



Design, Access and Heritage Statement

Application for Planning Permission for:

Replacement of 11no timber sash windows to the front and rear elevations, at;
47 Fitzroy Road, London, NW1 8TP.

1.00 - Introduction

This Design, Access and Heritage Statement has been prepared to assist with the planning process in respect of the proposed development: '*Replacement of 11no timber sash windows to the front and rear elevations*', at no.47 Fitzroy Road, London, NW1 8TP. The property is a mid-terrace private residential property divided into three flats. The proposed replacement windows are located to both the ground floor level flat (single storey) and the upper level flat (3 storeys). The property is not listed however Fitzroy Road and the site in question sit within the Primrose Hill Conservation Area.

2.00 - Location and Existing Use

The application site located at no.47 Fitzroy Road is a 5 storey building, divided into three flats, one located at below ground floor level, one located at ground floor level and the third located at first, second and third floor levels. The property sits on the southern side of Fitzroy Road and is part of a stretch of matching 19th Century Victorian properties, 10 in total, nos. 31 - 49 inclusive. The application site is the second last of the block of 10 terraced properties, sandwiched between nos.45 and 49. The principal (front) elevations of all 10 terraced properties facing onto Fitzroy Road remain largely unaltered, with the exception of no.49, directly adjacent to the application site, which has a full width front roof extension.

To the rear elevation of the terraced properties, significant alterations have taken place to allow for single / double storey rear extensions, along with a variety of roof extensions; mansard roofs with dormer extensions and roof terraces. Due to the mid-terrace location of no.47 Fitzroy Road, the rear elevation is not visible from street view along Fitzroy Road.

Many of the existing timber sash windows, to both the front and rear elevations, are damaged beyond repair and therefore will need replacing. Please also refer to the existing photos provided with this application, which include images of the windows to the front and rear elevations, along with images of some of the damaged windows.

3.00 - Proposed Development

This application seeks permission for the replacement of 11no timber sash windows to both the front and rear elevations of no.47 Fitzroy Road. 7no of the replacement windows are proposed to the front elevation, including 3no replacement windows to the ground floor level bay window. 4no of the replacement windows are proposed to the rear elevation. Many of the windows to be replaced are significantly damaged, with some of these damaged beyond repair.

It is proposed that the replacement windows will closely match the existing windows in terms of visual appearance so they do not damage the character of the property and the surrounding area. The proposed replacement windows will be Part L compliant, and therefore will enhance the properties energy performance and rating.

The proposed replacement windows will be conservation softwood timber vertical sliding double glazed traditional box sash windows. All replacement windows will include integrated 22mm wide lambs tongue glazing bar with horns and will be painted white externally to match existing windows. The proposal allows for the existing external window sills to be retained.

The external appearance of the property will remain largely unaltered, as the proposed replacement windows will closely match the existing windows.

Refer to the Proposed Drawings for further information on the locations of the replacement windows.

10.00 - Evaluation of the Scheme

When preparing the drawings and in consultation with the client, it was felt that the proposal should be acceptable to the Local Authority and should NOT have a negative impact on the environment and the amenities of adjoining owners and nearby neighbours. The replacement windows will be double glazed and Part L compliant, therefore, they will help reduce the amount of heat loss from the property and help make the property more energy efficient. Many of the neighbouring properties have previously installed replacement windows and there would be no disturbance caused to the area as a whole. With this in mind, we hope that the proposal will be acceptable and that planning permission will be granted.

I trust the above clarifies. If you require any further details or clarification, please do not hesitate to contact us using the details provided below.

Yours sincerely



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