

Ash Sakula Architects

DESIGN AND ACCESS STATEMENT

FLAT 78, JESSEL HOUSE WC1H 9NU
REPLACEMENT WINDOWS
21 July 2021

Introduction

This statement accompanies an application to replace existing two UPVC windows on the sixth floor of Jessel House, an early 20th century mansion block in Bloomsbury. The UPVC windows were installed in the early 1980s, and leak. They have reached the end of their natural life.

Design

It is proposed to replace the existing windows with two new windows in Accoya, a resin-impregnated natural wood, which has superior weathering qualities and will last, even without maintenance, indefinitely.

The new windows will be installed within the existing structural openings, without modification.

The performance of the windows will be upgraded, with double glazing, double seals and low-E glass.

The windows are located in a 1960s top floor addition to the mansion block. The other windows in the 60s extension are almost all different. We have studied them carefully, and aimed to proportion the new windows to be both functional and appropriate to their setting.

We believe they will enhance the appearance of the block as a whole.

Access

The windows will be installed while maintenance scaffolding is in place, making for a simpler and safer installation.

Window furniture has been selected and located at a level to be accessible to all, including wheelchair users.

The windows will provide simpler and safer operation than the existing ones and will not foul the curtain operation as at present.

Overall access issues have been carefully considered and will be greatly improved by the installation of the new windows.