

Design/Access &
Planning Statement –
38-40 Burnaby St,
London SW10 0PL

March

2025



Replacement and re-positioning of existing windows

(Sept 2025 revision)



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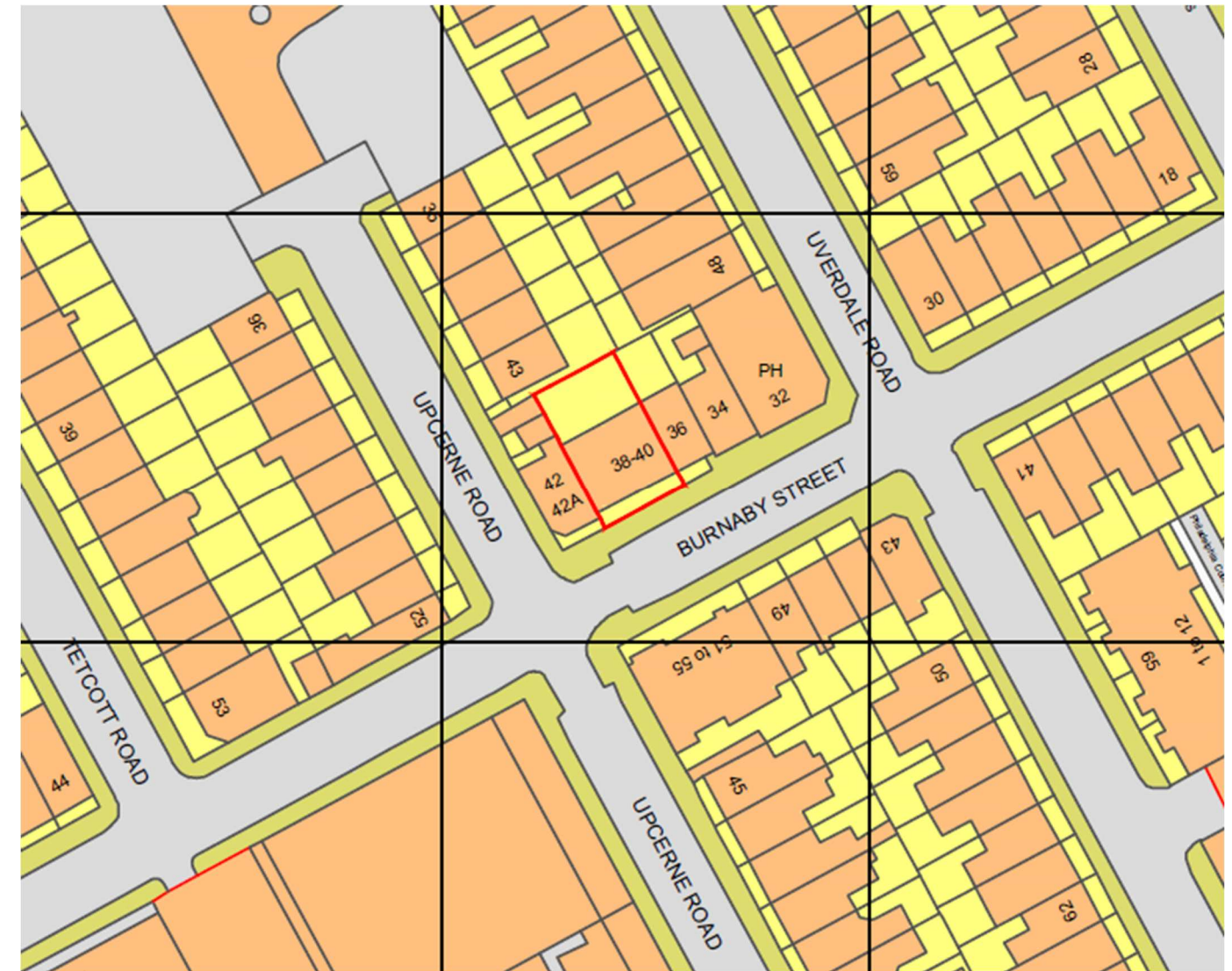


Figure 1 – Location of 38-40 Burnaby Road, London SW10 OPL

1.0 INTRODUCTION

1.1 Summary of application

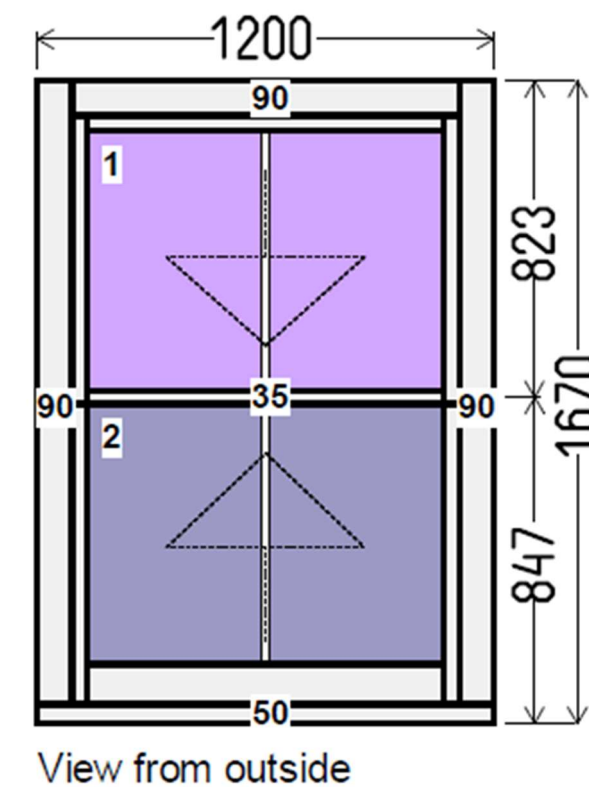
This application is for the replacement of existing timber and uPVC sash windows at this property located within the Village Conservation Area. The property currently has a mixture of uPVC and timber windows. The intention is replacement ALL in the same style and material to be in keeping with the traditional sash timber windows usually found on period properties such as this. Two of the rear windows are also being slightly re-sized and moved slightly to enhance natural light into the internal areas of the property. *A single door and window are also being entirely removed.*

1.2 Principles of proposals

We are proposing to install new timber sash windows throughout along with matching French doors, also in timber and finished in white (RAL 9016) to match the existing and also adjoining properties in the location of London. Vertical Georgian bars will be included to match the traditional style that is common in this area and would have been a feature of the original period property.



Typical timber sash window detail showing vertical Georgian bar



2.0 PROPOSAL BACKGROUND

2.1 Planning history

There is no relevant planning history for this application proposal.

3.0 SITE MATTERS

3.1 Ecology

The existing ecology of the site will not be affected.

3.2 Landscaping

The landscaping to the property will not be affected.

3.3 Sustainability

The new proposals will be built to current building regulations and will achieve the required U value requirements.

3.4 Refuse

Refuse will not be affected as part of this proposal

4.0 Conservation and Design

4.1 Conservation area

The property is in the Lots Village Conservation Area and as such we have considered this as part of our design scope. The historical design and character of this dwelling is not affected by our proposal; in fact will be enhanced by the replacement of several uPVC windows, which we suspect were installed by previous owners before the property was included in the conservation area. The general street scene, front/rear façade and the general character of this property will be enhanced visually and will be in keeping with existing properties on this road including properties immediately adjacent, most of which have similar timber windows.

See below location with the conservation area for reference.

Lots Village Conservation Area Boundary



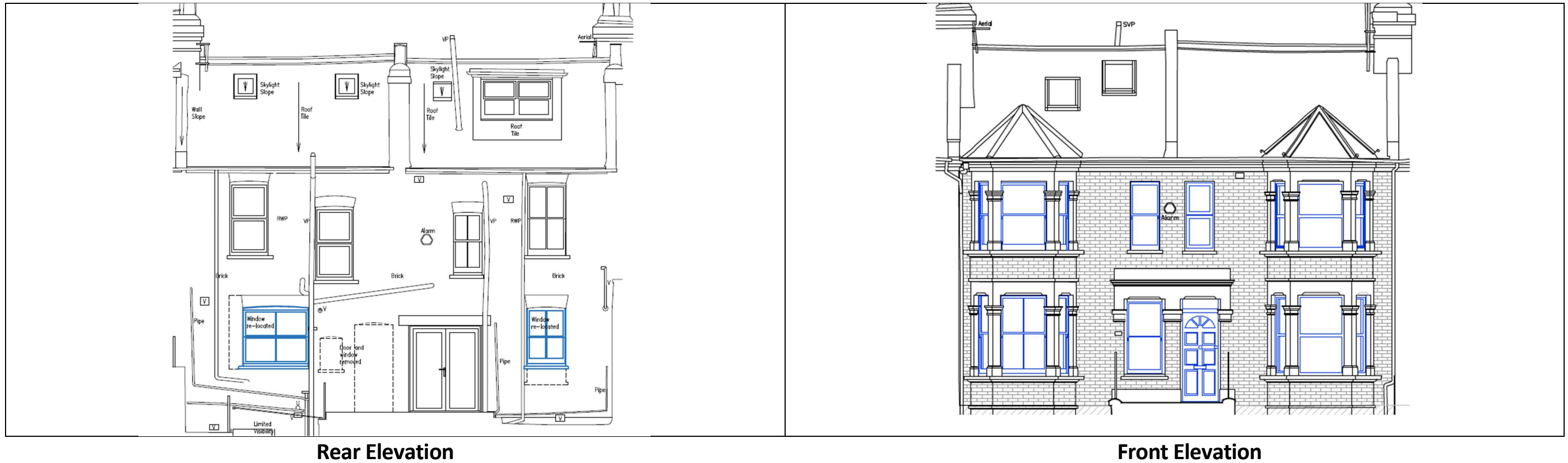
Fig 0.1 Conservation area boundary map

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4.2 General design

As mentioned, the new proposed windows will be in timber and in keeping with both the traditional style of the property but also to match many adjacent windows. They also will comply with the conservation area guidance for such proposals.

The relocation of two of the ground floor windows is minor and has no impact on the general rear elevation. See below image of the proposed windows to front and rear elevations.



5.0 Conclusion

This application has considered all relevant planning policies and will have no effect on surrounding properties and the environment, including the Lots Village Conservation Area. Our proposals to replace the glazing will not harm any surrounding properties and will enhance the general appearance and streetscene in this area. We therefore trust that RBKC can support this application.