



DESIGN AND ACCESS HERITAGE STATEMENT

DATE: 11.09.26

For

The proposed works include window replacement on the from Single Glazed Timber casement window to Double Glazed uPVC casement in rosewood. Renew Block Entrance door from timber to Metal.

At

35-38 Emden Close, London, UB7 9PS

1.0 INTRODUCTION

This statement has been prepared to accompany a planning application for minor external works at 35-38 Emden Close, London, UB7 9PS.

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

2.0 SITE

35-38 Emden Close is a 3-storey Victorian property split into flats. 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:

- uPVC Windows renewal to all elevations (timber to UPVC Double Glazed in rosewood) Renew Block Entrance door (timber to Metal)

Impact of the works on the property

There are no assets of historic value being lost due to the development from a public interest perspective.

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, Access & Heritage Statement Prepared by
Bluelime Retail Limited
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