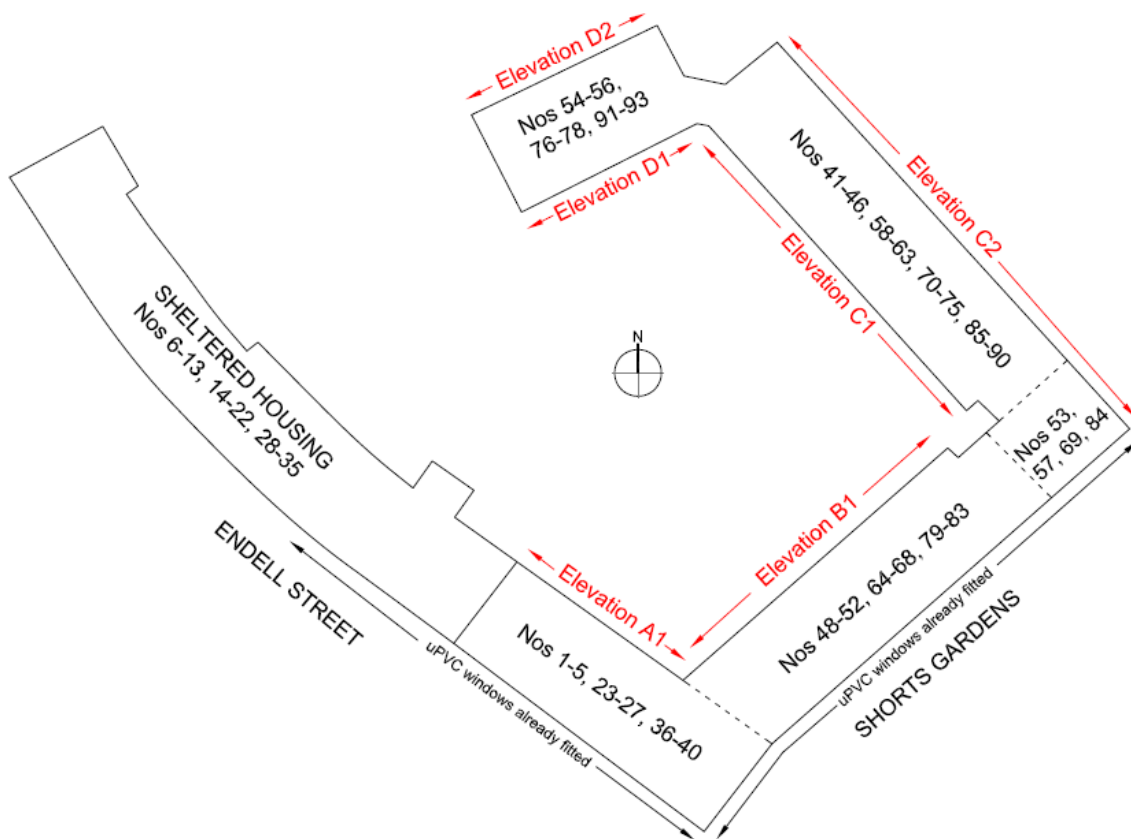


design & access statement

REPLACEMENT WINDOWS AT DUDLEY COURT, LONDON WC2F 9RH

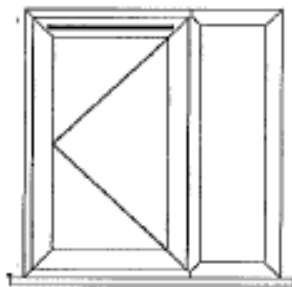
INTRODUCTION

Dudley Court is a 6 storey block containing 93 flats along with commercial premises at ground level on Endell Street and Shorts Gardens. The northern portion of the flats in Endell Street are designated as sheltered accommodation. The sheltered accommodation and commercial premises are excluded from this proposal.

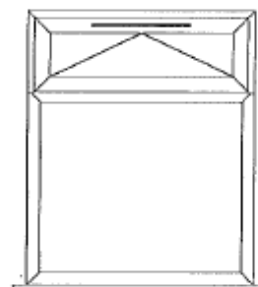


PROPOSED DESIGN

Planning Consent was recently granted for the installation of replacement uPVC windows (application ref 2013/6888/P) however the applicant wishes to alter the design of certain windows to elevations C2 and D2



Design shown on
application ref
2013/6888/P



Revised design

JUSTIFICATION AND PRECEDENTS

- 1) The original aluminium windows in timber sub-frames are of a poor design and are a mixture of hinged casements and pivoting glass louvres. The replacement windows will be manufactured to a 'Secure by Design' specification.
- 2) The ultra-thin aluminium frame sections and pivoting glass louvres offer little physical resistance to burglary. The single glazing has a low thermal resistance and the installation of double-glazing would increase the SAP ratings of the dwellings by around 5%.
- 3) As stated above, uPVC windows have already been fitted to the elevations overlooking Endell Street and Shorts Gardens (Planning Applications ref PS9805167 and PSX0204333).

LAYOUT

No changes are proposed to the external layout, orientation etc.

SCALE

Details of the dimensions are shown on the drawings.

LANDSCAPING

No changes are proposed to any landscaping.

APPEARANCE

No changes are proposed to the exterior fabric of the property other than the replacement of the windows as previously described.

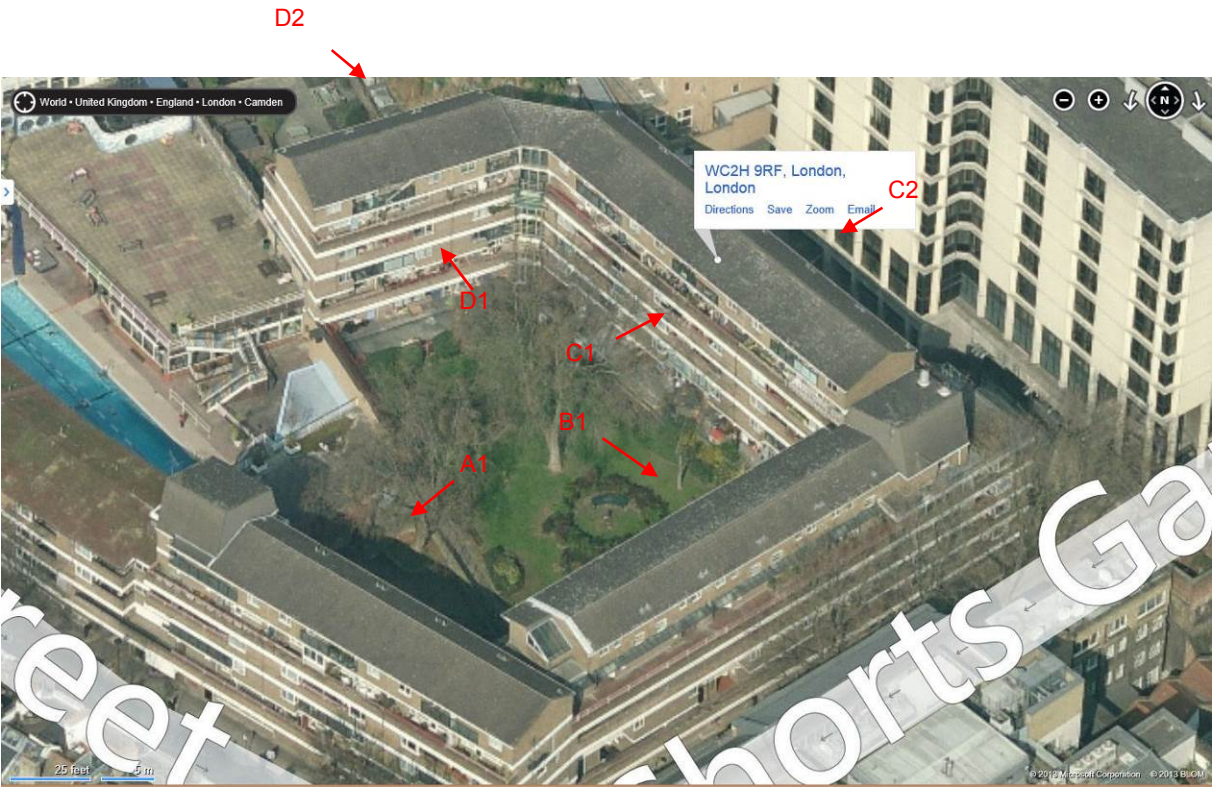
USE

No change of use is proposed.

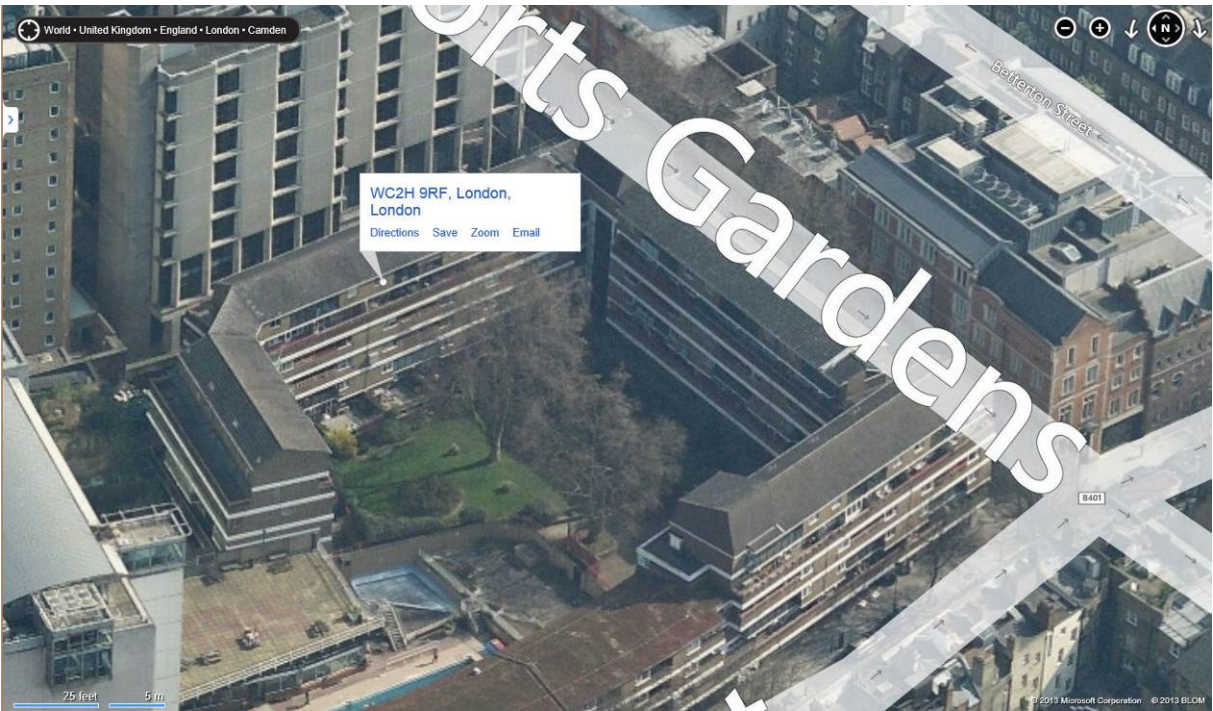
ACCESS

No changes to the existing access are proposed.

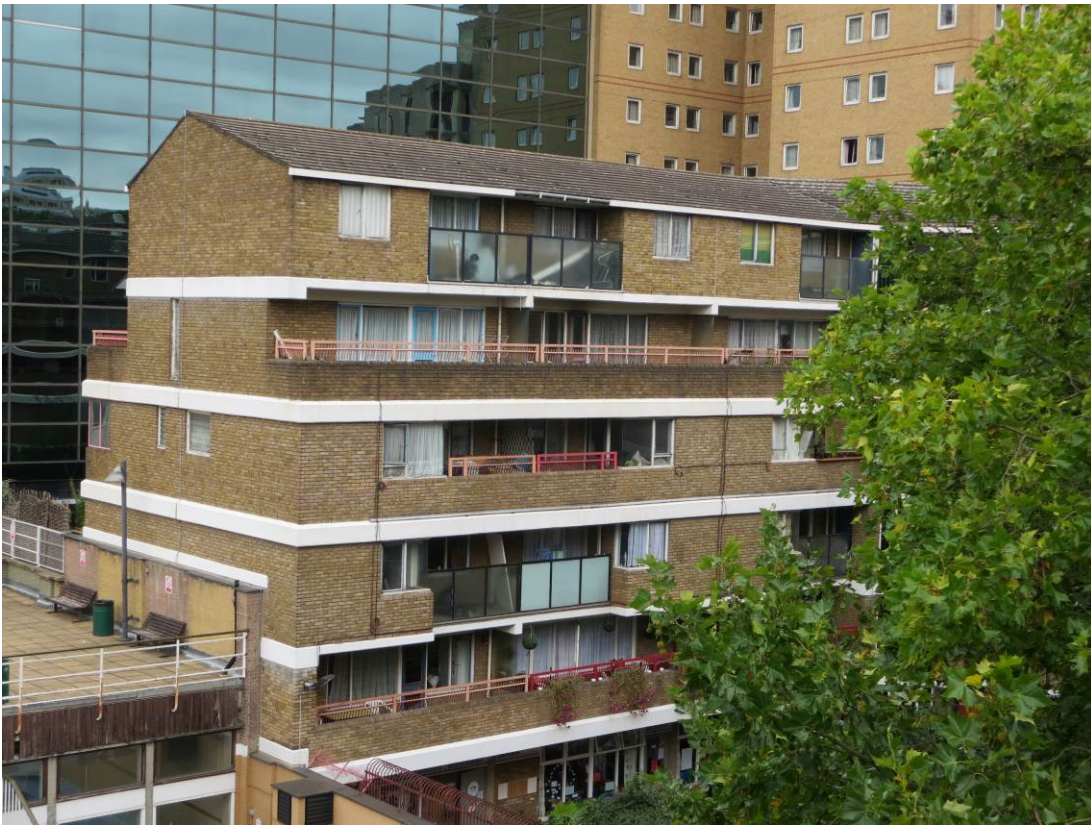
PHOTOGRAPHS



Aerial View



Aerial View



Elevation D1.



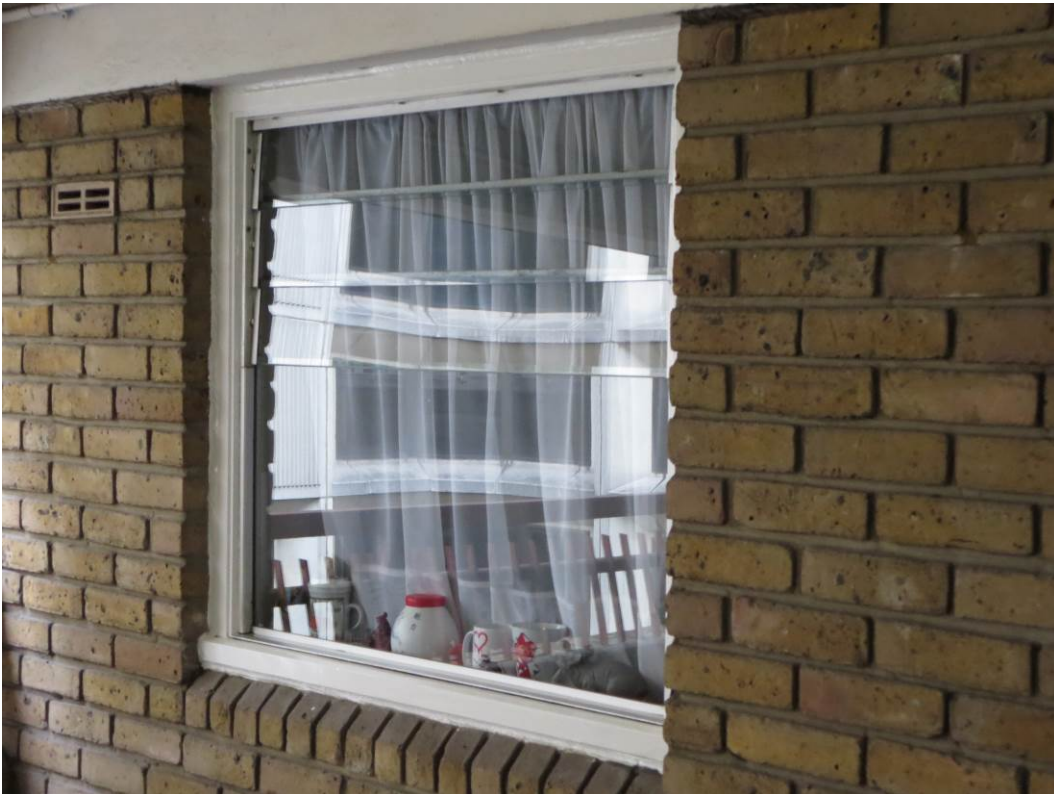
Elevation A1.



Elevation B1.



Elevation B2.



Typical existing windows: louvre (top) and casement (bottom).



uPVC windows previously installed to the Shorts Gardens elevation.