ARCHITECTURE / DESIGN

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 existing 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. The existing windows are in a state of disrepair and cannot be economically repaired, nor would they provide a good level of insulation or draught protection if they were repairable. This is particularly relevant with the current energy crisis. Any replacement window type needs to be of a good insulating and draft proofing performance to maintain both the comfort of the inhabitants but also reduce the need for heating and cooling.

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.
The building is close to the Kilburn High Road, A5 but this section of West End Lane is at approximately 45 degrees to the main road and there are no full clear views to the property elevation from the Kilburn High Road.

3.0. Description of Proposed Development

Read in conjunction with accompanying drawing 22-042-KM-A-107 *showing the comparison between the existing and proposed street elevation windows.*

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 a new uPVC double glazed encasement window.
The replacement windows proposed are from the Rose Ultimate Collection which is manufactured in the UK close to London by a high quality manufacturer that has been in business for more than 40 years. The company takes great pride in the fact that they have managed to develop a sliding sash window which replicates the details of a traditional timber sliding sash window. The materials used contain 10% of recycled material and are themselves fully recyclable with material being put back into the virgin material. The life expectancy of the product is approximately 40 years. Apart from cleaning and lock/ sliding mechanism, they require no maintenance. A comparable timber replacement would require redecorating approximately every 5 to 8 years and as the windows are 1st and 2nd floor, would require scaffolding and all the associated works. If the UPVC windows proposed last 40 years then the timber equivalent would need to redecorated around 5 times in this period. This has a large financial and environmental cost. This needs to be taken into account when assessing the embodied carbon in such a type of UPVC window. The amount of Co2 emissions from redecorations over a 40 year period are likely to be greater than that emitted in the production of the UPVC windows.

It is understood that Camden strongly discourage UPVC windows. It is understood why this is the case as there have been very poor quality and poorly detailed UPVC windows installed all over the UK over many years. There are now better quality UPVC options available but it is obvious that cost plays a part in many decisions that home owners have to make. However, the proposed replacement windows for 3A West End Lane are not standard UPVC windows. They are a high quality premium product and manufactured with mechanical joints making then more aligned with traditional timber manufacture. Details such as the Georgian glazing bars are very securely fixed and will not fall off. The meeting rail between the sashes is only 35mm. This is almost identical (within 5mm) to the existing single glazed windows and is the thinnest UPVC mid rail on the market. The windows at second floor level incorporate a single vertical middle Georgian bar, whilst the first floor windows have a more elaborate horizontal and vertical detail that forms a small square in the bottom corners of lower sash and the top corners of the upper sash. See accompany detail drawing 22-042-KM-A-107. This would be very difficult and expensive to form in timber with a double glazed unit. A timber version using standard double glazed units would require a larger and thicker section of timber than the existing. The UPVC version can match the originals almost identically. This is a further reason for proposing the high quality UPVC solution.

The proposed UPVC high quality windows are also often approved within conservation areas of other London Boroughs and throughout the UK. The manufacturer has also installed some within Camden.
It is felt that the proposed windows are appropriate replacements to the existing timber. The property is not within a conservation area or listed and as pointed out it is not clearly visible from the A5 Kilburn High Road, due to the angle at which West End Lane meets the A5. The windows are also at first and second floors and therefore the very slight difference in detail will not be evident from the street level. In terms of the Camden Planning Guidance 'Home Improvements' policy document, the windows align closely with the guidance in many aspects. This includes the details, the overall proportions, the opening method, and fenestration layout. We feel that the windows proposed satisfy the aesthetic requirements of the guidance. The main aspect which is doesn't align is the material, in being UPVC. The guidance advises that UPVC has a greater embedded carbon Content. However, as we have explained above, these are not standard UPVC windows and the life expectancy is in the region of 40 years. The amount of carbon being released in the maintenance of a timber replacement over this period is believed to be substantial. The lack of maintenance for the proposed product also has benefits for the adjacent neighbouring properties as it will remove the disturbance caused by future decorating works to timber windows.

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. As explained in section 3 above, the proposed replacement window type and design is almost indistinguishable from the existing. The main difference being the material. The adjacent properties have also replaced their windows previously with a different design to the original sash window type. This has obviously had a detrimental effect on the streetscape. The proposed windows will not have a detrimental effect.

5.0. Conclusion

This proposed development will have no decipherable 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 will provide a much better internal comfort and energy performance at a time when this is becoming even more critical both in winter and the height of summer.
We believe the proposals generally are in accordance with the local policies CC1, A1 and D1 (in particular sections A to E due to the selection of a high quality product with good detailing and construction technique). It is also believed that the proposals concord with section 2 (8 C) of the National Planning Policy Framework. We therefore believe there are no substantial grounds for refusing the application.