

Design and Access Statement

32 Dynham Road
London
NW6 2NR

Prepared on behalf of

London Brought of Camden
5 Pancras Square
Kings Cross
London N1C 4AG

Job No: 2520922

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Prepared by Alybaa Tahir
Pellings LLP
Northside House
Cockfosters Rd
Barnet EN4 9EB

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1.0 INTRODUCTION

1.1 General

- 1.1.1 This Design and Access Statement has been prepared by Pellings on behalf of London Borough of Camden. It accompanies the full planning application for the removal of existing front entrance door, and single-glazed timber windows and replacement with new insulated front entrance door, and new double-glazed timber windows to all elevations. All replacement windows to be compliant to BS 644:2012. Works also include the installation of Photovoltaic (PV) Panels on the main roof and an Air-source Heat Pump at the rear of the property. Note that the proposed of the ASHP will meet MCS Planning Standards.
- 1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.
- 1.1.4 The London Borough of Camden have set an ambitious target to reach net zero by 2030. As part of the journey to net zero, they are retrofitting homes across the borough to improve their energy efficiency and reduce their carbon emissions.
- 1.1.5 As well as decarbonising the Camden homes which need it most, the retrofit measures will improve the quality of life, reduce energy bills, and reduce the carbon footprint for some of Camden's most vulnerable residents.
- 1.1.6 Where possible, The London Borough of Camden are utilising government grants to help fund these retrofit schemes, such as the SHDF (Social Housing Decarbonisation Fund).
- 1.1.7 In order to be eligible for grant funding, the homes must reach a minimum EPC (Energy Performance Certificate) rating of C which means installing measures proposed within this scheme such as double glazing, solar panels and solar thermal water heating panels, and will also include low carbon heating where possible, such as ASHPs (Air Source Heat Pumps). SHDF grant will help improve the worst energy-rated homes in Camden.
- 1.1.8 This planning application covers the works associated with retrofitting the street property as part of Camden's pilot retrofit projects. These pilot projects will allow Camden's Capital Works to develop a greater understanding of retrofitting and how best to help our residents and to decarbonise the domestic portfolio. It is aspirational for retrofit to become part of our cyclic 'Better Homes' works and operate as business as usual.

1.2 Structure of the Statement

- 1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:

- Section 2.0 - Understanding the Context
- Section 3.0 - Design
 - Description of Proposal, Use, Layout, Scale and Appearance
- Section 4.0 - Access
- Section 5.0 - Summary and Conclusion

2.0 Understanding the Context

2.1 Site Description

- 2.1.1 32 Dynham Road is a three-storey traditionally constructed Victorian end terrace house. The three storeys consist of ground, first and second (loft conversion) floor. The property is located in a residential area close to the local amenities.
- 2.1.2 The façade of the building is generally solid red and yellow stock brickwork. To the front elevation there are two bay windows serving the ground to first floor.
- 2.1.3 The main roof is a pitched roof covered with clay tiles. There is 1no brick-built chimney on the roof with 6no chimney pots. There is 1no standard dormer serving the converted loft. A flat roof is noted to the rear outrigger, covered with felt.
- 2.1.4 The existing rainwater goods are located externally and are PVCu half round profile gutters and downpipes. Soil pipes are located to the rear of the property and are generally PVCu. The soil pipes serve the kitchen and various bathrooms of the property.
- 2.1.5 The existing windows are single-glazed timber sash windows to all elevations.
- 2.1.6 Access to the property is provided via a two-panel glazed timber door, through an open arched porchway.
- 2.1.7 To the front of the property, there is a private hard standing area with a stone boundary wall and concrete tiled steps leading to the porchway/front entrance. The steps are bound by metal railings.
- 2.1.8 To the rear of the property there is a private garden bound by timber fences.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The works include the removal of existing front entrance door and single-glazed timber windows and replacement with new insulated front entrance door and double-glazed timber windows to all elevations. Works also include the installation of Photovoltaic (PV) Panels and Solar Thermal Water Heating Panels on the main roof and an Air-source Heat Pump (ASHP) is to be installed at the rear of the property. All replacement windows to be compliant to BS 644:2012.

3.2 Use

- 3.2.1 The property is a residential street property comprising of a single family dwelling.

3.2.2 The property will continue to be in use by the residents during the works

3.2.3 The property is not listed and is not located within a Conservation Area.

3.3 Layout

3.3.1 No alterations are required to the existing layout of any dwelling.

3.4 Scale

3.4.1 No change in scale is proposed and therefore this item is not considered applicable.

3.5 Appearance

3.5.1 It is proposed the fenestrations of the new windows and door will be a like for like replacement to match the existing style and colour of the previous windows and door and be keeping with the area.

3.5.2 The proposed PV Panels and Solar Thermal Heating Panels will be installed in a manner so as to minimize the effect on the external appearance of the building. The panels will be installed to the flat roof area of the outrigger, and also to the rear roof slope. Note that panels fitted to the roof slope will be flush, and protruding no more than 200mm from the slope itself.

3.5.3 It is proposed that the installation of the ASHP will be to the rear elevation of outrigger. The proposed ASHP will comply with MCS Planning Standards (MCS020)

4.0 Access

4.1 No changes to access are proposed and therefore access is considered not applicable.

5.0 Summary

5.1 It is proposed to remove the existing front entrance door and single glazed timber windows and replace with new insulated front entrance door and double-glazed timber windows to all elevations to match the fenestration of the existing windows and doors. It is proposed to install PV Panels and Solar Thermal Water Heating Panels to the main roof and an Air-source Heat Pump (ASHP) at the rear of the property.

5.2 The replacement of the windows will have a positive impact on the residents of this property, providing substantial improvements to the thermal efficiency, security, reduction of noise, ease of use and long-term maintenance. Replacement windows will be installed by FENSA approved contractors and will be in accordance with the current Building Regulations including Approved Document N - Glazing and Approved Document L – Conservation of Fuel and Power

5.3 The installation of the PV and Solar Thermal Water Heating Panels and the ASHP will have a positive impact on the residents of this property and the environment by reducing energy bills, and the carbon footprint of the property, helping to meet London Borough of Camden's target to reach net zero by 2030.

5.4 The intention is for the proposed works to enhance the existing building and its

tenants/ leaseholders by being sympathetic to the design, colours used, style, materials and finish of the existing structures and surrounding area and the local environment.

- 5.5 Taking into consideration all of the issues detailed above, it is hoped that the proposals as outlined in this Design and Access Statement, and additional submitted documentation, will result in this planning application being successful and planning permission being approved.