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**DESIGN AND ACCESS STATEMENT**

**Flat 18 Bracknell Gate, Frognal Lane, London NW3 7EA**

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1. This is an application for full planning permission for the replacement of windows with double glazed white steel to front and white power coated aluminium windows to the rear and side of the flat.

2. This permission has already been granted, see App. Ref 2016/1256/P. Full planning permission was granted on 19 April 2016 for the replacement of the windows in all three blocks of flats at Bracknell Gate on the same basis.

3. That followed the grant of permission for the same work in two of the flats. Flat 13 Bracknell Gate was granted permission, see App. Ref 2015/5396/P. Flat 24 Bracknell Gate was granted permission, see App. Ref. 2014/6884/P.

4. The then owners of Flat 18 Bracknell Gate did not carry out the works after the grant of permission on 19 April 2016. The vast majority of the flat owners did replace the windows, but the then owners of Flat 18 did not. This appears to have been because they could not afford the costs of the works, and they were elderly.

5. The planning permission required the works to be started within 3 years of the grant made on 19 April 2016. Accordingly, the current owners of Flat 18 Bracknell Gate are seeking a renewal of the grant of permission so that they can carry out the works.

6. The windows in Flat 18 Bracknell Gate are now in a very serious state of disrepair. They are causing cold air to enter the flat, along with damp and moisture. This is needlessly increasing heating costs for the block.

7. The replacement of the windows is expected to improve the status of the EPC by at least one band, and significantly reduce cold air and damp in the flat, thereby reducing heating costs for the block.

8. The appearance of the block and the flat in particular, will also be very considerably improved. Flat 18 Bracknell Gate is one of very few flats which did not have the windows replaced consequent upon the grant of planning permission in April 2016. Accordingly, it is an eyesore for the other occupants and visitors to the area. The appearance of the flat is noticeably different from the rest of the block.

9. This is especially the case because the flat is on the ground floor, to the right of the main enttance door to the block. It is clearly visible from Bracknell Gardens, and the approach to the block. The difference in cosmetic appearance would have been significantly less had the flat been on one of the upper floors.

10. The replacement of the windows in Flat 18 will therefore bring that flat up to the higher standard of the other flats in the block and create a more aesthetically pleasing and consistent appearance in the block, which occupies an important and prominent position in Hampstead on the elevated corner of Frognal Lane and Bracknell Gardens.

Mr Toby Vanhegan

3 Aug 2021.