

Design and Access Statement with response to Fire Safety Roof, Window and Door Replacement Scheme

With response to Heritage and Fire requirements

Date: 03/01/2024
Address: 24-26 Maygrove Road, Kilburn, London, NW6 2EB
Job No: 34656

Introduction

Construction consultancy Baily Garner LLP have prepared this Design and Access Statement on behalf of the London Borough of Camden. This statement accompanies the planning application for the renewal of all windows and patio doors to all elevations with modern double glazed timber composite equivalents. The application also includes the replacement of the existing main roof with a modern Kalzip liner deck roof system.

This statement has been drafted in response to the requirements of the Town and Country Planning (General Development Procedure) (England) Order 2015 and subsequent 2013 amendments which state that a Design and Access Statement must accompany any full plans application and comply with Design and Access Statements: How to Write, Read and Use Them (CABE, 2007).

Site Description and History

The property is a block of 8 no flats. The London Borough of Camden are the owner and freeholder of the property and flats within, with in-situ windows assumed to be original. The local area is considered to be primarily residential with good travel connections across London.

Heritage

The building does not hold a locally listed status and does not lie within a conservation area. Architecturally it is noted that various other properties feature timber windows and therefore do not require a high level of consideration or retention.

Design (Description of Proposal)

The proposal allows for the like for like renewal of the existing windows and patio doors with modern double glazed timber composite units in accordance with the elevations drawings and window schedule appended to this application.

The new windows colour will match the existing which is considered a relatively standard and generic colour within the local area.

The proposal also includes for the renewal of the existing single skim aluminium roof sheet roof covering with a like for like Kalzip liner deck roof system. This reads in conjunction with the Kalzip specification appended to this application.

Use

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

Layout

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

Scale

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

Appearance

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

Noting the character 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 the neighbouring properties and sites that back on to the applicant site. Therefore, the impact that the proposal will have on the street is reduced.

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 patio door units proposed are to be constructed from timber composites. The proposed new roof covering will be constructed in primarily aluminium as highlighted in the Kalzip specification appended to this application. Both elements 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.

The existing evacuation strategy is a stay put policy unless directly affected by fire or instructed to evacuate by the emergency services. This will remain as such for the duration of the works. The replacement of windows, patio doors and roof renewal to the property will not affect the current evacuation strategy.

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, patio doors and roof to **24-26 Maygrove Road, Kilburn, London, NW6 2EB** is as a result of their deteriorating condition and noncompliance with the latest building regulations.

The renewed windows, patio doors and roof will perform to a higher safety, security and thermal efficiency and will ensure thermal comfort and safety of the existing building users.

To minimise the impact on the external street façade and local area the proposal has been considered for suitability and the selection of timber composites and has been made noting the presence of the same material elsewhere; 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 livelihoods of the existing building occupants.

Signature:


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