

Design and Access Statement

132A Drummond St
London
NW1 2PA

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.
- 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. The 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 132A Drummond Street is a three-storey traditionally constructed mid-terrace block. The three storeys consist of a ground floor containing retail units, a first and second floor forming the residential dwelling. The block is located on a main high street, close to the local amenities.
- 2.1.2 The façade of the building is generally London stock brick.
- 2.1.3 The main roof is a butterfly roof covered with clay tiles. There is 2no brick-built chimney on the roof.
- 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.
- 2.1.6 Access to the property is provided via a single six-panel timber door with a fanlight above.
- 2.1.7 To the front of the property, there is a private tiled area with a metal railing.

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 All replacement windows to be compliant to BS 644:2012.

3.2 Use

- 3.2.1 The property is a residential unit comprising of a single family dwelling, as part of a purpose-built block.
- 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 will be a like for like replacement to match the existing style and colour of the previous windows and be keeping with the area.

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.

- 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

- 5.4 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.