DESIGN AND ACCESS STATEMENT

FOR

EXTERNAL WINDOW REPLACEMENT WORKS

AT

1-22 Fairhurst
Compayne Gardens
Camden
NW6 3DJ

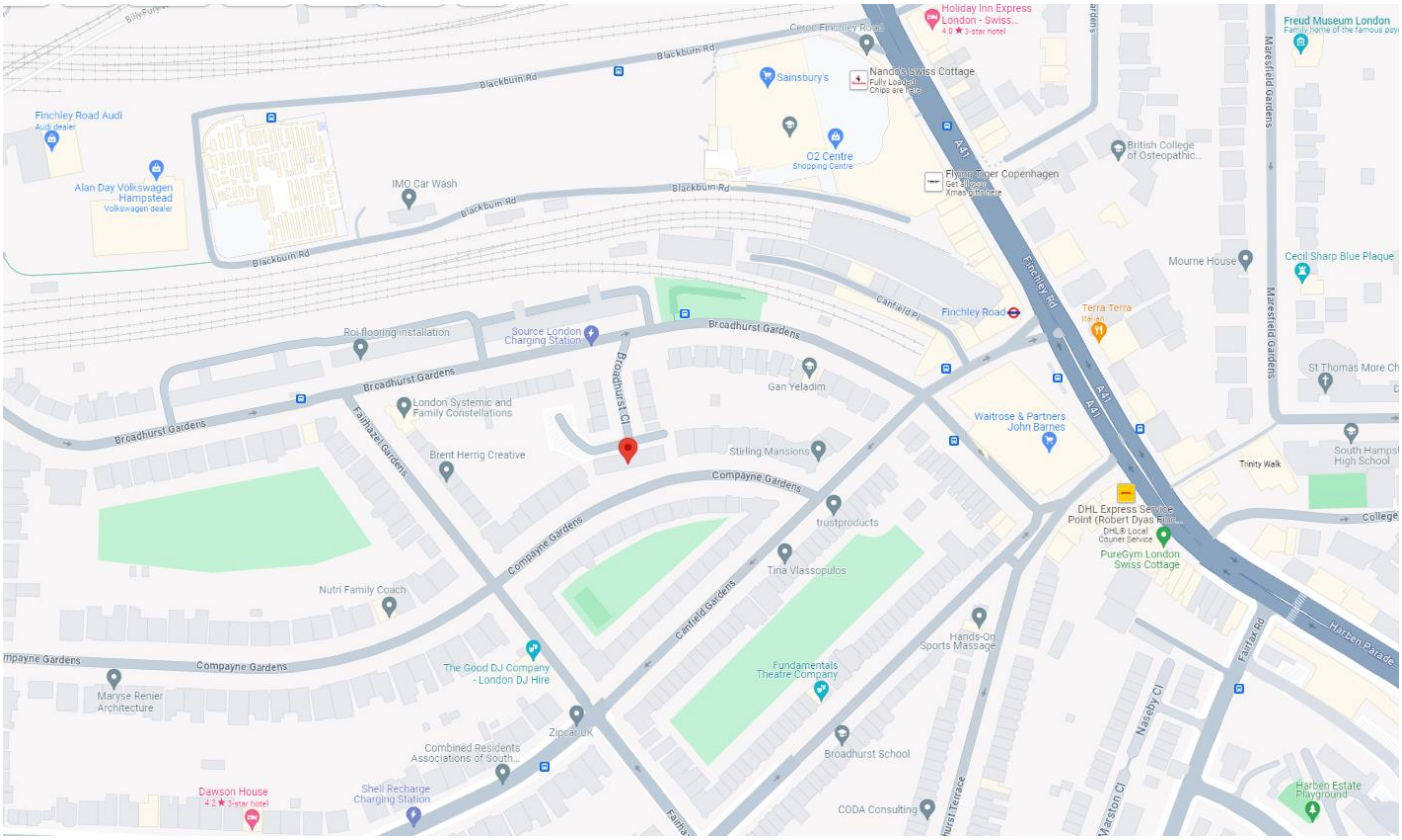
CONTENTS

1.0 INTRODUCTION

This Design and Access Statement, together with the existing conditions photo schedule and proposed drawings, is submitted in support of the Planning Application for the proposed window replacement works to all four elevations of the properties at 1 to 22 Fairhurst, Compayne Gardens, NW6 3DJ.
The housing block will continue to be occupied by the residents for the duration of the works.

2.0 EXISTING PROPERTY – ACCESS/ USE/ CONDITION

1-22 Fairhurst is a purpose built, non listed, residential block of flats located in the South Hampstead Conservation within the LB of Camden, London. The block is a 5 storey building with 22no. flats accessed externally at ground level or via an open walkway from the internal staircase throughout the rest of the floors. The building is of solid brickwork construction with an assumed concrete frame, built circa 1950's.



The building is a single volume with 2no. entrances located at the front and the rear. The block is accessed from the estate grounds via a public footpath/ road. The rear elevation has a projected staircase constructed in concrete.

The roof of the building is constructed of a pitched roof covered in copper with copper flashings. The 5no. chimneys are constructed of brick surmounted with 4no. terracotta flues. Above the communal staircase area there is a flat roof covered with assumed asphalt where a tank/roof access is located. To the walkway at the rear there is a small assumed asphalt flat roof which covers the communal staircase access.

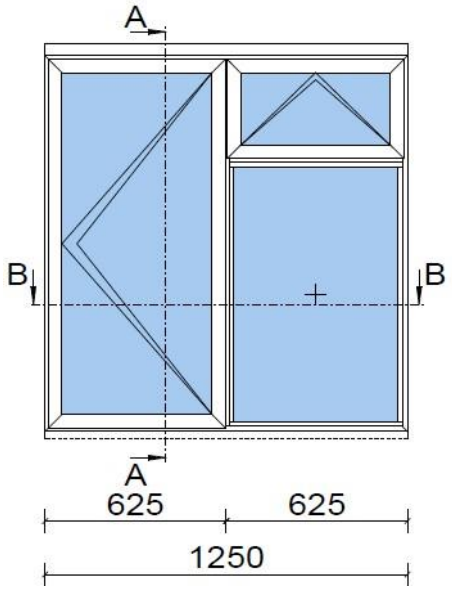
The communal areas of the building are located within the enclosed staircases. The dwellings are accessed externally at ground level or via open walkway from internal staircase. The ceilings and walls are decorated concrete and the stairs and landings are concrete finish.

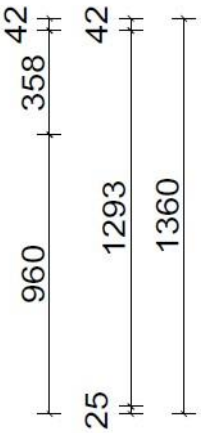
The existing windows are single glazed timber casement units at regular intervals on each of the elevations all with decorated concrete lintels. The flat entry doors are timber. The communal entry doors are a decorated metal gate. The block is accessed via a controlled entry key fob system.

The windows to the block are in poor condition with rotten elements to the timber frame, various locations with cracked glazing and peeling paint. It is likely that these are the original windows to the block and due to their age, their thermal performance is poor and inefficient. Damaged fenestration elements also appear throughout the separate properties, so these are in urgent need of replacement.

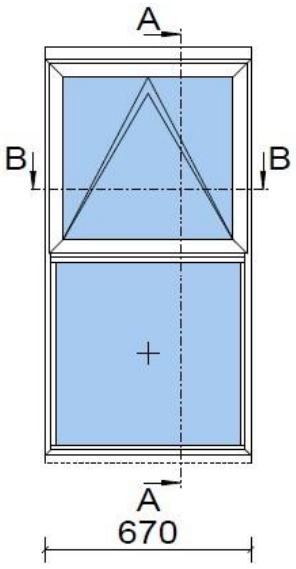
3.0 PROPOSED WORKS

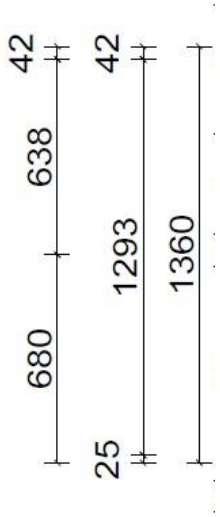
The London Borough of Camden are proposing to replace all existing windows to the front and rear elevations of the block with a high performance, powder coated aluminium frame units. Taking into consideration that the block is in a conservation area, the new units will aim to match the existing layouts, colour and fenestration as close as possible. There are currently 5no. window types appearing throughout both the front and rear elevations and it is proposed that the position of fanlights and openings will be the same as that of the existing windows. The proposed frame colour is RAL 9910, to match existing.



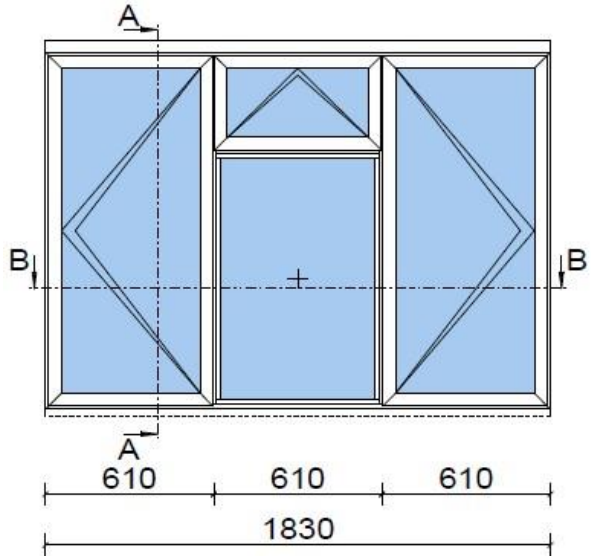


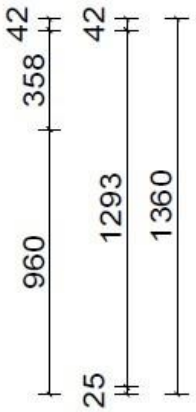
Proposed Window Type A – to match existing.



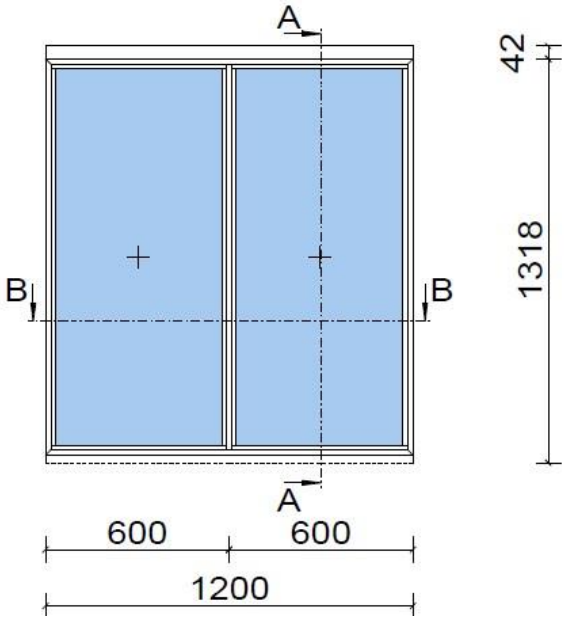


Proposed Window Type B – to match existing.

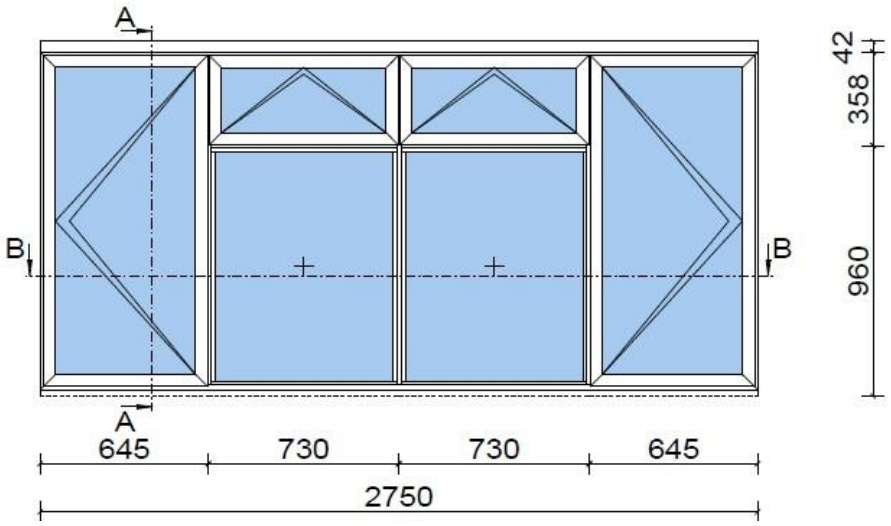




Proposed Window Type C – to match existing.



Proposed Window Type D – to match existing.



Proposed Window Type E – to match existing.

4.0 CONCLUSION

The proposed window replacement works to Fairhurst will provide a much needed upgrade of the existing fabric of the building with a focus on thermal efficiency, security, noise reduction, maintenance and operation. The windows will be installed by FENSA certified installers and will be compliant with the current Building Regulations, Approved Documents N and L. The proposed powder coated aluminium frames will improve the durability and long term maintenance of the units whilst also maintaining the established characteristics and detailing of the surrounding area and local heritage.

A Building Regulations application will be submitted as required, to establish a compliant design package, taking into account all current regulations related to thermal efficiency, ventilation, operation and security. All detail proposals will be issued to the appointed officer prior to installation.