

Design and Access Statement - Window and Door Replacement Scheme

With response to Heritage and Fire requirements

Date: 27/03/2023

Address: 6 Broomsleigh Street, London NW6 1QW

Introduction

This Design and Access Statement has been prepared on behalf of the applicant and accompanies the planning application for the renewal of windows and doors to all elevations with new fit for purpose units.

This statement has been drafted in response to the requirements of the Town and Country Planning (General Development Procedure) (England) Order 2010 and subsequent 2013 amendments which state that a design and access statement must accompany any full planning application and comply with 'Design and Access Statements: How to write, read and use them (CABE, 2006)'.

Furthermore, this statement provides an overview and considerations relating to the building's heritage and response to the 2021 fire safety requirements.

Site Description and History

The site does not have a significant or interesting history in relevance to the general appearance of the local area and is not considered to be particularly unique for the architectural history of the UK. Very little information is available online associated with the area's heritage. The building was constructed circa 1900 in red solid brickwork with a grey slate roof. The front elevation has timber sliding-sash windows with decorative pedant above and stone sills. There is a 2 storey bay with decorative detailing and hipped roof above. The front door is recessed into the front of the building with a decorative pediment above and detailing to the opening to match the bay. There is a traditional solid door with a fanlight above

The windows and doors to the properties are perceived to have originally been of single glazed timber but in most areas are understood to not be original to the building and were likely renewed over the course of the ensuing years. Many units have failed and become unsafe or unsecure. They are constructed with single glazing which is a poor thermal insulant and as such allows heat to escape through the building's external envelope with both a financial and environmental cost.

Evidence of recent window renewals within the local area is prominent with many untasteful proposals undertaken. From review it is clear that many of these items of work did not achieve planning. Despite this in the immediate area the majority of properties appear to have retained the slim timber sash appearance on the front elevation. This was noted to be worth conserving along with solid timber doors.

The applicant takes the upmost interest in conserving the character of the existing buildings but is mindful that sometimes there are economic benefits from reducing costs associated with expensive heritage repairs and replacements. As a result, where considered acceptable and precedent is apparent alternative options for renewal are considered.

The local area is considered to be primarily residential however some small commercial units and facilities have been noted to be present within a 250-meter radius of the site.

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Heritage

The building is not listed by historic England (or locally by the local authority) and is not located within a conservation area. It is however intended that all replacement windows and doors will replicate the existing basic design and appearance in order that the building should remain congruous with the character of the surrounding properties in terms of design, openings, detail and profile.

The main conservable assets of the building include the existing front windows, decorative relief and solid door. These were noted to be of interest and provide a level of character to the street worth conserving. The front sliding-sash operation is consistent with the street and as such these should be retained as far as is reasonably possible. Similar to this the existing door is a traditional English timber half-glazed panel door with glazed fanlight which will be retained.

The rear elevation was noted to be plain but the importance of matching the existing uniform design and appearance were recognised in order that the replacements should not be detrimental to the appearance of the building.

Design (Description of Proposal)

The proposal allows for the renewal of the existing windows and door to the front with standard timber frames complete. These will be double glazed to improve the buildings thermal performance but maintain a similar proportion profile of the existing glazing along with operation in accordance with the details, elevations and window Schedule appended to this application.

Windows to the rear will be replaced with timber with matching operation. These will match the uniform design of the existing windows but provide the social housing applicant with greater value for money and increased longevity of installations. Whilst these are not generally visible from the public highway they will match the appearance of others in the street.

All new windows will match the existing ones in colour which is considered a relatively standard and generic colour within the local area and wider regions of Greater London.

To maintain character the new front door will be retained and overhauled

Use

The property is currently of residential C3 (B) use and will not change or be impacted by the application.

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Layout

The proposed development does not make any alterations to the existing window or site layouts.

Scale

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

Appearance

Careful consideration of the proposal has been undertaken to ensure the impact on the scape of all elevations is minimised.

Noting the character locally and presence of similar materials locally the impact of the new glazing and frames will be minimal, and the character will be retained by the works.

To the rear elevation the property is not currently visible from the adjacent streets other than to the rear of the properties and sites that back on to the applicant site.

Access

The proposed development does not make any alterations to the existing access arrangements.

Response to the 2021 fire requirements

As of the 1st of August 2021, a fire statement is required for most new full plan applications.

As part of the statement confirmation is required to be provided in relation to the following elements as dictated by planning policy of the London plan.

- The Construction method, products and materials used.
- Means of escape for all building users and evacuations strategy (including Policy D5(B5).
- Evacuation assembly points
- Passive and active fire safety measures.
- Access and facilities for the fire and rescue service
- Site access for the fire and rescue service.

The new window and door units proposed are to be constructed from timber and will be compliant with the latest building regulations with comprehensive building control sign off and certification upon completion.

The property does not contain any external staircases that could potentially be impacted by the spread of fire through windows onto the existing escape routes and means of escape.

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The existing evacuation assembly point is assumed to be located to the front pathway of the road property and will remain as such for the duration of the works. The replacement of windows to the property will not affect the current location of assembly points.

The existing property has a number of fire precautions which will be unchanged by the proposed work which will neither improve nor worsen the safety measures already implemented. The building freeholder is expected to have an accurate fire risk assessment for the building which they will be responsible for reviewing and updating as required, after works have completed.

Access in facilitating Fire and Rescue services will remain unchanged for the duration of the work and following completion will continue to be the same as existing therefore not changed. Should access be impacted in the future, the client will update the associated fire strategies as required and therefore will not change.

Summary

The proposal is to renew the windows and doors to the applicant site.

As a result of the deteriorating condition and noncompliance with the latest building regulation the applicant has been left with no alternative option but renew the windows with safe, secure, and thermal efficiency alternatives. This ensures thermal comfort and safety of the retained existing building users. The impact to which the property has on the environment will also be improved to ensure the applicant is able to fulfil their social responsibility commitments.

To minimise the impact on the external street facade and local area the proposal has been considered for suitability and the selection of timber has been made noting the presence of the same material elsewhere on the street; therefore, the proposal is considered a suitable and best placed proposal.

From a design access and heritage perspective the proposal is considered permissible and will have little to no negative impact on the local area but will improve the standard of living of the existing building occupants.