

63b Lancaster Road Window Replacement

Design & Access Statement

October 2022

Prepared for
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1 Design & Access Statement

1.1 Client Name and Address

Axis Europe PLC
3 Tramway House
Tramway Avenue
London
E15 4PN

1.2 Property Address

63b Lancaster Road
London
N4 4PL

1.3 Brief Description

This design and access statement is in support of a full planning application for the wholesale replacement of the existing windows on the front elevation of the above property with heritage style timber double hung cased box frame and sash windows. The proposal to include double glazed window units will increase the overall thermal efficiency of the property.

This report should be read in conjunction with the full plans application and the drawings attached:

- 22-3090-PL-LR-001 Site Location Plan
- 22-3090-PL-LR-002 Block Plan
- 22-3090-EL-LR-003 Existing Front Elevation
- 22-3090-EL-LR-004 Proposed Front Elevation
- 22-3090-EL-LR-006 Proposed Window Detail

The style of the proposed replacement windows throughout the property is to match the existing sash window style with heritage style, box frame windows, to ensure the continuity of the surrounding characteristics are maintained. The footprint of the property is to remain as the scheme does not involve altering, either increasing or decreasing, the footprint.



1.4 Vehicle Approach & Car Parking

The site is located within a residential area of terraced properties. Access to the property is to be maintained through the duration of the project. There are limited private car parking spaces located near to the property. Parking on Lancaster Road and the adjacent residential roads are for permit holders only between the following hours: 8:30-18:30

1.5 Pedestrian Access

Pedestrian access is via a concrete paved public footpath to the front of the property and approximately 700m from the property, situated on Stapleton Hall Road there is Harringay Train station.

1.6 Means of Escape

There are two means of escape from the property. The primary exit is from the front entrance door, leading onto the public pathway. A secondary escape route is via the rear access door which leads into the rear garden. No alterations are proposed to these escape routes.

1.7 Appraisal

Local community

Given the nature and location of the proposed works, it is deemed unnecessary to notify the neighbours and residents of any works. The property adjoins is mid terraced and therefore adjoins 2no. neighbouring properties on the left and right, when viewed from the front. Due to the nature of the proposed works in replacing existing windows, this will not affect the adjoining properties.

1.8 Design

The purpose of this application is to apply for approval for the replacement of the existing timber sliding sash windows with purpose made heritage style timber double hung cased box frame and sash windows, to closely match the existing aesthetic and profile. The proposal will upgrade the thermal element of the property by including double glazing within the timber frames.

The proposed windows of the property are set to match the existing profile and aesthetic to ensure the continuity of the surrounding properties and local area.

The footprint of the property is to remain the same as the proposal does not concern altering the footprint, either increase or decrease, as it is solely relating to the windows which are to be replaced.

1.9 Security

Multi-point locking timber windows will be used throughout the property.



1.10 Transport

The property is a circa 15-minute walk from Finsbury Park train station, which leads straight into Central London.

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