# 27 / 3 Mackeson Road
# Hampstead

# Design and Access Statement

## Project

27 / 3 Mackeson Road, London, NW3 2LU

## Contents

This design and Access Statement is for the application for planning permission to replace old white uPVC casement windows and frames with **white** coloured aluminium casement windows and frames to a top floor flat within the Mansfield Conservation Area in Hampstead, London.

## 1. Introduction

This is a mid-terrace top floor flat is located on Mackeson road in Hampstead. The property is within a purpose-built mid century infill terrace set within older Victoria terraces and is not listed.

## 2. Site and Context

The property, 27 Mackeson Road, is a mid-century 1950's terrace hemmed in by late19th century Victorian terraces on the west side of the street. The block is a post war infill, typical of the area and is unique to the street in that it is the only set of houses that are not Victorian in age or character. The building in question is a three-storey split-level property, consisting of ground, first and second floors.

The street is located to the south of Hampstead Heath in a predominately residential area, rich in Victorian character, but dominated chiefly by the Royal Free Hospital. The property itself, along with the rest of the street is within the Mansfield Conservation Area. The terraces along the street (and the Mansfield Conservation Area in general) are characterised by three storey terraces finished in red brick, no basements, projecting two storey bay windows and prominent chimneys to the street. The front of the property for the application, is of simple but elegant 1950's streamline finish typical of post-war London with a predominate red brick exterior.

A number of properties have been extended in the past few years and our immediate neighbours at no. 29 have recently replaced their windows with caramel aluminium ones. Please see attached photos.

*Ground floor – 29 Mackeson road*

## 3. Material

Benefits of material change. Aluminium Windows are;

- 100% recyclable, sustainable and environmentally friendly
- Lightweight and versatile but durable
- Resilient to warping, corrosion and flexing
- Thermally efficient
- Long lasting and high quality design

## 4. Conclusion

The proposed changes will compliment the nature of the building and fit in with other neighbourhood upgrades. Other than material change, the replacement windows will copy the size and design of the original. There are no structural changes. The new windows will include the much needed child security, as the resistor hinges are broken in the old uPVC windows. The new windows will be fitted by a FENSA approved installer and are high performing and energy efficient, made from strong, polyester powder-coated frames for a long-lasting finish that won't corrode. This window replacement will enhance and secure our family home.