

DESIGN & ACCESS STATEMENT

Site Address: Springfield Court, 41 Eton Avenue, London NW3 3ER

Date: 8 September 2014

Applicants: Fivecourts Limited, c/o Robert Irving Burns, 23-24 Margaret Street, London W1W 8LF

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A) Proposal:

The proposal is to replace the existing external windows and doors on the external elevations, majority of which are single glazed metal crital units, with white shade powder coated double glazed aluminium windows and doors. To also replace the main front entrance doors in timber with laminated glazing.

B) Design Process:

The new windows and doors are designed to be the same size as the existing, and to incorporate very similar openers and glazing bars as the existing. The design of a number of the windows and doors are being altered slightly to remove unnecessary glazing bars and the rear balcony doors are being adjusted from a 4 door design to a four door design. It is considered the minor alterations are in keeping with and will improve the character of the building. The double glazing will provide significant improvement in heat insulation compared to the existing single glazed crital windows.

C) Amount:

All of the existing doors and windows on the external elevations, comprising the front elevation, side elevations, rear elevations and rear lightwell elevations are to be replaced.

D) Use:

The existing use of the property is as a block of flats. There is no change in use.

E) Scale:

There is no increase in the size or number of windows/doors to be replaced. All existing windows and doors are being replaced within existing openings.

F) Appearance:

The proposed windows and doors will be very similar in appearance to the existing windows and doors, and will be finished in a white shade (RAL colour number 9910 Matt) which is similar to existing. The proposed main front entrance doors will be the same design and size as existing and to be in timber with laminated glazing and painted in dark green/grey which will match the red brickwork.

G) Landscaping:

The proposed work does not involve or affect any landscaping.

H) Access:

The proposed work does not involve or affect any access to or from the property.

I) Deviation from accepted design guidance:

We believe that all design features conform with contemporary design criteria.



Rudy Fattal BA MSc DiplImp DipSurv MRICS
R D & D ASSOCIATES

9 September 2014

On behalf of Fivecourts Limited (applicants)