DESIGN & ACCESS STATEMENT

for

PROPOSED RENOVATIONS

to

12 MARTLETT LODGE OAK HILL PARK NW3 3LE

AlchemyGreen Architects + Project Managers

97 Dora Road Wimbledon London SW19 7JT

www.alchemygreen.co.uk

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1 Introduction

This Design and Access Statement has been prepared to accompany an application to replace all the aluminium windows and sliding door on Flat 12, Martlett Lodge, Oak Hill Park Estate in Hampstead.

The buildings on the estate were designed by Michael Lyell Associates and constructed in 1962.

The existing apartment is on the ground floor of a three storey apartment block.

The site and surroundings are well wooded, but there are no works that would require an arboricultural report.

The new owners are planning to refurbish the property completely.

The proposal entails new sliding, top hung casement, and fixed double-glazed windows and doors, as well as a complete strip-down and replacement of all mechanical and electrical systems and new interior finishes.

The new windows and doors are an alteration to the existing facade and it is solely for this reason that we are seeking planning permission.

The vehicular and pedestrian access to the property remains unchanged.

A full set of plans, elevations and sections, showing both existing and proposed are provided as part of the planning application.

2 Planning History

There are no planning applications on record for this property.

However, numerous apartments have had their aluminium doors and windows upgraded since the 1960's, hence there is adequate precedent on record for this type of change to the external appearance of the local buildings.

Examples are shown in section 3.



12 Martlett Lodge is shown in yellow on the location plan above.



General view from South of existing ground floor flat, 12 Martlett Lodge, showing original aluminium windows.



General view from East of existing ground floor flat, 12 Martlett Lodge, showing original aluminium windows.



An example of a recently replaced aluminium window in another apartment. The double glazed systems reduce the glazing area significantly, especially in the upper 'fanlights'.



Another example of a recently replaced aluminium window in an adjoining block. The double glazed systems, especially with trickle vents at the lower level, unfortunately reduce the glazing area. Some upper 'fanlights' do not have trickle vents. The patio doors on this block have all been changed to white PPC finish. The original windows and doors were all natural aluminium.

Doors and windows are different again on other blocks on the estate.

It is clear therefore that strong precedent exists on the estate to replace the existing single glazed windows with modern double glazed units.

There does not appear to be a consistent design principle for the precise detail of the frame sections used for replacement windows.

4 Proposals



Existing GA Plan above. Proposed GA Plan below.

The layout is minimally altered. All interior fittings and finishes, and M&E systems are to be replaced. The floor is oak. Tiled bathrooms.





Proposed window & door schedule and details. The design aim is maximise the glazed area by using systems that can fit within the existing timber sub-frames to match the original architect's design intent. The double sliding window configuration will be maintained. The 'fanlights' are proposed as top hung casement double glazing, incorporating "hit & miss" type controlled trickle vents for required background ventilation.



Section A-A.



New patio door, showing proposed integrated trickle vents and trench heater.



New bathroom & kitchen windows and patio door. Design intent for maximum daylight and keeping the new frames as slim as possible and within the timber subframe.

5 Access

There are no alterations to access.

6 Sustainability

The new windows and patio door will significantly reduce the energy demand of the dwelling.

This, coupled with new high efficiency M&E systems lead to a more sustainable energy demand for the property.

7 Conclusions

The proposals as set out above will:

- Contribute to more efficient energy use
- Improve the appearance of the property
- Provide a more comfortable environment for the occupants
- Provide increased daylight and more control over ventilation for the occupants