 107\_02