



DESIGN AND ACCESS PLANNING STATEMENT

DATE: 19.06.26

For

The proposed works include the renewal of all elevations existing Single Glazed Timber sash and casement windows for like for like Double Glazed uPVC Sash and casement windows.

At

106 Park Lane, London, N17 0JP.

1.0 INTRODUCTION

This statement has been prepared to accompany a planning application for minor external works at 106 Park Lane, London, N17 0JP.

This statement should be read in conjunction with the application drawings and other supporting documents.

2.0 SITE

106 Park Lane is a 3- Victorian property. The surrounding area is characterised by similar late Victorian terraced dwellings.



Front Elevation

3.0 PROPOSAL

This application proposes to improve living conditions for the occupants of the dwelling by:

- Replacement of all front elevations existing single glazed timber sash and casement windows with new double-glazed uPVC sash and casement windows.
- Replacement of all rear elevations existing single glazed timber sash and timber casement windows with new double-glazed uPVC sash and casement units.

4.0 ACCESS

Pedestrian access to the existing property will be unchanged.

5.0 FIRE STATEMENT

As we are only changing the windows to match the existing windows, the existing fire strategy remains unchanged.

6.0 FLOOD RISK ASSESSMENT

As we are only changing the windows to match the existing windows, there would be no increase in flood risk to the property. After getting in contact with the local planning authority, they had stated that “As this proposal does not involve an extension at ground floor level or below, a flood risk assessment will not be required.”

7.0 SUMMARY

The proposed works will improve the property by replacing the less energy efficient windows with modern ones. The proposed materials have been selected to complement the existing house. The works will also improve its appearance and contribute favourably to the character of the neighbourhood.

Overall, we believe we have a good scheme so would be grateful for consent.

Design and Access Planning Statement Prepared by
Bluelime Retail Limited
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