

## Design & Access Statement – 38-40 Eton Avenue

Our client's outlook here is that the windows are at a point in their life where they would need a considerable amount of repairs and re-painting at significant cost but this would still leave them with huge heat loss issues due to them being single-glazed. They plan to live here for a long time to come and they are keen to tackle this issue as comprehensively as possible.

Their options here are really limited to adding double-glazing to the existing frames retrospectively, installing secondary glazing or replacing the windows in their entirety with double-glazed replacement windows.

Jin Wang has carefully made the decision to replace the windows entirely given that this will be the most effective solution. Also, the existing frames will not hold up to retro-fitting double glazing and they will still have a significant amount of repair works to complete, secondary glazing is a particularly undesirable solution aesthetically and operationally.

Ayrton have been chosen as a supplier as they have demonstrated that the windows can be very closely replicated.

Ayrton are experts at manufacturing period-sympathetic windows and doors, another area where this is notable is the bespoke nature of our joinery which enables us to minimise the frame widths and profiles, creating the most seamless transition possible between old and new windows.