

**Wellington House  
30 Eton Road  
London  
NW3 4SY**

**Design and Access Statement**

**1. Introduction**

- 1.1 This Design and Access Statement (DAS) accompanies an application to renew the windows at Wellington House, 30 Eton Road, London NW3 4SY.
- 1.2 The building contains 20 residential flats.
- 1.3 The existing fenestration is 42 years old and in need of replacement. The existing window casements are poorly fitting and single glazed. Hence draughts are common and heat loss sufficient.
- 1.4 There will be no impact on access to the property.

**2. Design**

- 2.1 The site has an area of 1073 sq metres. The width is 37 metres and the depth is 29 metres. The properties in Eton Road, Eton College Road and Eton Villas are residential detached and semi-detached.

**3. Layout**

- 3.1 The proposed replacement windows are aluminium with a polyester powder coated gloss white finish. These will conform to current Building Regulations.
- 3.2 The proposed installation will be in keeping with the existing elevations and profiles.

**4. Scale**

- 4.1 The proposed works will have no impact on the size of the building.

**5. Landscaping**

- 5.1 The proposed works involve no landscaping.