



DESIGN, ACCESS & HERITAGE STATEMENT IN SUPPORT OF THE PLANNING APPLICATION FOR:

Replacement windows and balcony doors

AT:

**35 Bruges Place
London
NW1 0TJ**

July 2024

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1.0 Introduction

- 1.1 This document has been prepared in support of the planning application for replacement windows and balcony doors to 35 Bruges Place, London, NW1 0TJ which is situated on the second and third floors of the block adjacent to Baynes Street.
- 1.2 The proposal is to replace seven existing windows and two sets of balcony doors with two windows and one set of doors on the second floor and four windows and a further set of doors on the third floor.
- 1.3 The existing windows and doors are all double glazed, timber framed examples with grey painted finishes. The proposal is to replace these with grey polyester powder coated aluminium framed windows to match the size, style, colour and finish of the existing.

2.0 Site and Surrounding Area

- 2.1 35 Bruges Place is a second and third floor duplex apartment located in the Bruges Place development located between Baynes Street and Randolph Street. The property faces southeast and northeast towards the rear parking area and Baynes Street.
- 2.2 The properties on the site are all in commercial use on the ground floor and private residential use with a range of self-contained apartments spread over the upper three floors and all part of the same development.
- 2.3 The existing development features brickwork external wall facings in two principal brick types, timber framed doors and windows, tiled pitched roofs and metal detailing to railings, fencing and balconies.
- 2.4 Following numerous repairs, the existing windows to 35 Bruges Place are now beyond repair and require replacement. The existing windows in a number of instances are inoperable due to worn and damaged fittings, a number of areas leak and, in some instances, cannot be safely opened as they either are too fragile to open or cannot then be closed again. This has resulted in the windows having to be kept shut as a health and safety measure. However, this provides onward issues of a lack of available ventilation.

Listed Buildings, Conservation and Heritage

- 2.5 35 Bruges Place is not a nationally or locally listed building.
- 2.6 The property is not within one of Camden Councils conservation areas
- 2.7 The property does not lie in an AONB, SSSI or similarly designated area
- 2.8 There do not appear to be any article 4 directions in place which affect the proposals.
- 2.9 The proposed window is to be, as far as possible, of a 'like for like' design and colour. Whilst, materially, the proposed windows will vary to the existing, this is not felt to be detrimental to the aesthetic of the development or adjoining properties.
- 2.10 The .gov 'flood map for planning service has been consulted (see appendix B) and identified that the existing development is in Flood Zone 1 posing little to no flood risk and is not at risk of flooding. The scope of the proposals will have no impact on flooding or flood risk.

3.0 Design and Access Considerations

Layout and Design

- 3.1 The proposal is to replace the now dilapidating timber framed casement windows and balcony/patio doors with aluminium framed alternatives which will be largely maintenance free.
- 3.2 The Client has discussed options for the proposed replacements with a Camden Council Planning Officer and established that uPVC framed replacements would not be appropriate and that an aluminium system may be favoured.
- 3.3 The proposals do not remove or increase the physical footprint of the property
- 3.4 The overall dimensions of the existing window and door openings will be maintained as per the existing.
- 3.5 The proposal is to replace the existing windows in an aluminium product to match the size, scale, profile and colour of the existing windows. The Smart Systems Alitherm

400 product has been selected as the closest available match to the existing windows and it is this system that forms the basis of the proposals where the windows and doors are to be replaced.

- 3.6 The proposed replacement windows will be designed and installed to meet all current thermal and safety standards.
- 3.7 The existing windows are set within brickwork faced reveals. This arrangement will remain unchanged as part of the replacement proposals.
- 3.8 Site access and parking arrangements will remain unchanged as a result of the proposal.

4.0 Conclusion

- 4.1 The alterations are felt to be in keeping with the existing site and finishes generally and are unlikely to be discernible from the existing once complete.
- 4.2 This is a planning application for a fairly minor alteration to an existing, fairly modern, established residential block.
- 4.3 It is therefore requested that Camden Council supports the application.
- 4.4 Should the LPA feel that further discussion is required in order to reach a decision, the agent is happy to discuss the proposals further.

5.0 Appendix A - Photographs



Fig. 1 Bruges Place from Baynes Street



Fig. 2 A view of the 35 Bruges Place (top two floors)



Fig. 3 – A view from the entrance terrace –
NB: this elevation is obscured from view by the existing glazed stairwell



Fig. 4 – Second floor roof terrace elevation

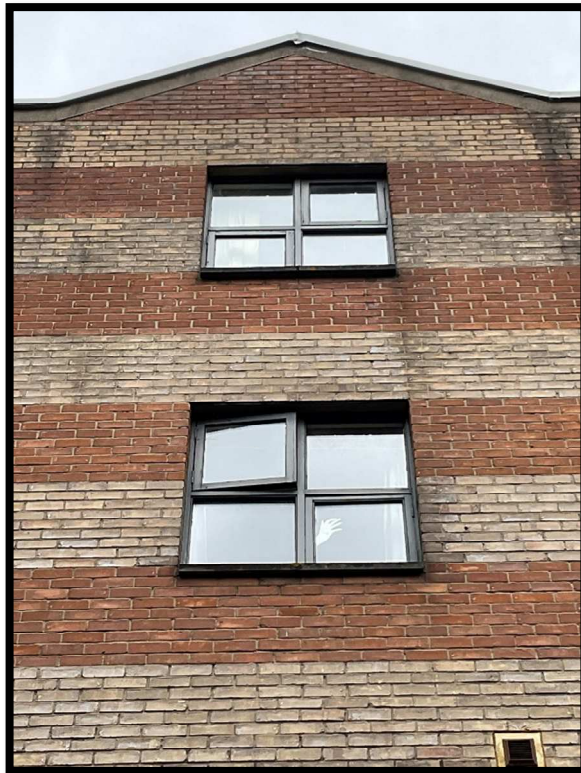


Fig. 5 – Gable windows to be replaced



Fig. 6 – Third floor windows to be replaced (3 no.)

6.0 Appendix B – Flood map data

Flood map for planning

Your reference
35 Bruges Pl.

Location (easting/northing)
529316/184133

Created
12 Jun 2024 9:41

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

Your reference
35 Bruges Pl.

Location (easting/northing)
529316/184133

Scale
1:2500

Created
12 Jun 2024 9:41

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m

