

DESIGN AND ACCESS STATEMENT

FOR

FLATS A and B, 5 PEMBURY ROAD, **LONDON, N17 6SR**

Site Analysis

- Planning Application is submitted for new white UPVC double glazed top hung over top hung window styles to the front elevations and white UPVC double glazed top hung over top hung and casement windows to the rear elevations at No. 5 Pembury Road.
- 5 Pembury Road is a two-storey mid-terrace property previously converted into 2 No. self-contained flats, with both flats and Freehold being owned by **Southern Housing**.
- Adjacent properties are of a similar style and appearance and many properties have had windows replaced in upvc.
- Windows at present to the property are old upvc top hung lower sash styles to front elevations, and old UPVC double glazed top hung over top hung and casement style windows to the rear elevation.

Design Process

- Design of the new windows is to improve windows to current regulation double glazing and increase thermal performance. The use of UPVC windows to the front and rear elevations is to reduce future maintenance costs and keep existing upvc material, as existing windows are all old upvc.

Front Windows

- New proposed front windows are to be double glazed white UPVC in top hung over top hung styles, which is considered more in keeping than the current fixed over top hung styles windows. All opening sizes of new front windows will be as existing, as submitted in planning application drawings. We consider the improved proposed style will improve the appearance of the building.

Rear Windows

- New proposed windows are to be double glazed white UPVC top hung over top hung and casement styles, to be similar to the existing appearance of the windows in place. All opening sizes of the new rear windows will be as existing. Styles and sizes are as submitted in planning application drawings.

Doors

- Rear garden old upvc door (1 No.) is to be replaced with new UPVC double glazed door.
- Front main entrance door will remain.

Signed

Iain Newsome MRC CS MFPWS

On behalf of M. A. Newsome & Co. Ltd and Southern Housing