

## 22 Avenue Road, London NW8 6BU

### Design & Access Statement

2022 April 19<sup>th</sup>

291-450 Revision A

This application is for the replacement of the existing dilapidated wooden windows for new aluminium windows at 22 Avenue Road.

An assessment of the site and its surroundings.

The site is within the Elsworthy Conservation Area within Camden. The site is not a listed building nor within close proximity of any listed buildings.

The building was constructed in c. 1980.

The alterations are to the exterior of the building, which require consent.

Design, appearance and sustainability.

1. What is the purpose of the proposal?
  - a. The existing dilapidated wooden windows are to be replaced for new aluminium windows. The purpose of the proposal is to simplify and rationalise the design of the windows, similar to the large format windows on the neighbouring property.
2. How will the proposed works relate to the existing building?
  - a. None of the existing building will be altered in size.
  - b. All the windows will remain the same structural opening size.
  - c. The existing wooden windows will be replaced with aluminium windows.
3. Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?
  - a. The management company has notified the leaseholders of each flat.
  - b. There will be no changes that will affect the neighbours.
4. What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture?
  - a. The new windows will be a similar colour to the existing, with a more simplified window frame, similar to the large format windows of the neighbouring property.
5. Explain the scale, height, width and length of the proposal and its relationship to the existing building.
  - a. There are no changes in this regard to the existing.
6. How have you followed the advice provided by CABE and Southwark Council on the issue of inclusive access? If not explain the reasons for your departure from this guidance.
  - a. This site is within a conservation area and options for alterations are restricted. The proposed alterations to the access are to create wheelchair access and egress to the building, which there isn't currently. The existing step access to the building will become ambulant-disabled, with additional handrails to be Building Regulation compliant.

7. What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered?
  - a. The existing property does not have appropriate disabled access. The proposed entrance has a ramped access to the front door to allow wheelchair access and egress to the building. The proposed step access will become ambulant-disabled compliant, with additional handrails to the be Building Regulation compliant. The proposed works do not alter the pavement, front door or hall / stairs of the property.
8. What is the relationship between the proposed works and public routes and do they have any impact?
  - a. No impact on public routes as the ramp access from the road already exists.
9. Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?
  - a. No alterations to the existing landscaping is proposed.
10. Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance?
  - a. Double glazed aluminium framed windows from sustainable sources will be used throughout the project.
11. Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?
  - a. The new windows will be a similar colour to the existing, with a more simplified window frame, similar to the large format windows on the neighbouring property.
12. How sustainable is your proposal ? How has your proposal addressed the need for energy efficiency ? How does it reduce carbon emissions ? What consideration has been given to low-energy and renewable energy technologies ?
  - a. The new double glazed aluminium framed windows will improve energy efficiency and comply with building regulations.
13. What provision has been made for the storage of waste and recyclable material ?
  - a. Waste and recyclable material will remain as existing as this is not affected by the planned changes.

END