
Flat 6, 4 Crescent Rd, N8 8AT
Design and Access Statement
Replacement of Rear Existing Windows & Doors
11th Sept 22

Client: Fay Ferguson & Tom Fearon
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Property Location Plan:
Scale 1:1250

Overview:

The proposed application is to change the rotten existing rear windows and doors of Flat 6, 4 Crescent Road, N8 8AT.

The 1960s block is located on Crescent Road. The building is next to a two storey modern brick house and opposite are a series of modern and newly extended houses. West of the block is a Victorian Gothic style house.

The block of flats and the elevation in question is not visible to the public nor street view. The garden is surrounded with mature trees and large bushes.

While we appreciate that a planning application is required we are a block of flats noted in the conservation appraisal as having no positive contribution to the character or appearance of the neighbourhood.

Relevant Previously Consented Applications:
HGY/2020/1336
HGY/2020/2066

Pre-Application Advice:
Reference Number: PRE/2022/0091

Flat 6 4 Crescent Road



0 50
Metres

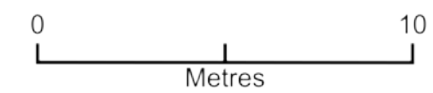
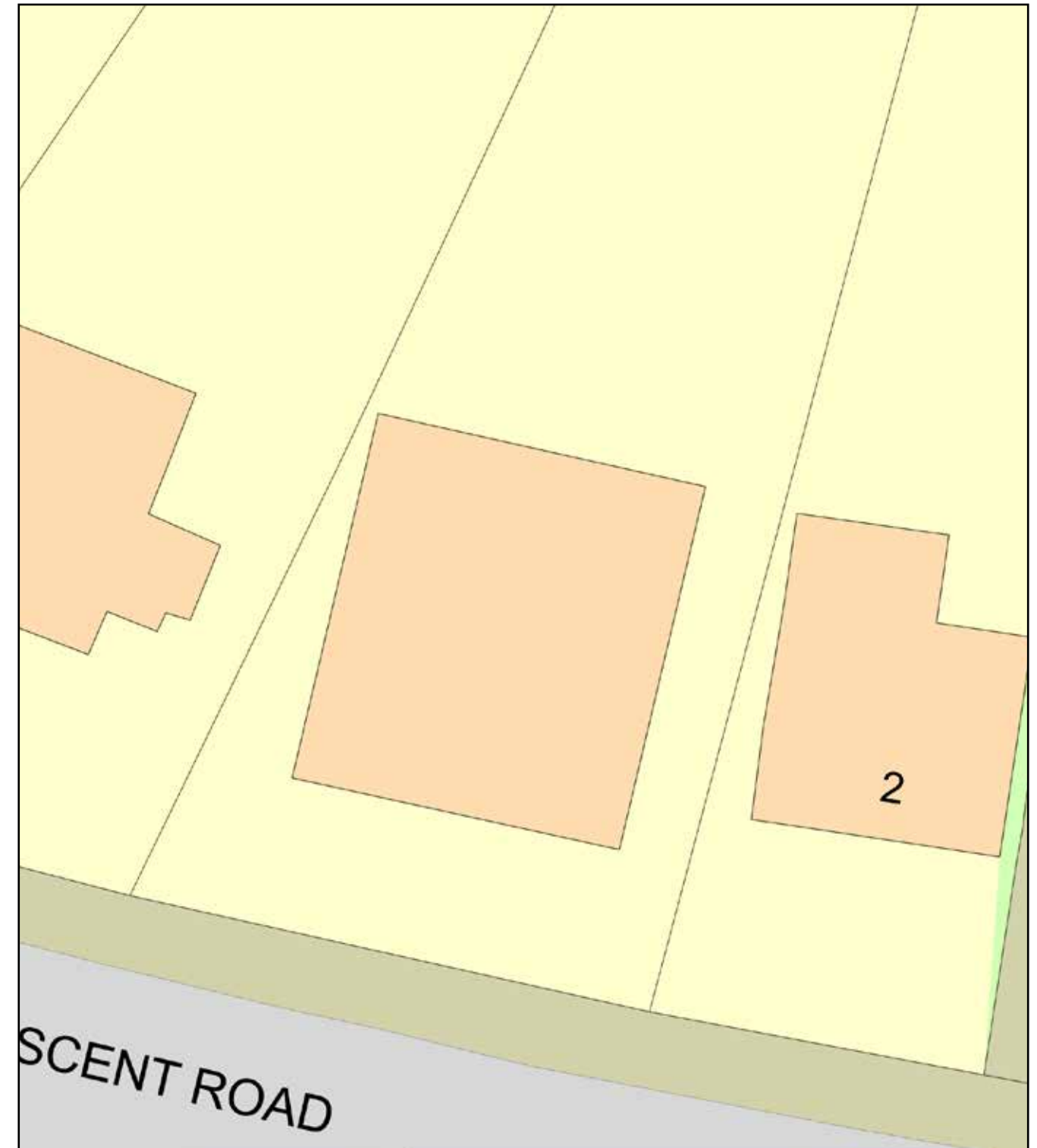


Plan Produced for: Fay Ferguson
Date Produced: 21 Aug 2022
Plan Reference Number: TQRQM22233222212160
Scale: 1:1250 @ A4

Property Site Plan:
Scale 1.200

Pre-Application Advice:
Reference Number: PRE/2022/0091

Flat 6 4 Crescent Road



Plan Produced for: Fay Ferguson

Date Produced: 11 Sep 2022

Plan Reference Number: TQRQM22254165956871

Scale: 1:200 @ A4

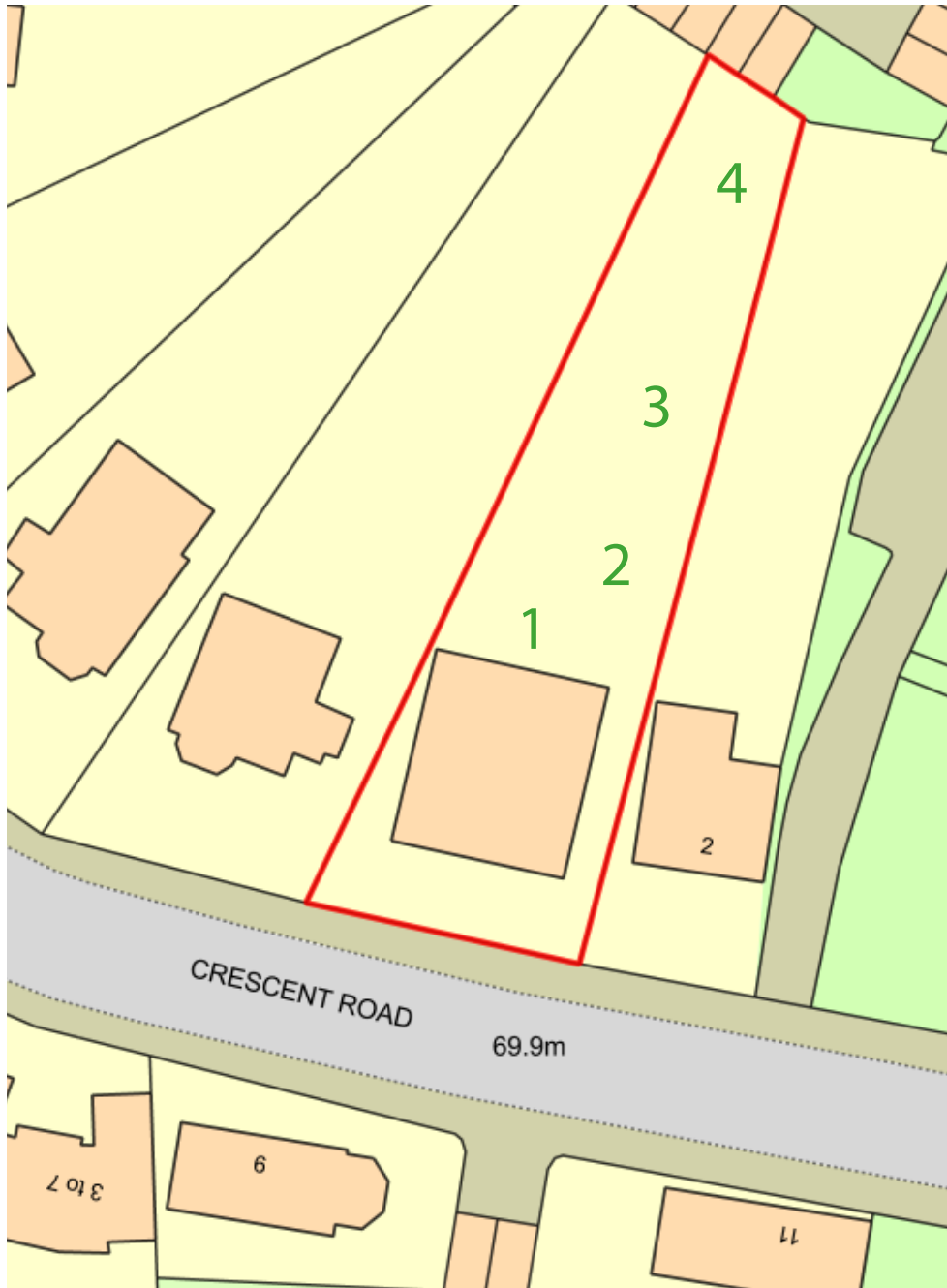
Existing Building

The rear of the building is completely concealed from street view and is not visible to the public. It is accessible only by the residents to the garden.

Flat 6 is on level 4 of the building and is only partially visible. The photos on the right illustrate this.

It is noted that there is evidence of a number of alterations to the rear windows and doors of the building (as illustrated on the right).

Photo Key



Condiion of the Existing Fabric

Materials of existing windows & doors:
Timber & metal
Single glazed

Condition:
Due to the high environmental condition exposure to balcony of Flat 6 (top floor flat) and no canopy cover the windows and doors are in extremely poor condition.

There is extensive evidence of rot (see on the right evidenced in the photos).
The windows are single glazed and due to the warped and rotten timber the air tightness performance is extremely poor.

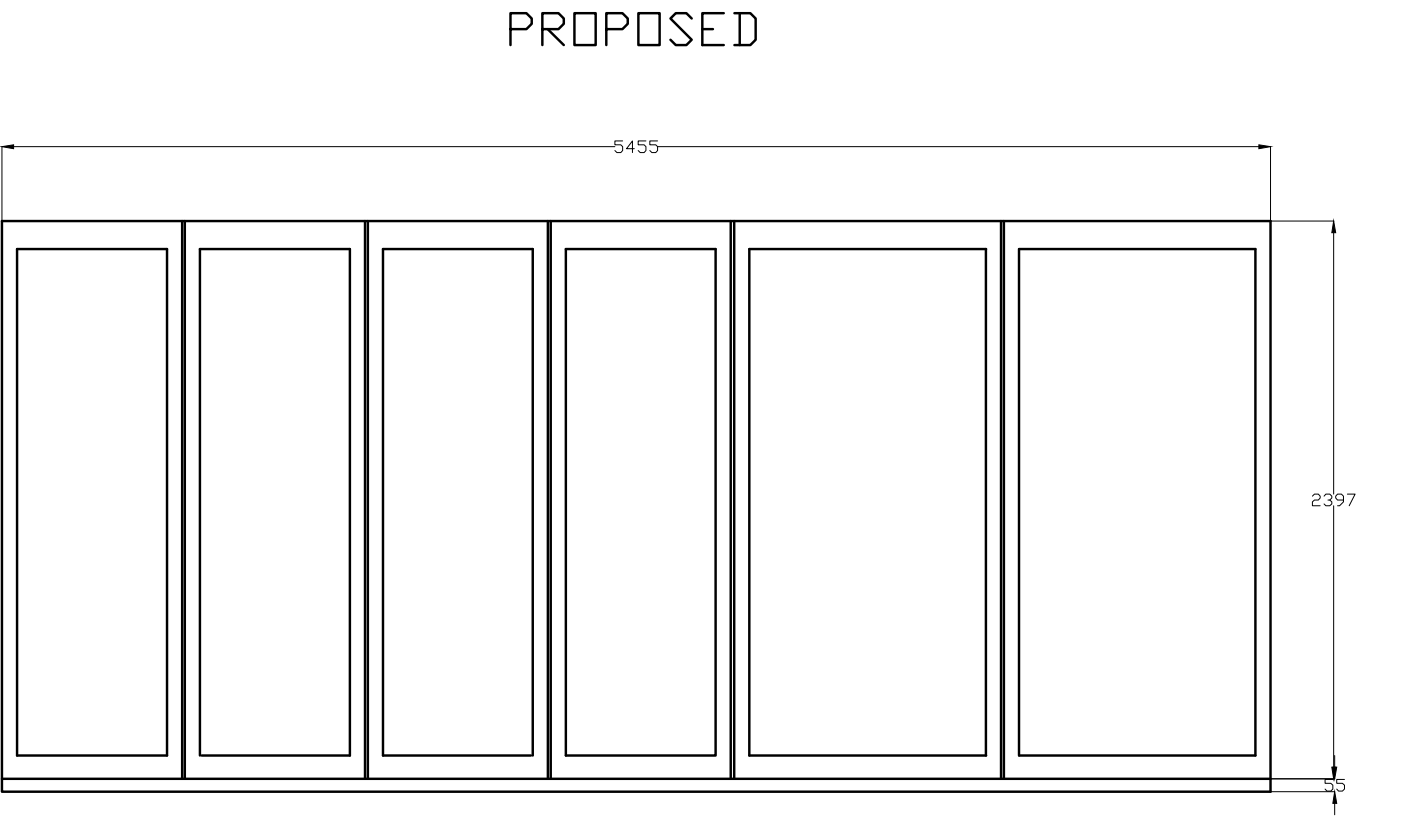
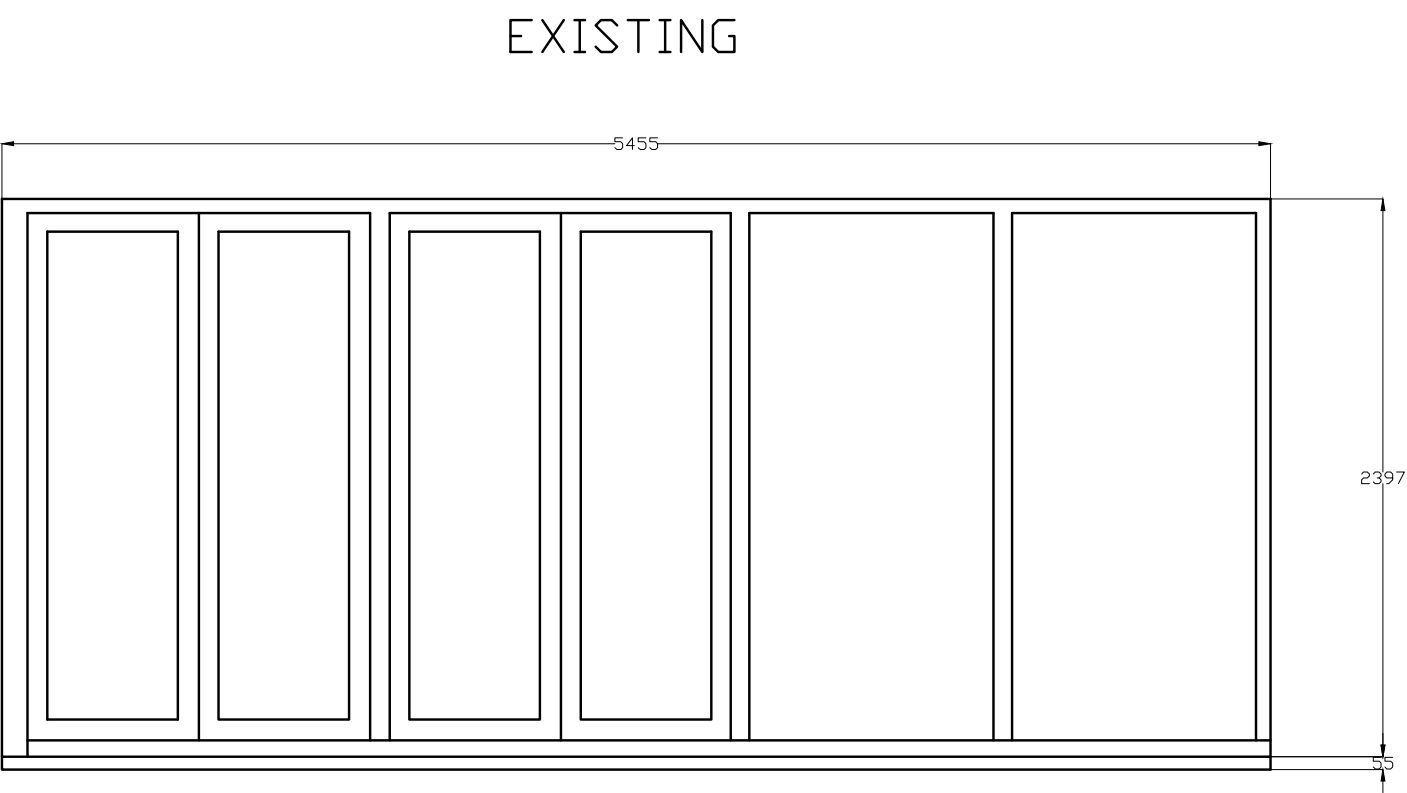


Existing & Proposed Drawing

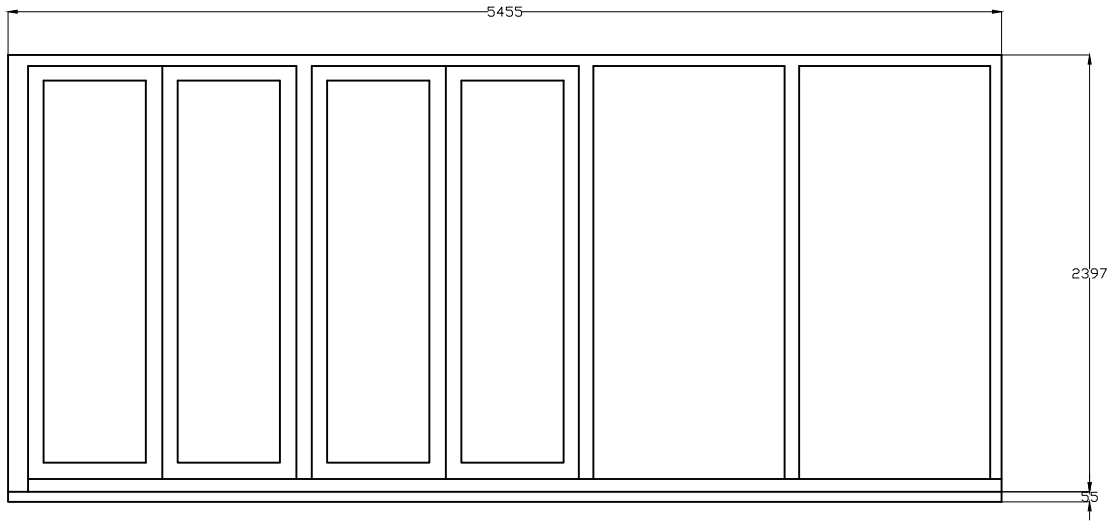
The drawing on the right illustrates the existing windows and doors and the proposed design.

Due to the extensive rot, extremely poorly performing air-tightness and given the coming energy crisis we are proposing new triple glazed doors in white to match the same apertures of the existing.

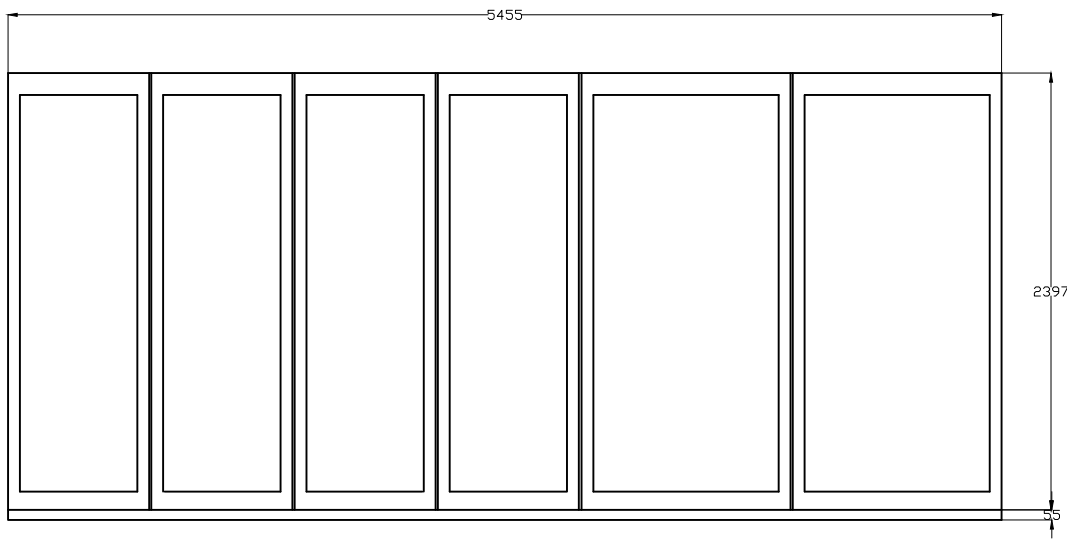
The current windows are a metal frame system with timber. Due to high exposure of the building in this third floor location and no shelter from a balcony above, the higher maintenance required to maintain timber (as evidenced from the photos on the previous page) and to use latest technology, highest thermal performance, triple glazing we propose white finished aluminium framing with similar frame depths to match as close to possible the existing.



EXISTING



PROPOSED



1m
Scale bar

General Notes

Prepared for Planning purposes.
Measurements shown are illustrative.
Contractor to verify all measurements
on site prior to order of supplies or
construction. If the contractor has any
queries they must inform the client.

No.	Revision/Issue	Date

Client Name
Fay Ferguson & Thomas Fearon

Project Name and Address
Replacement of Doors
Flat 6
4 Crescent Road
London

Project
N8 8AT
Date
27.08.2022
Scale
1:200A1

Sheet
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