
DESIGN AND ACCESS STATEMENT

2A WEDDERBURN ROAD

WINDOWS REPLACEMENT

DECEMBER 2023

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ATTACHMENTS

Att1. Elevation drawings – Existing and proposed

1 SITE ADDRESS

2a Wedderburn Road
LONDON
NW3 5QE



2 STATEMENT

2.1 BACKGROUND

2a Wedderburn Road is a detached family house located in The London Borough of Camden and within the conservation area known as Fitzjohns Netherhall.

This house has a series of wooden casement windows, some of them being bay type with fixed and openable leaves. They are painted in dark brown and are double glazed. There is a french door to access the side garden. The front door is formed by four glass panels, two of them being part of a fixed frame. There are also two old roof windows. The garage door is of the counterweight type.

The windows are inefficient from an energy point of view, draughty and in need of frequent maintenance. Moreover, the windows have security grills on the inside, which were installed after experiencing several burglary attempts in the past.

2.2 PROPOSAL INTRODUCTION

The proposal is to undertake a like for like window replacement for the majority of the windows. The new windows shall also satisfy security, energy efficiency, building regulations and safety requirements as described herein.

The exception to the like for like will be the window in one of the upstairs bedrooms. This three pane window does not provide adequate means of escape at present. The proposal will be to replace it with a two leave window to have a wider clear exit in case of emergencies.

The existing garage door is old and in frequent need of maintenance. The proposal is to replace it with a new garage door (sectional type as opposed to the counterweight that provides a higher level of security and a higher clear height.

2.3 PROPOSAL GENERAL DETAILS

2.3.1 General requirements

- 2.3.1.1 Unless noted otherwise, all new windows and doors shall be replaced in a like for like basis.
- 2.3.1.2 The window installer shall be accredited by the Glass and Glazing Federation (GGF) in the UK.
- 2.3.1.3 All the windows, french door, main door and roof windows shall have a minimum guarantee of 10 years for parts and labour. The new garage door shall have a minimum guarantee of 5 years for parts and labour.
- 2.3.1.4 All the dimensions and sections shall match those of the existing.
- 2.3.1.5 All the gas-filled units shall have a minimum of 15 years guarantee for parts and labour.
- 2.3.1.6 New wood shall be classified as durable (DC 2) or very durable (DC 1) as described on the latest version of standard **BS EN 350 Durability of wood and wood-based products**.
- 2.3.1.7 New wood shall be of the highest **dimensional stability**. The wood shall have had undertaken a stringent test from either a recognized British, American or European organization such as TRADA (timber research institute) or SHR (Leading Dutch timber research institute). Details of these tests shall be provided within the correspondent submittals by the contractor for client approval.
- 2.3.1.8 The wood shall be provided from **sustainable** sources. Details of the sources shall be provided by the contractor for client approval.
- 2.3.1.9 All new windows, french door, main door, roof windows and garage door shall be factory painted in the same colour as the existing. A sample shall be provided as part of the submittals for client approval before the windows are painted.

2.3.2 Security requirements

- 2.3.2.1 All new windows, french door, main door, roof windows and garage door shall be “Secured by Design” accredited. See <https://www.securedbydesign.com/> for additional information.

- 2.3.2.2 All existing security grills shall be removed and the areas made good and re-decorated. Prior to the security grills are removed the contractor shall provide evidence to the client that the proposed windows and doors are “Secured by Design” accredited.

2.3.3 Safety requirements

- 2.3.3.1 All windows shall have the built in capability of being restricted so they cannot be opened to more than a 100mm opening by a child.
- 2.3.3.2 The restricting mechanism shall be able to be overridden and released by an adult without the need for a key.
- 2.3.3.3 The restricting mechanism shall comply with the latest version of the standard BS EN 14351-1.

2.3.4 Glazing requirements

- 2.3.4.1 All glazing to be double glazed seal units with inner glass laminated – cavity – outer glass laminated as follows and subject to planning application approval:
6.4 mm laminated glass – 14 mm argon gas cavity – 6.4 mm laminated glass
- 2.3.4.2 Handles and peg stays to be made of die-cast zinc, be HARDEX coated and meet the requirements of the latest revision of the BS EN 1670 standard grade 5 for corrosion resistance.

2.4 PROPOSAL SPECIFIC DETAILS

2.4.1 Windows

2.4.1.1 **Cloak room window (WG.01).** Glass shall be texture glass to provide privacy level 4 as per Stippolyte as provided by Pilkington or technically and aesthetically equivalent and approved by the client.

2.4.1.2 **Second floor side window (WF.06).** The existing window is formed by two openable side leaves and a central fixed leaf. This is the only window in the room and the clear dimensions do not comply with the minimum building regulations requirements for it to be classified as a means of escape window. Subject to planning the contractor shall replace the three leaves window with a double leave leaf window as shown on the drawings provided.

2.4.2 Front door

2.4.2.1 The glass shall be completely opaque and seen as white as per Pilkington Optifloat™ Opal or similar technically and aesthetically equivalent product and approved by the client.

2.4.3 Garage door

2.4.3.1 The new door shall be of the roller type to maximize the clear headroom.

2.4.3.2 The colour shall be an exact match of the existing and of the remaining of the new windows and doors.