

Design and Access Statement - Flat 3, 5 Eton Avenue, NW3 3EL

(Revision A, 30.04.21)

Introduction

This statement has been produced to accompany a planning application at Flat 3, 5 Eton Avenue, for the installation of seven double glazed timber sash windows to the front elevation at first floor level.

Application Site

Belsize Conservation Area

Planning History

Application ref: 2020/5636/P Full Planning Permission, Refused

Proposal: Installation of new double glazed timber sash windows, as a replacement of the existing single glazed stained windows to the front elevation at first floor level.

Proposal

Following the refusal of the previous application, we sought advice from case officer Obote Hope if double glazed windows with applied leadwork, in a pattern to match the windows at the second floor level, would be acceptable. Obote Hope advised:

'I think the principle would be acceptable providing that we condition the details of the exact pattern to be submitted and approved.'

The proposed design now replicates the appearance/pattern of the leaded glass at second floor level (to the right-hand side of the property), with acoustic double glazed timber sash windows in a style to match.

The detailed drawings of the proposal illustrate the following elements for approval:

- **Oxidised lead applied to both the inside and outside of the external pane**
- Painted timber sash construction with spiral balance mechanism
- 25 mm double glazed acoustic units, comprising of 8.8 mm acoustic glass, 12 mm argon filled cavity and 4 mm glass
- White spacer 'warm edge' bars
- 25 mm applied/composite glazing bars
- Glazing beaded on the interior with exterior profiles to match traditional putty shape
- 20 & 16 small panes to the upper sashes and only 1 pane to the lower sashes
- Brickwork reveals with mortar partially concealing the box frame
- No trickle vents or exterior sash handles
- Timber run-through horns
- 40 mm meeting rails
- Frosted glass to the lower pane of the bathroom window 4, to match existing

Conclusion

The proposed installation of 7 replacement timber sash windows would not harm the character and appearance of the host building and this part of the Belsize Conservation Area.



Second floor level windows - leaded pattern to be replicated