

Heritage Statement & Design and Access Statement

**SITE ADDRESS: Flat 1 Sandwell Mansions West End Lane
London NW6 1XL**



Proposal: Anglian Home Improvements have been contracted to replace the existing windows at the above address.

Surrounding Area:

The character of the area is centred upon the 'spine' of the curving West End Lane; this provides the busy route and shopping core to the area. The Green marks a widening of the lane around a green space with mature trees and is a relic of the rural past. To the east and west of the Lane the side streets are lined with predominantly red brick houses and mansion blocks, a coherent area that was almost all built within 50 years.

Heritage/History

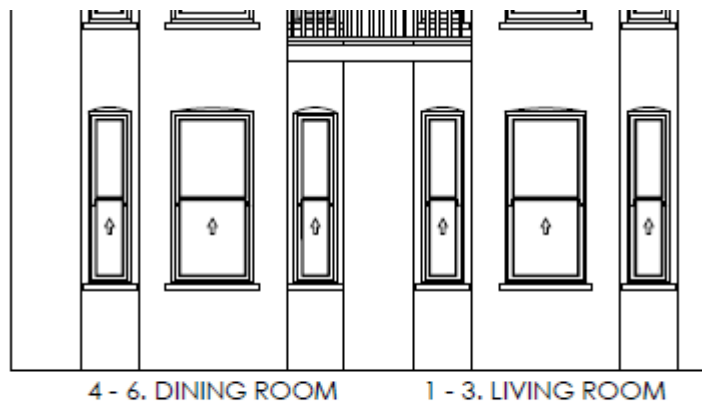
West End Lane is on a route that historically links the Edgware Road to Hampstead. Edgware Road (the A5) is a great Roman arterial road travelling ultimately from Westminster to Wales; the end of West End Lane is marked today by the Finchley Road, a nineteenth century by-pass to Hampstead.

The southern end of West End Lane is defined by the railway cuttings for the Thameslink rail and the Underground.

Constraints: The property is Conservation Area for which we have been advised there is an Article 4 Direction in place restricting permitted development hence the requirement of the application. The West End Green conservation area appraisal and Management was adopted 28th February 2011.

Design Principles/Justification: The applicant has chosen our white timber sash windows with double glazing to replace the existing ageing windows to the front, side and rear of the property (as indicated on the CAD plans). The scale and visual appearance the windows will be unchanged and will be in keeping within the conservation area and the property. The existing windows being replaced are in a poor condition and as such the new proposed windows will provide better weather proofing and thermal efficiency. This improvement will therefore will protect the internal and external fabric of the property.

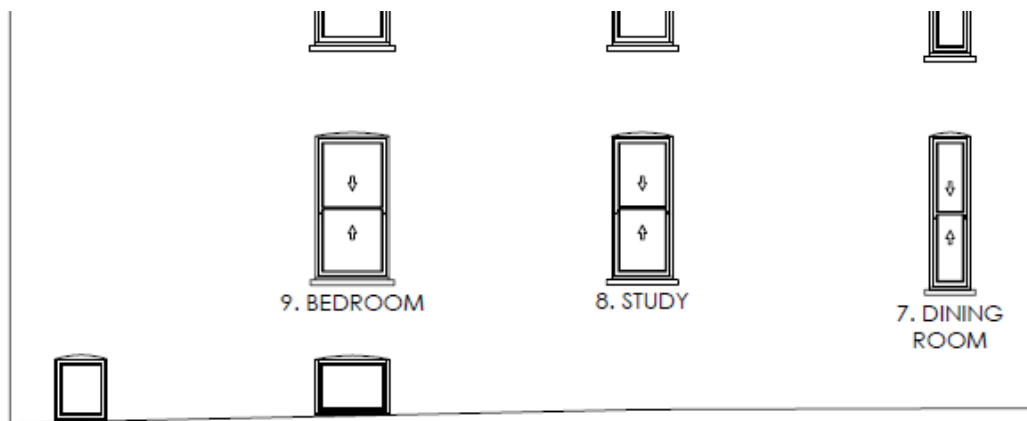
In addition, draught proofing, sound insulation and security measures will all be improved upon to the benefit of the quality of the life of the homeowners.



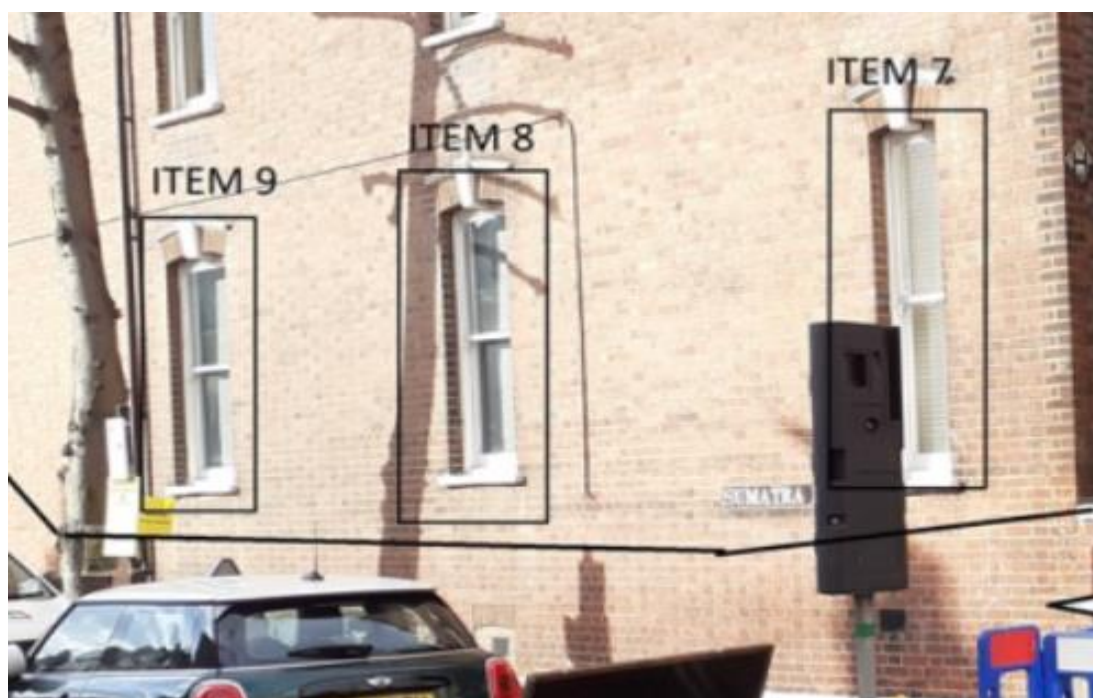
PROPOSED FRONT ELEVATION

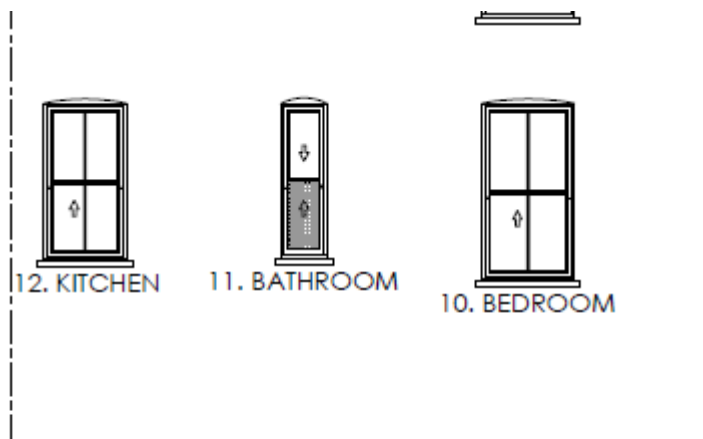






PROPOSED SIDE ELEVATION





PROPOSED REAR ELEVATION



Heat loss and the environment

In accordance with EPC for the property the current value is E making the property's energy efficiency poor – the recommendation to improve this was to install double glazed windows.

Human activity is, at the very least, making a significant contribution to climate change. 'Greenhouse' gases, especially carbon dioxide (CO₂), traps the heat from the sun and this is contributing to an accelerating rise in average global temperatures. If CO₂ emissions can be reduced quickly enough it might avert some of the worst consequences predicted by scientists. The built environment, however, will play a crucial role in the UK's commitment to reducing our carbon footprint, as existing buildings

account for around 45 per cent of the UK's carbon emissions, this is mainly through the energy used to heat them.

With the requirements of the homeowner in mind and the evidential changes that have already been made by others we would argue that using a new double glazed timber to match the appearance of the existing windows offers the most fairly balanced solution to retaining the aesthetics of the property whilst improving the properties carbon footprint and the living conditions of the home owner.

Due to the location of the property the replacement windows would also offer a considerable improvement to the reduction of noise and air pollution. The security to the property would also be improved.

All of our wooden windows are sustainably sourced, then individually designed and manufactured by our skilled joiners to create a window specific to the applicant's requirements.

It has been noted that approval was granted for replacement double glazed timber windows under reference no 2019/0583/P in December 2019.

Access: No change to the property to the existing access.

Landscaping: N/A

To conclude with the above in mind we trust the windows proposed will be considered favourably by the council as we do not believe they will have any detrimental impact on the conservation area. We look forward to your reply and positive co-operation.

