

# **DESIGN AND ACCESS STATEMENT**

**RELATING TO**

**CAPITAL WORKS PLANNING**

**AT**

**20 CHARLTON KINGS ROAD  
LONDON, CAMDEN  
NW5 2SA**

**REVISION: P3**

**APRIL 2024**

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### 1.0 Introduction

Potter Raper are working alongside Wates to facilitate the replacement of building elements on properties, on behalf of St. Mungo's Charity.

This design and access statement will support the planning application for the development of the premises 20 Charlton Kings Road, Camden, NW5 2SA.

### 2.0 Existing Premises

The building in question is a residential block characterised by a brick front façade which has previously been painted, as has the rear elevations. The building is comprised of two storeys and is a single dwellinghouse.

#### 2.1 Planning Restrictions

The building is not situated within a conservation area, nor is it a listed building, or in a high flood risk area.

#### 2.2 Building and Control Requirements

All works included within this planning application will be covered by FENSA, the approved competent person scheme that permits self-certification by the window installer. The proposed works will be carried out in line with all building regulations, with suitable windows and doors that will meet all thermal, security and ventilation requirements. The new windows and doors that are installed will also be compliant with Secure by Design requirements.

### 3.0 Design Proposals

#### 3.1 Existing Windows

The building is currently fitted with a variety of window styles which are single glazed timber units. The front elevation has sliding sash windows, and the rear and flank elevations comprise mainly of casement units, with the exception of the main rear elevation of the building, which are also Sash.



Figure 1: Google Captures of the building

# 10661 – WATES – ST. M CAP WRKS

## DESIGN AND ACCESS STATEMENT

The existing windows are no longer meeting the needs of the residents living in these properties and are leading to issues with heat loss, condensation, and other related defects.

These windows units are all of different sizes and mostly have a single glazing thickness of 4mm.

### 3.2 Proposed Windows

It is being proposed that timber windows are installed to the front elevation to maintain the character of the building, and that uPVC units are installed to rear elevations. The windows are to remain in the same style and fenestration so where a casement window is currently installed, it will be replaced with a casement window. All new windows will match the existing fenestration and design as closely as possible. It is noted that other properties on Charlton Kings Road also have uPVC windows.

Please see below summary regarding the windows proposed to be installed:

#### ***Proposed Windows***

<i>Frame Material (Front):</i>	Timber
<i>Glazing Thickness (Front):</i>	28 mm (maximum)
<i>Frame Material (Rear/Flank):</i>	uPVC
<i>Glazing Thickness (Rear):</i>	28 mm (maximum)
<i>Glazing Bars:</i>	Applied where applicable
<i>Ironmongery finish:</i>	As client's requirements
<i>Frame depth:</i>	To match existing
<i>Obscure glazing:</i>	Yes – only where existing
<i>Toughened Glass:</i>	As required by building regulations
<i>PAS 24:</i>	Yes
<i>Spacer bars:</i>	White, Plastic
<i>Stained Glass:</i>	Not applicable

### 3.3 Existing Doors

At present there is a 6-panel single leaf timber door to the front and a single leaf , mainly glazed door to the rear elevation. All doors are outdated and deteriorated, requiring an update.

The existing doors no longer meeting the needs of the residents and are in a poor condition. The aim to so replace these doors with new to ensure that all residents to have a safe door which meets building regulations.

### 3.4 Proposed Doors

It is being proposed that the external doors to the property will be replaced with new timber units to match the existing, with double glazed units where glazed (fenestration to match the existing). Private doors to the rear would be uPVC.

### 3.5 Other External Works

It is also being proposed that the roof coverings, external decorations, and lead water Mains are to be renewed. These will all be in materials to match the existing, other than the Lead pipe which will be renewed in a modern, plastic pipe for safety reasons. As the property is a house, we understand that these items all fall within permitted development.

### 4.0 Car Parking/Transport

There is parking on one side of Charlton King's Road, however this would require the use of a residents parking permit.



Figure 2: Parking (Source: Google Maps)

In addition to parking for vehicles, there are also several public transport links in the local area. This firstly includes the use of Buses and Cabs/Taxis in the area. Additionally, there is access to the London Underground from Kentish Town and Tufnell Park Stations.

### 5.0 Refuse Disposal

All refuse which arises from the replacement windows and doors will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

### 6.0 Summary

This application includes works which will significantly improve the quality of life for the residents within the properties on this road, whilst simultaneously retaining all the existing features of the properties.