DESIGN AND ACCESS STATEMENT
Fenestration improvement within Flat 3, 91 Fitzjohn's Avenue, London, NW3 6NX

Context
The site is located in an area which is characterised by very large detached, semi-detached and occasionally short rows of terraced Victorian and Edwardian villas on tree lined streets. Properties are generally four or five storeys high and of red brick. Many have been converted from large family homes into apartments, and the elaborate detailing of the era gives each property a distinctive character.

91 Fitzjohn's Avenue is typical of the area and sits within a short row of large, terraced properties. 91 Fitzjohn's Avenue is located within the Fitzjohns and Netherhall Conservation Area. The building is not listed.

Current windows description
The windows within Flat 3, with the exception of one original timber sash window on the 3rd floor at the front of the property which is not to be addressed, are all white UPVC casement windows installed around the mid 1980s.

- 3rd floor rear - triple paned double-glazed UPVC casement bay window.
- 3rd floor rear - double paned double-glazed UPVC casement single window.
- 4th floor rear - tripled paned double-glazed UPVC casement single window.
- 4th floor front - high level triple paned double-glazed UPVC casement single window.

Proposal
My client, owner of Flat 3 (upper maisonette), 91 Fitzjohn's Avenue, London NW3 6NX has very recently purchased this property and needs to replace all the UPVC windows within his flat. The original timber box sash window on the 3rd floor at the front of the house would be left untouched.

The chief reason for the replacement is that the UPVC windows are poorly fitted - they leak during periods of heavy wind and rain, and draughts can clearly be detected around the perimeter frames. In addition, the current design mechanism of fully-opening casements is extremely dangerous.

The proposal is to replace all four of the UPVC windows on a like-for-like basis, replicating the current design in terms of the number of glazed sections, but constructed in timber framing rather than the current UPVC. Externally, the timber frames would be decorated in an oil-based weatherproof white paint.

The proposed improvements would be beneficial not only internally to the property's safety, environmental and energy ratings, but also to the exterior aesthetic benefit of the neighbourhood and conservation area as a return to a more traditional timber frame.

Design
As per verbal advice received from Mr Edward Bailey over the telephone (in connection with pre-application submission: CA\2011\ENQ\06891 – 22/11/11), we have been advised that the Council and Conservation Officer is likely to welcome any fenestration change from UPVC to timber frames. Mr Bailey also advised that a like-for-like change in terms of the design would be unlikely to be rejected and we need apply for planning permission only due to the change of material from UPVC to timber.

Pre-application advice
We have not submitted nor received any formal written pre-application advice in this regard given the above verbal guidance from the Duty Planning Officer.

Occupation
There would be no change in occupation.

Use & Amount
There would be no change in use. The windows are to retain the same casement operating mechanisms as existing - albeit to a more restricted opening swing as the width of the opening with the current windows is extremely dangerous. The only change would be in the finish of the frames.

Access
There will not be any change of access.

The proposed improvements to these windows are advised by our contractors as being possible to undertake without the need for an exterior scaffold access. An internal safety harness for installation purposes will be established within the property to comply with Health & Safety regulations and Building Regulations.

Supporting documents
Please find supporting documents to accompany the above application:

O/S location map
Block map;

Existing and proposed plan drawing - 3rd floor rear;
Existing and proposed plan drawing - 4th floor rear and front;
Existing and proposed elevation drawing - 3rd floor rear;
Existing and proposed elevation drawing - 4th floor;
Illustration vertical section drawing;
Photographs of existing site - external view.