

DESIGN AND ACCESS STATEMENT

Replacement of Rear and Front Windows

3A West End Lane
North Maida Vale
NW6 4NU

Submitted To Camden London Borough Council to
Accompany Application for Planning Approval

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1.0. Introduction

This design and access statement was prepared in support of a householder planning application for the replacement of 9No timber frame sash windows with new uPVC double glazed sash windows, and the replacement of 1No timber encasement window with new uPVC double glazed encasement window.



2.0. Site Description

- Address: 3A West End Lane, London, NW6 4NU.

The application property is a terraced plot which comprises a three-storey residential building containing 2No flats – Flat 3 located on the ground floor, flat 3A located on the first and second floor.

The building is not listed, nor is it located within a conservation area.

3.0. Description of Proposed Development

Planning permission is sought for the replacement of 9No timber frame sash windows with new uPVC double glazed sash windows, and the replacement of 1No timber encasement window with new uPVC double glazed encasement window.

Rose Collection was particularly selected for this project as they are renowned for their authentic windows design, great energy performance and historic detail. The 'Ultimate Rose' collection is believed to be one of the first uPVC sash windows approved for use in conservation areas.

4.0. Impact on the neighbours' buildings

There should be no adverse impact on the neighbours since the proposed works only involve replacement of the existing sash windows with new units of similar type and style.

5.0. Conclusion

This proposed development will have minimal impact on the character of the area and the host building. Due to its authentic design, the windows work in harmony with the historical look of the existing house.

The new windows would provide a much better internal comfort and energy performance.

Given the nature and form of the proposed development, and its general compliance with all relevant policies, the applicant is therefore respectfully requesting the Council to grant the planning permission for this application.