

DESIGN AND ACCESS STATEMENT

INTRODUCTION

The proposals as outlined in this report are for the replacement of the existing timber windows to the property 45 Eton Avenue, NW3 3EP.

The Applicant in conjunction with their Partners Kier Services Limited are delivering improvements to their housing stock through a series of planned maintenance, which includes window replacement where appropriate.

DESCRIPTION

The subject property is a part of listed properties belonging to Genesis Housing in the Belsize Park Conservation area in the borough of Camden.

The property is a detached house built circa 1890. Designed by Harry Measures

The existing windows are in a poor state.

PROPOSALS

The specific proposals relate to the installation of new timber single glazed windows. The proposal seeks to mirror the look of the existing windows with like for like replacement. It is also proposed that secondary glazing is introduced to the windows to improve thermal efficiency and reduce external sounds for the residents.

MAINTENANCE

The windows will be constructed from timber which subject to routine maintenance will last for a considerable time.

DESIGN

The windows seek to mirror the existing in terms of profile, material and fenestration. The windows will be made from timber which mirrors the existing windows.

ENVIRONMENTAL CONSIDERATIONS

The newly installed windows will be constructed with single glazing with secondary glazing.

The new glazing and general construction will improve thermal efficiency in retaining heat within the property and keeping draughts out.