

Design and Access Statement

Andover House 9a Eton Avenue London NW3 3EL

Replacement Windows from timber to anodised aluminium

23rd February 2017

Proposal

It is proposed to replace the existing timber windows to the front sides and rear with double glazed anodised aluminium windows in white to match existing. The proposed windows would increase the energy efficiency of the property by reducing the amount of heat loss through the windows. The new windows would be almost maintenance free whereas currently, scaffolding has to be erected every five years to maintain the property according to the lease. The removal of this obligation by the installation of proposed windows would reduce the health and safety issues of the site.

This site does not have Article 4 Direction preventing replacement windows.

Existing Property

Andover House is a purpose-built residential block of flats which sits on the south side of Eton Avenue close to the junction with Eton Garages. The building is not listed but lies within the Conservation Area. The building was constructed in the early 1980's. It is visually coherent four storey block with red-brown faced brickwork. It has recessed balconies to the penthouse flats. The entrance is set back from the street and there are two temporary car parking spaces to the right of the site.

The rear of the building is a similar design. The rear garden is 13 metres deep and the full width of the site.

The windows to the building are the original 1980 specification and feature casement side hung openings. They are singled glazed timber frames painted white. The windows are deteriorating and require attention. Many of the windows are difficult to open.

There are other properties in the conservation area which have succeeded in replacing timber windows with other materials. 69 Gilling Court Belsize Grove, 5 & 7 Lambolle Road, Straffon Lodge and 1-3 Belsize Grove.

Neighbourhood and Streetscape

The street has no other buildings of a similar design.

Design and Layout

The proposed works have been designed in accordance with the Borough Plan and advice given. The works in the same style and precise dimensions are to match the existing.

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 the proposed works will not disturb the neighbour's 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 is intended to facilitate cheaper building costs. We are trying to mirror design elements the subject property currently has which do not mirror adjacent properties.

Heritage Assets and Climate Change.

The existing windows are poor quality and in many instances no longer operate properly. The proposed windows will help rejuvenate the appearance of all elevations and provide additional comfort to the occupiers.

The new windows will be aluminium-framed to the nearest equivalent to the existing timber frames.

The design, fenestration and ironmongery will be similar to the existing thereby maintaining the character of the original building.

These alterations provide an opportunity to reduce carbon emissions to a standard not required at the time of the building's construction.

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

Consulting Neighbours

No discussion with the 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

Access to the property is to ensure equal and convenient access for emergency services where relevant. This application for replacement windows to a residential unit therefore the site space will not be accessible to the public. It should however cater for people with vary levels of access ability. The entrance from Eton Avenue was recently granted permission to make the entrance more satisfactory.

There is off street parking. There are several bus routes close by and Swiss Cottage and Belsize Park tube stations are five minutes walk.

Conclusion

In conclusion the proposed works maintain the character of the existing building whilst upgrading the fabric to current standards and building regulations. The development will not have an adverse impact on the character of the Conservation Area and will improve the overall appearance of Andover House.

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