



## **Design and Access Statement**

### **Hampen Childrens Centre Window and Door Renewal Scheme**

80 Polygon Road  
London  
NW1 1HQ

### **Window and Door Renewals With Response to Heritage and Fire Requirements**

Prepared on behalf of London Borough Of Camden  
**Old Town Hall,**  
**Judd Street,**  
**London,**  
**WC1H 9JE**

**Job No: 35330**  
**Date: 04/10/2024**

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Authorised for Issue: *Craig Woodley*

Version	Issue Date	Reason for Issue
1.0	04/10/24	Accompany Planning Application

# Design and Access Statement

## Hampden Children's Centre

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### 1.0 Introduction

#### 1.1 General

- 1.1.1 Construction consultancy Baily Garner LLP have prepared this Design and Access Statement on behalf of London Borough Of Camden. This statement accompanies the planning application for the renewal of all windows and doors to all elevations with modern double-glazed uPVC frame.
- 1.1.2 This statement has been drafted in response to the requirements of the Town and Country Planning (General Development Procedure) (England) Order 2010 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, 2006).

#### 1.2 Structure of the Statement

- 1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:
- Section 2.0 - Understanding the Context
  - Section 3.0 - Design
    - Description of Proposal, Use, Layout, Scale and Appearance
  - Section 4.0 - Access
  - Section 5.0 - Summary and Conclusion

### 2.0 Understanding the Context

#### 2.1 Site Description

The site does not have a significant or interesting history and the building is perceived to have been constructed in the late 1960's and windows are perceived to be original. The local area is primarily residential within a short walking distance to Kings Cross and St Pancras Station.

##### 2.1.1 Heritage

The building does not hold a locally listed status, nor does it lie within a conservation area. Architecturally the building's Aesthetics were not considered to be of note and therefore do not require a high level of consideration or retention.

### 3.0 Design

#### 3.1 Description of the Proposal

- 3.1.1 The proposal allows for the renewal of the existing windows and doors with modern profile double glazed uPVC units in accordance with the section details, these proposals will cover all the windows tagged on the elevations. Elevations and window schedule appended to this application. All proposals will be a like for like renewal.
- 3.1.2 The new windows will be of white uPVC which is considered a relatively standard and generic colour within the local area and wider regions of Greater London and the home Counties.

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### **3.2 Existing Use**

- 3.2.1 The use class of the site is currently E and will not change or be impacted by the application.
- 3.2.2 The property is not listed nor located within a Conservation Area.

### **3.3 Layout**

- 3.3.1 The proposed development does not make any alterations to the existing window or site layouts.

### **3.4 Scale**

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

### **3.5 Appearance**

- 3.5.1 Careful consideration of the proposal has been undertaken to ensure the impact on the scape of all elevations is minimised.
- 3.5.2 Noting the character locally and presence of uPVC window and door materials locally the impact of the new glazing and frames will be minimal, and the character will be retained by the works.

### **4.0 Access**

- 4.1.1 The proposed development does not make any alterations to the existing access arrangements.

### **5.0 Response to the 2021 fire requirements**

- 5.1.1 As of the 1st of August 2021, a fire statement is required for most new full plan applications.
- 5.1.2 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.
- 5.1.3
  - The Construction method, products and materials used.
- 5.1.4
  - Means of escape for all building users and evacuations strategy (including Policy D5(B5).
- 5.1.5
  - Evacuation assembly points
- 5.1.6
  - Passive and active fire safety measures.
- 5.1.7
  - Access and facilities for the fire and rescue service
- 5.1.8
  - Site access for the fire and rescue service.
- 5.1.9 The new window and door units proposed are to be constructed from uPVC and will be compliant with the latest building regulations with comprehensive building control sign off and certification upon completion.
- 5.1.10 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.
- 5.1.11 The existing evacuation assembly point is assumed to be located to the front pathway of the road property and will remain as such for the duration of the works. The replacement of windows to the property will not affect the current location of assembly points.

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- 5.1.12 The existing property has a number of fire precautions will be unchanged by the proposed work which will neither improve nor worsen the safety measures already implemented. 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.
- 5.1.13 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.

### 6.0 Summary

- 6.1.1 The proposal is to renew the windows to Hampden Childrens Centre this is as a result of their deteriorating condition and noncompliance with the latest building regulations.
- 6.1.2 The renewed windows will perform to a higher safety, security and thermal efficiency and will ensure thermal comfort and safety of the existing building users.
- 6.1.3 To minimise the impact on the external street façade and local area the proposal has been considered for suitability and the selection of uPVC has been made noting the presence of the same material elsewhere on the street; therefore, the proposal is considered a suitable and best placed proposal.
- 6.1.4 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.