

Flat 2, 9 Eton Avenue, NW3 3EL**Design and access statement****1. Use of site**

The existing site has established residential use

2. Amount of development

The proposal works looks to replace the existing double glazed timber casement windows and fixed light with new double glazed full height sliding sash windows.

3. Layout

The flat layout will remain as existing.

4. Scale

The new sliding sash windows will be installed into the existing window openings, framing details as per figure 1 below. There is no proposed works to the opening sizes or proposed alterations to any of the external façade decorative features or the buildings fenestration.

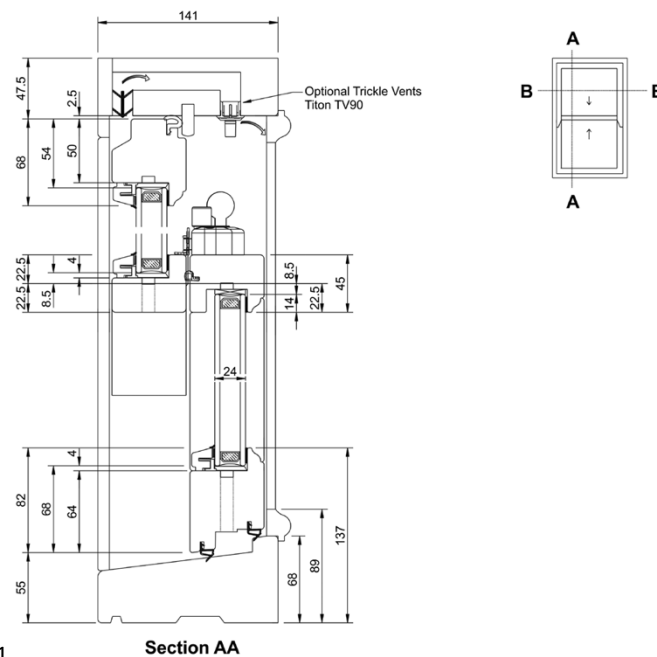
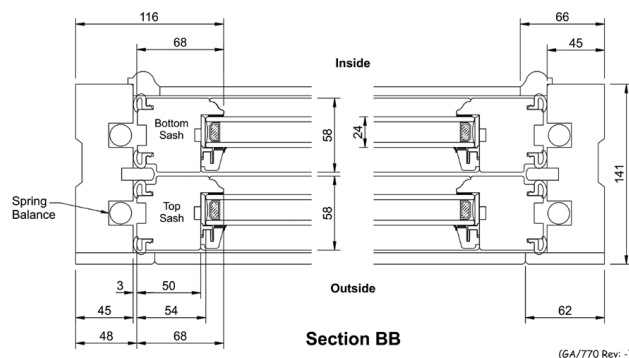


Figure 1



(6A/770 Rev: -)

5. **Landscaping**

The existing garden area is to be retained.

6. **Appearance**

The new double glazed sliding sash windows will be more sympathetic in appearance with the existing sliding sash widows of flat 1 & 3, 9 Eton avenue, figure 2, and drawing 1811 001 window elevations.

Figure 2



Flat 2

Casement windows
proposed for
replacement

Flat 1

Existing sliding sash
windows

7. **Parking provision details**

- Existing parking arrangement retained

8. **Access**

- There is no vehicular access to the site.
- Pedestrian access will remain as existing.

July 2024