

Design and Access Statement

The existing property

- Second floor flat, 30 Frogna Lane, NW3 7DT
- Second floor flat of converted house, built circa 1890
- Located in Reddington Frogna Conservation area

Proposed development

- Replacement of bathroom window only – 208cm width x 90cm height
 - o Currently painted wood frame single glaze frosted, with significant heat loss
 - o Proposed white uPVC frame double glazed frosted, for thermal properties and ease of future maintenance

Intended use

- To remain private residential use
- No change to existing layout / floorplan of flat

Appearance

- Window is located facing wall of neighbouring building (which has no windows on wall) and no sight into neighbouring property
- Window is not visible from street level, from ground level of 30 Frogna Lane, or from rear aspect/neighbouring gardens – due to location / height of window, and narrowness between buildings 30 Frogna Lane and 32 Frogna Lane
- Proposed replacement to be of similar style to existing appearance in casement style

Access

- No extraordinary access required to replace window. Can be completed through internal access from bathroom
- Builder access through current residential access
- 1 day work with close street parking provided using Camden council contractor permit (from residential account)