

Design And Access Statement: P0954.24 (100 Balgores Lane RM2 5JU).

Introduction.

The home/building is within the Gidea Park Conservation Area but it is not a listed building or a building of local heritage interest.

Amount

The total cost will be £7.5k approximately, based on the existing square antique lead profile.

- 2* Bedroom windows
- 1* Front bay window
- 1* WC window (with privacy glass)
- 1* En-suite bathroom window (with privacy glass)

The windows are direct one for one replacement. There will be no changes to existing access and the surroundings.

Layout

The replacement windows will be a like for like replacement of the existing ones with the added energy saving, thermal efficiency and noise reduction benefits. Security is also enhanced with the flat sash 'Timberlook' profile but with no change to the look and appearance of the dwelling. Please see link for brochure. [Timberlook Windows and Doors | Quality Heritage Windows & Doors Brochure](#)

Scale

Nothing relating to the dwelling in terms of dimensions will change.

Landscaping

Nothing relating to the dwelling in terms of landscaping will change. No loss of privacy to neighbouring properties

Appearance

Nothing relating to the dwelling in terms of appearance will change. Please see attached brochure of a recently added window used in P.1543.23 which complied with the safeguard of the appearance of the premises and the character of the immediate area.

Appraising the Context

We reviewed the cost/benefit of replacing the existing windows rather than maintain them. We had a full survey report completed when purchasing the property and the aged and state of the windows were highlighted as a concern within the content. We laboured over finding a suitable local solution that would be in keeping of the house's characteristics. Happy to confirm that the proposed changes will enhance rather than detract from the area with old decaying windows. FENSA guarantee for 10 years.

Use

Nothing relating to the dwelling in terms of usage will change.

Access

Nothing relating to the dwelling in terms of access will change as the property does not have a loft conversion and all of the larger windows will be off a corridor.