

# **Design and Access Statement**

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**Andover House, 9A Eton Avenue, London, NW3. 3EL.**

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Renewal of windows from timber to UPVC

28th April 2104

## **Proposal**

Renewal of windows from timber to UPVC

## **Existing Property**

This property is a five storey flat block in the conservation area.

## **Neighbourhood and Streetscape**

The street scene has no buildings of similar design.

## **Design and Layout**

The works have been designed in accordance with the Borough Plan and advice given. It is to match the extension on the opposite corner only to a smaller scale.

The design is based on the following principles:-

The works will blend with existing. New materials and windows will match existing

The proposal is within the borough guidelines and none of the proposed work should disturb the neighbours amenity.

No material changes of use are proposed, no underpinning or excavation will be necessary, no trees will be affected and no hazardous waste is involved.

No corner cutting has occurred to facilitate cheaper building costs. We have tried to mirror design elements that adjacent approvals have incorporated.

### **Heritage Assets and climate change**

These alterations provide an opportunity to reduce carbon emissions to a standard not required at the time of the buildings construction

No significant conflict should occur between conserving the heritage asset and benefiting the property with sensible modifications.

### **Consulting neighbours**

No discussion with neighbours has taken place.

### **Impact on amenity, outlook and privacy of neighbours**

There will be no negative impact on the amenity or privacy of the neighbours.

### **Parking and Access**

There is no off street parking on site. There are several bus routes close at hand and underground stations are 15 minutes walk.

## **Conclusion**

The neighbourhood will not be subject to any extra disturbance. No removal of major landscaping is necessary and security arrangements have been maintained.