

Flat 3
36 Eton Avenue
London NW3 3HL

September 12, 2010

PLANNING APPLICATION AND LISTED BUILDING APPLICATION FOR
ALTERATIONS

DESIGN AND ACCESS STATEMENT

1. Summary

The Planning Application – and associated Listed Building Application – is for permission for alterations to the first floor flat within a Grade II listed building.

The proposal covers replacement of single glazing with Slimlite double glazing for a number of windows in the flat that will not alter the character or structure of the windows. The objective is to draught-proof windows and replace the glass.

2. History and Assessment of the House

36 was constructed as a single-family house c1890 by Harry Measures; built by William Willett & Son and was converted to 5 flats at an unknown time. Externally it is asymmetrical design and features red brick with terracotta dressings, tilehanging and rendering to gables. The inside was not inspected at the time of listing (11 January 1999)

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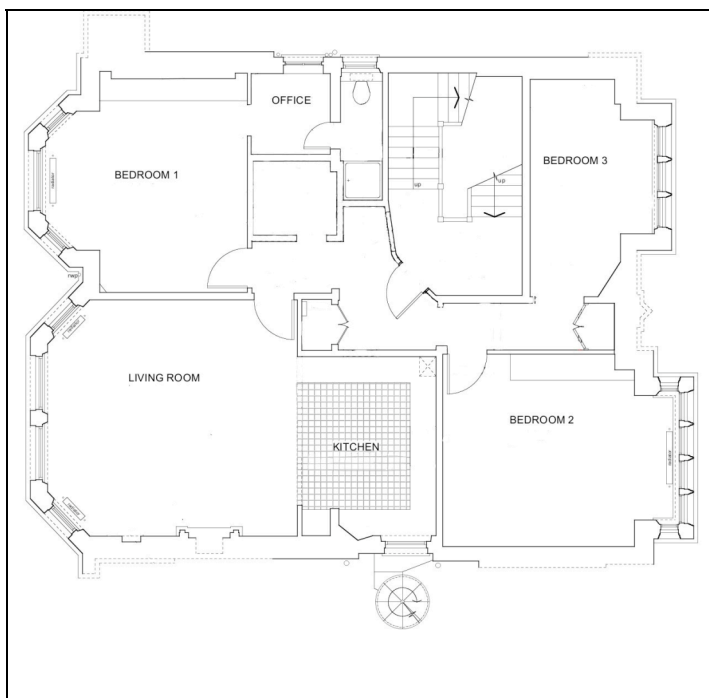
Internally, all of the period features within the flat have been removed, presumably during the conversion, with the exception of several runs of skirting.

4. The flat and location plan is provided in attachment Windows 987/AP01 A3.

5. Proposed changes

Purpose of proposed works is draught-proofing and replacement of the glass with double glazing (Slimlite). Proposed works do not entail change of the character or structure of the windows.

The photographs below were taken to provide detail of existing windows.



Bedroom 2



Bedroom 3



Living Room (upper sashes, shown in red, will not be reglazed)



Bedroom 1 (upper sashes, shown in red, will not be reglazed)



Kitchen



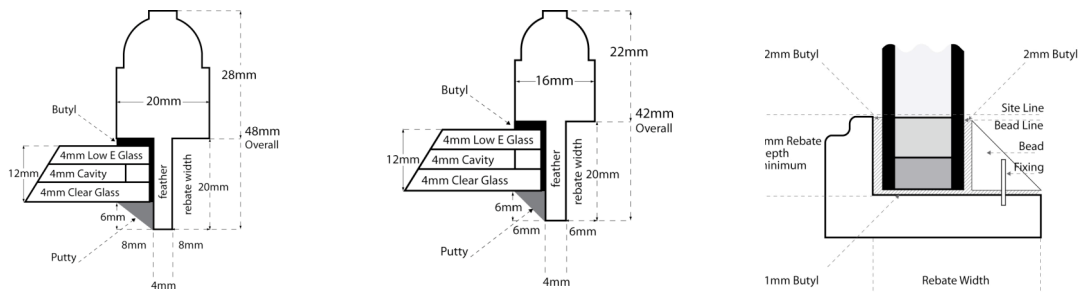
Office



Shower room

6. Schedule of works

All glass, except for upper sashes of windows in the living room and bedroom 1 to be replaced with Slimlite doubleglazing.



7. Sustainability

The purpose of the works is to improve energy efficiency of the flat, whilst keeping character and structure of all existing windows.

8. Access

No impact on accessibility, accessibility to this first floor flat will remain as existing.

9. Lifetime Homes

Compliance with the Lifetime Homes 16-point standard is not relevant to this application.

Natalia Krol

Sunday, September 12, 2010