

Design and Access Statement

<Flat 62 Hillfield Court, NW3 4BG>



Prepared by HMJK

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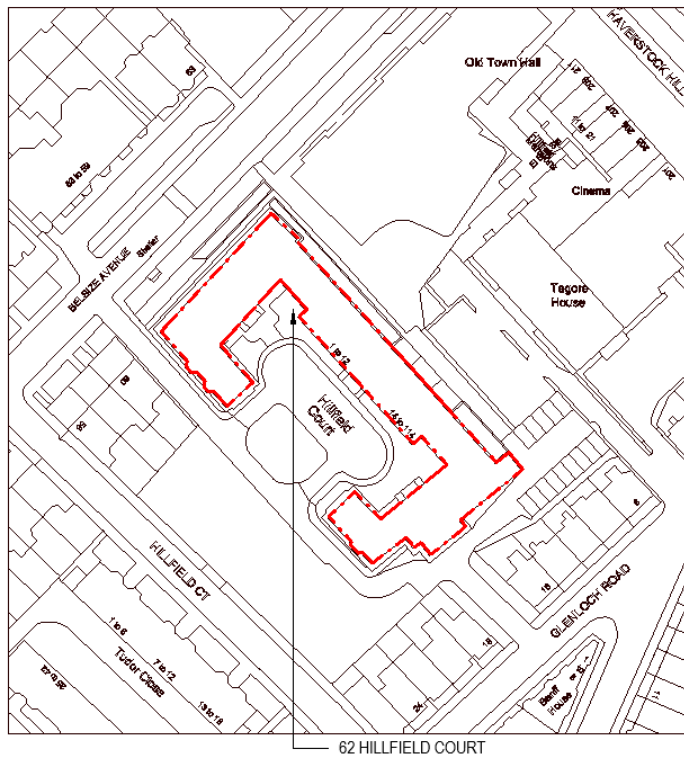
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1. Existing Property and Context



<Private courtyard and courtyard with private parking space>

Hillfield Court was built in 1930s and went through various small developments within the estate. The brick multi storey mansion sits between Belsize Park between Belsize Avenue and Glenloch Road which has a private courtyard with the drop-off and designated car park for the residents.



<Site Location>

The flat has not yet received any improvement work on the exterior hence the old metal single glazing windows are quite weathered and started showing sign of cracking on the joint to the external and internal building fabric.



Existing window sill_ weathered and damaged



Existing window frame_ Cracked



Existing window frame_ Cracked



Existing window frame & joint_ weathered and damaged

There are some considerations gone into the proposed work whilst carefully observing the visual appearance of the estate in the conservation area and enhancing the building performance, health and safety, access, and management in this D&A statement.

2. Proposed work

The highlighted windows on the elevations and photographs are proposed to be replaced with uPVC windows. The use of uPVC windows are widely seen on the current elevations particularly the bay that the flat is located has all been upgraded to the white uPVC windows (refer to the attached photograph).



<Existing Front Elevation>

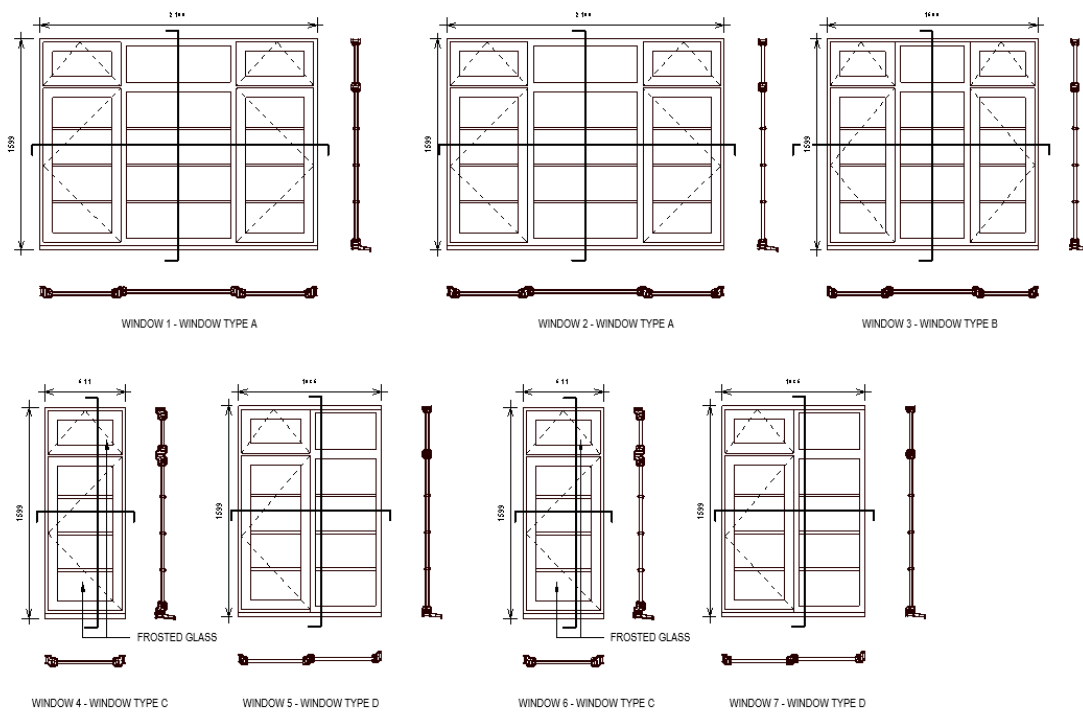


<Front elevation photograph>



<Rear elevation photograph>

The proposed windows are to be double glazing window to achieve minimum U-value of 1.4 so it could decrease the heat loss during the winter and reduces the energy consumption.



<Proposed Window type A,B,C and D>



<Photograph of existing uPVC windows>

- Colour :White
- Frame colour :White
- Sill colour: White
- Bead type : 18mm-25mm internal Georgian bar
- Handle : Inline White Espag Handle
- Locking : Casement locking

- Friction stay : Standard Friction Stays
- Open in/out : Open out
- Glazed in/out : Glazed in
- Minimum U Value : 1.4
- Glass type: double glazing with Low-E

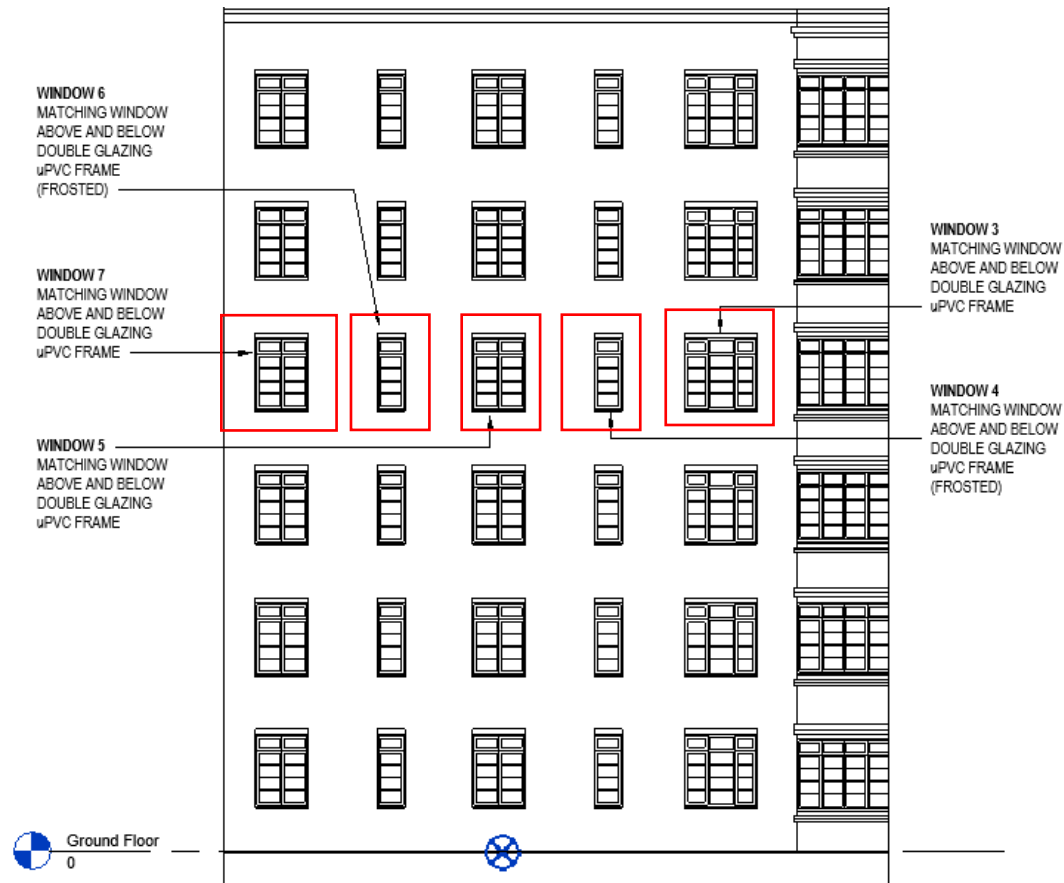
<Propose window specification>

3. Design consideration

Overall context – Replacing windows to match the neighbouring windows above and below to keep the overall fenestration on the front and rear elevation consistent. They will not be visible from the public roads. The rest of the building and landscape are to be kept as original.



<Proposed Front Elevation>



<Proposed Rear Elevation>

4. Access & Safety consideration

The windows (both the existing and new) will be carried via lift in the building. The fall safe and debris tray will be installed whilst removing and installing the windows. The removal and installation must be carried out internally.

The access has been discussed with the building management and to be coordinated and complied to the estate building management rules. The building manager and the flat owner must notify the neighbours and the residents of the work. The area below need to be blocked off and further safety measures to be placed during the works.

5. Other considerations

Building management supervision and license to alter application: The window upgrade work has been discussed with the building management team and it's also in a process of obtaining 'licence to alter' from the Freeholder. The maintenance of uPVC windows will be more easily managed and less frequent than that of metal windows with timber frames.

Building performance improvement: In the light of energy crisis, the replacement of old windows to higher performing double glazing windows will reduce the energy consumption. The thermal bridging will significantly decrease with the proposed uPVC framed 28mm argon gas filled double glazing windows.

Health and safety – As it was briefly mentioned in the statement earlier, the current windows are severely weathered and damaged. The proposed window replacement work will improve the safety of the residents not just in the current flat but also to the residents of the estate.