

DESIGN AND ACCESS STATEMENT

SITE:

Flat 1-16
Banyan House
Lithos Road
London
NW3 6ES

Proposal:

Replacement of existing timber windows & Doors with double glazed Flush Profile UPVC windows throughout the building.

PREPARED BY:

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This statement has been prepared on behalf of Shian Housing Association Ltd. in support of the Planning Application for the Replacement of existing timber windows with double glazed Casement UPVC windows throughout the building. This document should be read in conjunction with the drawings attached. Dwg No. 2023/148/BH - 01/02/03/04/05/06/07/08/09/10/11/12/13

1. Site

Banyan House is a mid-century brick-built residential block located at Lithos Road, off Finchley Road, NW3 6ES. The property is **not located within a conservation area**, is **not a listed building**, and does **not contribute significantly to the heritage or character of the wider streetscape**. The building is typical of the post-war era with no special architectural protection or designation.

2. Context

The existing timber casement windows and doors are **single-glazed softwood units**, finished in white paint. These have exceeded their design lifespan, with **numerous units now failed**, showing signs of water ingress, decay, and draught penetration. The building also suffers from **noise intrusion** due to its proximity to **Lithos Road**, a busy vehicular route. There is a need to enhance the acoustic and thermal performance of the building. Acoustic glazing cannot be fitted to the existing timber frames due to **insufficient reveal depth and beading**, necessitating full window replacement.

3. Design Principles

The primary aim is to **retain the appearance** of the original windows while achieving significant improvements in comfort, energy efficiency, and acoustic performance. The proposal seeks to replace the windows and doors with **flush-profile white UPVC casement units**, closely matching the existing in **appearance, proportions, and layout**.

The proposed UPVC windows offer the following advantages:

- Improved **thermal insulation**, increasing SAP ratings by approx. **5 points**.
- Enhanced **acoustic performance**, with **Rw + Ctr 35 dB** using **Pilkington Optiphon** acoustic glazing.
- Increased **security** through multi-point locking mechanisms.
- **Low maintenance** and no cyclical redecoration required, reducing long-term costs and scaffold-related health and safety risks.
- Fully compliant with **Building Control**, including provisions for **means of escape**.
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There are **no changes** to the **building layout, scale, or use**. The only alteration is the **window and rear door replacement**.

4. Precedent at Sequoia House

A similar application for UPVC window replacements at **Sequoia House**, a neighboring block of similar design and context, was **initially refused** by the Local Authority. However, this decision was **successfully appealed** under **Appeal Reference: APP/X5210/W/24/3349805**. The Inspector concluded that the use of high-quality UPVC windows was acceptable and would not harm the visual amenity or character of the area. This recent appeal decision sets a **clear precedent** and directly supports the acceptability of the current proposal at Banyan House. The design and context of both buildings are comparable, and the same reasoning should apply.

5. Access

The **existing access arrangements** to the residential units remain unchanged. This application relates solely to the **replacement of windows and rear external door**, with no changes to pedestrian or vehicular access.

6. Conclusion

The existing windows contribute little to the local streetscape and are now functionally obsolete. The proposed UPVC replacements represent a **measured, appropriate response** that:

- **Preserves the visual integrity** of the building,
- **Improves living conditions** for residents,
- **Reduces environmental impact** through energy and noise improvements,
- **Follows best practice** in sustainable refurbishment, and
- **Is supported by a directly comparable appeal decision** at Sequoia House.

Shian Housing Association respectfully requests that planning permission be granted for this necessary and beneficial upgrade to Banyan House.