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Armitage



Avenue Mews

12th June 2026

Supplementary Design Note Window Surrounds and Visual Impact

Introduction & Summary

Introduction

This note has been prepared to provide additional information in support of the proposed timber window surrounds to the terrace elevation at IC Avenue Mews.

The planning officer has confirmed that the formation of the two new window openings is supported in principle. This note addresses the remaining point of concern, namely the visual effect of the proposed timber surrounds and their relationship to the existing building.

The proposal is not intended to clad, conceal or remake the building. It is a limited and carefully judged joinery intervention around the new openings, introduced in order to give them a clear architectural relationship to one another and to resolve the terrace elevation as a calm and coherent composition.

Summary

- The terrace elevation is a secondary / tertiary elevation, not part of the principal public-facing composition of the building.
- The brickwork remains the dominant material of the wall and the proposal does not seek to conceal it as a new façade treatment.
- The proposed timber elements are a limited joinery intervention associated directly with the two new openings.
- The two windows are the same width but different in height, and require a unifying device so they can read as a composed pair.
- The proposal does not alter the roof form, does not connect to the eaves, and does not create an enclosed addition.
- Its public visibility is limited and oblique, and its effect on the wider reading of the building is modest.



Existing Aerial View



Site

The Existing Terrace Elevation

Architectural Significance

The elevation affected by the proposal is the private terrace-facing side of the upper flat. It is not a principal street façade and is not part of the formal public composition of the building.

This part of the building is already materially and architecturally simpler than the primary public elevations. It is experienced mainly from within the terrace itself and only obliquely from limited public viewpoints. The wall is recessed, secondary in character, and formed in a cheaper and more utilitarian brick than the more carefully composed street-facing elevations.

That distinction is important. The proposal is not made to a principal public frontage, but to a secondary terrace elevation within a private domestic setting. This makes it the part of the building most capable of accommodating a carefully controlled contemporary intervention.

The significance of the brick wall is therefore different from that of the principal façades, and the proposal should be assessed in that context.

Terrace Elevation



Primary Elevation

Design Intent

Composition & Materiality

The proposed windows are intentionally different in height. This arises from the internal layout of the flat and the different rooms they serve. For that reason, the design requires a unifying architectural device so that the two openings can be understood as a deliberate pair rather than as two unrelated holes in the wall.

The timber surrounds perform that role. They establish a shared language, proportion and depth around the openings and allow the proposal to read as a single, resolved intervention. Their role is compositional, not decorative.

The timber is proposed as a high-quality joinery material appropriate to a private terrace condition. It is visually lighter and more refined than masonry and makes clear that the proposal is an insertion associated with the windows, rather than a rebuilding of the wall. Its dark stain reduces visual prominence and allows it to sit quietly within the depth and shadow of the terrace.

The surrounds should therefore be understood not as cladding or enclosure, but as a limited layer of crafted joinery that helps resolve the architectural composition of the new windows.

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Key points

- The timber is directly related to the new openings and does not extend across the full wall as a new skin.
- The proposal does not alter the roof form or outline of the building.
- The timber is subordinate to the wall and the windows, not a competing façade in its own right.
- The lower bench and the upper surround are conceived as part of one joined-up composition.

CGI identifying the two windows and the unifying surround.



Visibility

Public views and impact on character

The public realm concern raised during the application relates to the visibility of the terrace elevation from the far end of the mews. The proposal has therefore been assessed from the locations from which it is considered visible.

These views show that the terrace is already set back from the edge of the building and that the proposed timber elements sit further back again within that recessed terrace zone. They are not seen frontally in the same way as the principal public elevations, but only in partial and oblique view.

As a result, the proposed surrounds do not materially alter the wider outline of the building and do not create a new prominent element in the public realm. They are contained within the depth of the terrace and read as part of the localised treatment of the two openings rather than as a broader change to the elevation.

The proposal should therefore be understood as a modest and carefully controlled intervention whose visual effect is limited to the immediate terrace setting.

Visual impact

- The proposal remains within the terrace zone and does not project into the skyline.
- It does not connect to the roof or eaves and does not alter the overall silhouette of the building.
- It is seen only in part from the public realm and does not dominate the wider view of the building.
- Its effect is local and secondary, not building-defining.

Visibility

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Existing View from Avenue Mews

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Proposed view from Avenue Mews

Visibility

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Existing View from Avenue Mews

Avenue Mews

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Proposed view from Avenue Mews

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Conclusion

Relationship to neighbours

The proposal does not materially affect neighbour amenity.

The new windows face away from the nearest neighbouring windows and do not create direct overlooking. From neighbouring properties, the proposal is experienced primarily as the side of the terrace condition rather than as direct glazing looking back toward them. The timber surrounds do not increase overlooking in any meaningful way.

Likewise, the proposal does not create a material effect on daylight or outlook to neighbours. The surrounds remain within the existing terrace zone and do not project in a way that would cause overshadowing or meaningful loss of amenity.

In summary, the new windows are already accepted in principle. The proposed timber surrounds are the element that resolves them properly as a pair and allows the elevation to be read as a calm, coherent and high-quality composition.

They do not amount to cladding, do not create an enclosed addition, and do not materially alter the wider character or reading of the building. Their visual impact is limited, their relationship to the public realm is modest, and their effect on neighbours is negligible.

For these reasons, the proposed surrounds should be considered an acceptable part of the wider window scheme.

View through proposed opening looking up Avenue Mews



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Thank You

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