

13 Eton Villas

Application for listed building consent

Design and access statement

Submitted: 7th August 2012

The development: Replacement of windows on the top (attic/mansard) floor with bespoke wooden Slimlite double glazed units matching the existing design.

The dwelling: The dwelling is a semi-detached Grade II listed Stucco-fronted villa on the corner of Eton Villas and Eton Road. It has a cornice and blocking course and a flat roof into which three casement windows are existing.

Pre-application guidance: This application has been made in accordance with guidance received by the Applicant during pre-application telephone and email correspondence in July and August 2012.

Further details

There are three casement windows. One triple casement window and two dormer casement windows with fixed triangular sidelights. They are built to protrude from the slates of the roof.

The new windows would be draught excluded and double-glazed but white spacers between panes will be used and the visible appearance of the windows will be virtually identical to the existing windows.

The windows will be bespoke copies of the originals where applicable, but draught-excluded and double-glazed. They will be fully decorated prior to site arrival, and re-topcoated after fitting where necessary. Works will include repointing to the outside brickwork and repainting to existing stonework as required. Any damaged interior plaster will be repaired also.

Guarantees: all joinery is guaranteed for 10 years against defective workmanship. All sealed double-glazed units are guaranteed for 10 years against clouding. In addition, the supplier is a FENSA-registered

company; thus all works will be compliant with current building regulations and EU legislation regarding energy efficiency (Document L), unless otherwise specified.

Timber: all timber to be Siberian Larch, with Meranti or Sapele (hardwood) sills.

Glass: standard sealed glass units gas-injected with a 4mm spacer between clear panes of Slimlite glass, which is approved for listed buildings across Scotland and by some English planning departments, e.g. Bath. Glazing bars integral and maintain all the existing glazing bar profiles & putty lines.

Decoration: neither Siberian Larch nor the hardwoods rot; therefore they are not treated with preserver prior to receiving 3-4 coats of microporous white paint.

Locks and hardware: each casement window includes a closer lock, a stay and a key-operated Chubb foldover lock.

Justification for alteration

The existing windows are rotten and poorly insulate the house in the winter. The benefits of double-glazing include reduction in heat loss during winter and reduction in noise from the outside into the bedrooms on that floor.

Impact of the works

The windows have been designed to be virtually indistinguishable from the existing windows, which are in any event of a modern design. From the street or neighboring properties it is difficult to see the windows clearly as they are on the third floor and the property is set back from the road.

The landscape would not be altered by this development and the current use of the property would not be altered or affected by this installation.

The installation work is not noisy and will not intrude on any neighbouring property.