

Design & Access Statement

Flats A-B, 199 Ferme Park Road, Crouch End N8 9BS

Date of Issue – 14th October 2022



Introduction:

This statement is prepared in support of an application to replace existing windows and doors at the front and rear of the property. All windows and doors are included in the application unless otherwise stated.

Proposed use:

There will be no change of use to the property as a result of the proposals.

Scale:

The proposals will not affect the internal living space of the property. Nor will the external size of the property be increased.

Appearance & Materials:

All the existing windows to the unit are to be replaced, the individual garden door/s at the rear to the ground floor and first floor flat will be replaced. The main front entrance door to the block will not be replaced.

The existing windows are a mixture of single glazed timber units to the front and to the rear of the block. The proposed units will be white double-glazed timber sash units to the front elevation and white double glazed PVCu casement windows to the rear elevation.

All the existing window proportions will be replicated as closely as possible to the front.

For example, the existing front elevation windows are white timber double hung sash with decorative glazing bars, window horns and stained glass. The proposed replacements will replicate this details and proportions as closely as possible whilst incorporating double glazing.

Access:

Vehicular and pedestrian access to the site will not be altered as part of this application.

Conclusion:

The proposal will not impact nearby neighbouring properties or alter the character of the area; as a result, there should be presumption in favour of granting planning permission for the proposal.