

## **Design and Access Statement**

**Supporting a full planning application  
For replacement windows**

**At**

**Mount Tyndal, Penthouse 2  
Spaniards Road  
London  
NW3 7JH**

**for**

**Mr Feldman**

Project: Mount Tyndal, Penthouse 2, Spaniards Road, London NW3 7JH

Client: Mr Feldman

Document: Design and Access Statement

Ref: 7690-PD-D&A

<u>Issue</u>	<u>Date</u>	<u>Status</u>
A	09.03.2022	Air conditioning Units Omitted

© Copyright Offset Architects. No part of this publication may be reproduced by any means without the prior permission of Offset Architects.

## **1.0 INTRODUCTION:**

- 1.1 This Design and Access Statement has been compiled to support a planning application at Mount Tyndal, Penthouse 2, Spaniards Road, London NW3 7JH. The works being proposed as part of this application include replacement windows.
- 1.2 The statement analyses the characteristics of the surrounding area and identifies the key design issues that have been considered in preparing the scheme proposals.
- 1.3 The statement then covers the proposals in context with the relevant planning and design issues and explains in more depth the design strategy behind the proposals. It then concludes with an executive summary of the proposed development.
- 1.4 The statement should be read in conjunction with the attached site photographs, associated planning drawings and supporting information as part of the application.

## **2.0 EXISTING BUILDING:**

- 2.1 Mount Tyndal is a private residential development consisting of luxury apartments set in landscaped gardens and backing on to Hampstead Heath. The building is not Listed but is located within the Hampstead Conservation Area. The building is largely constructed in brown brickwork with bronze coloured metal window and door frames

## **3.0 PROPOSALS**

- 3.1 The proposed windows will all be positioned within the existing openings and therefore will have no impact on the neighbouring amenity.
- 3.2 The glazing will match that of the existing fenestration found throughout the building. The frames will be coloured Alchemy Bronze ALC002 and the glazing will be tinted.

## **4.0 AMENITY**

- 4.1 The proposed windows will match the existing design and positioning and therefore are not considered to have an impact on the neighbouring amenity.

## **5.0 SUSTAINABILITY**

- 5.1 The replacement windows and door will meet current regulations and therefore will have a greater thermal performance than those that are being replaced. This will have the benefit of reducing heat loss as well as minimising solar gain.

## **5.0 SUMMARY:**

- 5.1 Given the nature of proposals, we consider the proposed changes to have no adverse or increased impact on the building character, access, neighbour amenity or the conservation area.

# APPENDIX 1

## HOME ENERGY EFFICIENCY MEASURES

MEASURE	COST/PAYBACK	IMPROVEMENT	DISRUPTION
Loft insulation	£	✓✓✓✓	▲
Pipes/boiler tank insulation	£	✓✓✓✓	▲
Draught proofing	£	✓✓	▲
LED lighting	£	✓✓	▲
Cavity wall insulation	££	✓✓✓✓	▲
Room in roof insulation	££	✓✓✓✓	▲▲▲▲
Internal wall insulation	£££	✓✓✓✓	▲▲▲▲
Floor insulation	£££	✓✓✓✓	▲▲▲▲
Solar PV (electric)	££££	✓✓✓✓	▲
Upgrading windows / new windows (single to double glazing)	££££	✓✓	▲▲
Ground source heat pump	£££££	✓✓✓✓	▲▲▲▲
Air source heat pump	££££	✓✓✓✓	▲▲▲▲
External wall insulation	£££££	✓✓✓✓	▲▲▲▲

£ Cost/payback  
 ✓ Improvement level  
 ▲ Disruption

£££££ = high £ = low  
 ££££ = £10k +  
 £££ = £5k-10k  
 ££ = £500-5k  
 £ = less than £500

All development (including extensions) are required to consider sustainable development principles from the start of the design process and include these in their Design and Access Statement. A simple checklist of measures is provided below which you can submit with your planning application to demonstrate what you have considered.

MEASURE	CONSIDERED Y/N	INCLUDED? SPECIFICATION
Loft insulation	Y	No loft space.
Pipes/boiler tank insulation	Y	new boiler + tank in refurb
Draught proofing	N	new windows cover this.
LED lighting	Y	included in refurb
Cavity wall insulation	N	not suitable
Room in roof insulation	N	not applicable
Internal wall insulation	Y	included in refurb
Floor insulation	N	top floor flat.
Solar PV (electric)	N	no private space
Upgrading windows/new windows (single to double glazing)	Y	included in app
Ground source heat pump	N	communal areas only
Air source heat pump	N	not suitable for building
External wall insulation	N	not suitable.