

Design and Access Statement

83 Falkland Road
London
NW5 2XB

Prepared on behalf of

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

Job No: 2520922

Date: 7th February 2023

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

CONTENTS

1.0	Introduction	3
1.1	General	3
1.2	Structure of the Statement	3
2.0	Understanding the Context	3
2.1	Site Description	3
3.0	Design	4
3.1	Description of the Proposal	4
3.2	Use	4
3.3	Layout	4
3.4	Scale	4
3.5	Appearance	5
4.0	Access	5
5.0	Summary	5

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 83 Falkland Road is a three-storey traditionally constructed Georgian end terrace house. The three storeys consist of a ground, first and second floor. The property is located in a residential area close to the local amenities.
- 2.1.2 The façade of the building is solid brickwork with a decorative finish. To the front elevation is a bay window serving the ground floor.
- 2.1.3 The main roof is a pitched roof covered with clay tiles. There is 2no brick-built chimney on the roof with 12no chimney pots. 2no smaller rear extensions noted to the rear, with monopitch roofs, covered with slate tiles.
- 2.1.4 The existing rainwater goods are located externally and are PVCu 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 single timber door.
- 2.1.7 To the front of the property, there is a private hard standing area with a stone brickwork boundary wall. 2no concrete steps leads to the porchway/front entrance.
- 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, but it is located within the Kentish Town 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 fitted to the east facing roof slope, and tilted to face the south. They will not protrude further than 200mm from the roof slope, however note that due to the roof style and front parapet wall, the panels will not be visible from the front of the property.

3.5.3 It is proposed that the installation of the ASHP will be to the rear elevation of rear extensions, and 1m away from the property boundaries. The proposed installation 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.