

DESIGN AND ACCESS STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

**121-123 TORRIANO AVENUE
LONDON, CAMDEN
NW5 2RX**

REVISION: P3

MARCH 2023

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B9825 – WATES – CAPITAL WORKS

DESIGN AND ACCESS STATEMENT



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1.0 Introduction

Potter Raper are working alongside Wates to facilitate the replacement of building elements on properties, on behalf of Clarion Housing Group.

This design and access statement will support the planning application for the development of the premises 121-123 Torriano Avenue, Camden, NW5 2RX.

2.0 Existing Premises

The building in question is a residential block characterised by yellow brick façade. The building is comprised by four storeys and it contained eight self-contained flats.

2.1 Planning Restrictions

The building is not situated within a conservation area, nor is it a listed building, or in a high flood risk area.

2.2 Building and Control Requirements

All works included within this planning application will be covered by FENSA, the approved competent person scheme that permits self-certification by the window installer. The proposed works will be carried out in line with all building regulations, with suitable windows and doors that will meet all thermal, security and ventilation requirements. The new windows and doors that are installed will also be compliant with Secure by Design requirements.

3.0 Design Proposals

3.1 Existing Windows

The building is currently fitted with a variety of window styles, most of which are single glazed timber units, with some uPVC units. All elevations consist solely of casement units.



Figure 1: Windows on the building

The existing windows are no longer meeting the needs of the residents living in these properties and are leading to issues with heat loss, condensation, and other related defects.

These windows units are all of different sizes and mostly have a single glazing thickness of 4mm.

3.2 Proposed Windows

It is being proposed that the windows to visible elevations are to be replaced with double glazed timber units. uPVC units are proposed on to the north-west elevation, which is only visible from within the garden of the property. The windows are to remain in the same style and fenestration so where a casement window is currently installed, it will be replaced with a casement window. All new windows will match the existing fenestration and design as closely as possible.

Please see below summary regarding the windows proposed to be installed:

Torriano Avenue Windows	
Frame Material (Front & Rear):	Timber
Glazing Thickness (Front):	28 mm (max)
Glazing Thickness (Rear):	28 mm (max)
Frame Material (North-West Flank):	uPVC
Glazing Thickness (Front):	28 mm (max)
Glazing Bars:	Applied where applicable
Ironmongery finish:	As client's requirements
Frame depth:	To match existing
Obscure glazing:	Yes – only where existing
Toughened Glass:	As required by building regulations
PAS 24:	Yes
Spacer bars:	White, Plastic
Stained Glass:	Not applicable

3.3 Existing Doors

At present there are four single leaf timber door. There is also three rear windows/door units on the rear elevation, giving to the residents access into the garden. All doors are outdated and slightly deteriorated requiring an update.

The existing doors no longer meeting the needs of the residents and are in a poor condition. It is a necessity of all residents to have a safe door which meets building regulations.

3.4 Proposed Doors

It is being proposed that the external doors to the property will be replaced with new timber units to match the existing, with double glazed units where glazed (fenestration to match the existing).

3.5 Car Parking/Transport

There is adequate parking on both sides of The Avenue however this would require the use of a residents parking permit.



Figure 2: The Avenue (Source: Google Maps)

In addition to parking for vehicles, there are also several public transport links in the local area. This firstly includes the use of Buses and Cabs/Taxis in the area. Additionally, there is access to the London Underground from Kentish Town and Tufnell Park Stations.

3.6 Refuse Disposal

All refuse which arises from the replacement windows and doors will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

4.0 Summary

This application includes works which will significantly improve the quality of life for the residents within the properties on this road, whilst simultaneously retaining all the existing features of the properties.