

Flat 13 Highcroft, 170 Highgate Road, NW5 1EJ

Design & Access Statement for Replacing uPVC window frames to aluminum windows.

This Design and Access Statement supports drawings submitted for planning approval for the replacement of uPVC window frames with aluminum windows.

The application has been submitted by the owner/ resident of 13 Highcroft. The change of windows/window frames will provide better thermal and sound insulation and will enhance the character of the building and the conservation area.

Site location

Flat 13 Highcroft is located at the western end of Croftdown Road near the junction of Highgate Road. It is within the Dartmouth Park Conservation Area. To the north is La Sainte Union School, set back behind a secure high level wall. To the east are traditional 4 storey red brick Victorian dwellings & apartments on Croftdown Road. To the south is a small mews accessed from Croftdown Road and used by the residents of the terrace and Highcroft flats. The garden of the residents of Woodsome Road back onto the mews.

Hampstead Heath is located to the north west.



view west down Croftdown Road



Aerial view



View North of Sainte Union School



View of mews to rear of Croftdown Road

Existing Terrace

Flat 13 Highcroft is a 3-storey town house constructed in 1964 as part of the Highcroft development. It is one of seven terrace houses adjacent to a 4-storey block of flats constructed as part of the same development. Whilst located within the Dartmouth Park Conservation Area, the development is not typical of the Victorian & Edwardian period within the conservation area.

The buildings are constructed from solid brick party walls with masonry infill walls concealed behind timber cladding, some are painted white, some grey. Windows vary in material and uniformity and include, UPVC, timber and aluminium frames. Internal floors and the flat roof are of timber construction and many of the dwellings use the roof as a terrace amenity space.

To the front, each property has a covered porch and small front garden. To the rear each dwelling has access to a private mews.



View of front of properties from Croftdown Rd



View of back of properties



Roof terrace _ view towards the back of the property



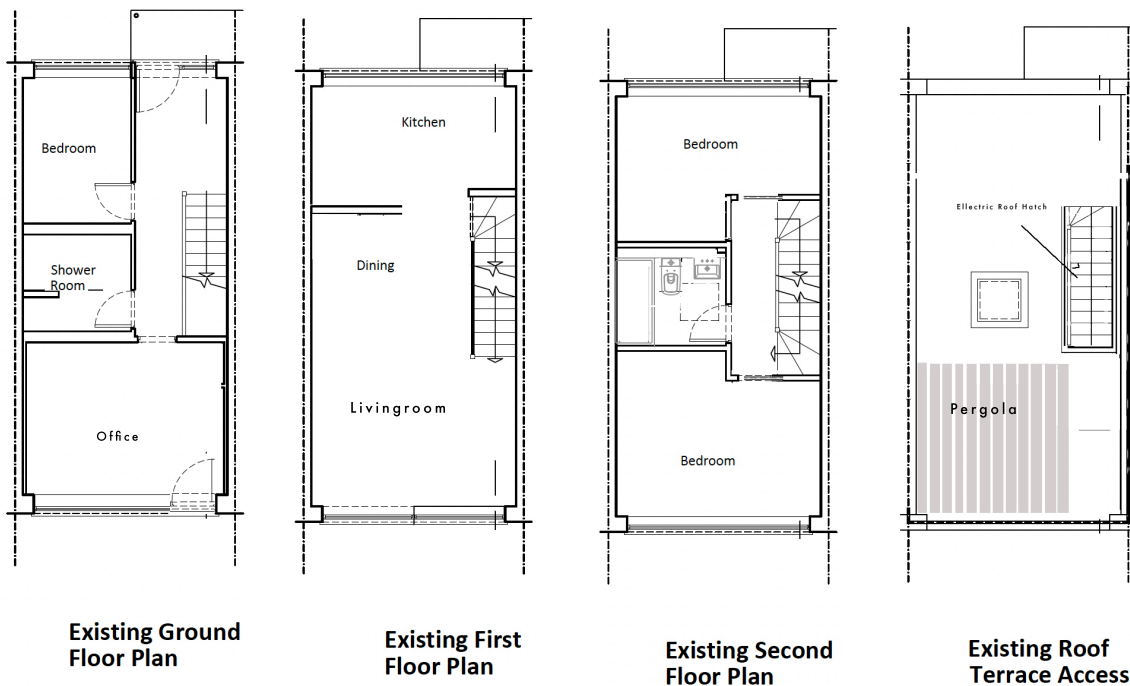
Roof terrace _ view towards the front of the property

Existing Floor plans

The existing dwelling is arranged over three floors.

The ground floor comprises the main entrance hall, small room and an office, accessed from the mews at the rear.

The first floor provides living, dining and kitchen. The second floor has two bedrooms and a bathroom. The roof terrace is accessed through an electric glass roof hatch.



Proposed Plans

The proposed scheme seeks to undertake a retrofit of all windows & doors of Flat 13 Highcroft, upgrading the existing materials and improving the building's thermal and energy performance and improving maintenance. The application includes the following:

- Replacement of all windows & doors

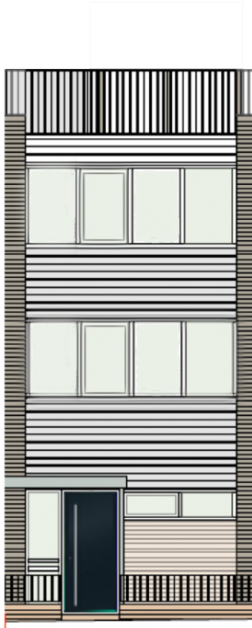
Proposed Elevation and Materials

High quality materials have been selected to ensure durability and ease of maintenance and are in line with the approved scheme ref: 2023/3274/P.

New slim line aluminium windows will replace the existing uPVC casements.

Front View (Street view)

Proposed wooden front door
and aluminium windows



Back view

Proposed aluminium windows, sliding door
and Juliet balcony

