**Chester Court, Lissenden Gardens, London, NW5 1LY**

# DESIGN, ACCESS AND HERITAGE STATEMENT

**December 2024**

**Content**

## 1.1 DRAWING REGISTER

This Design, Access and Heritage Statement should be read in conjunction with the following drawings and the other documentation submitted as part of the planning application

01_79416 – Chester Court – Existing Elevations

02_79416 – Chester Court – Proposed Elevations

03_79416 – Chester Court – Existing and Proposed Roof Plans

As part of the application the following reports have also been prepared:

Windows and Doors Schedule

ALU-STEEL Window Data Sheet

Noise Assessment

## 1.2 BRIEF

The following Design, Access and Heritage Statement has been prepared by Pellings LLP on behalf of London Borough of Camden to support a planning application and conservation area consent for works at Chester Court in London.

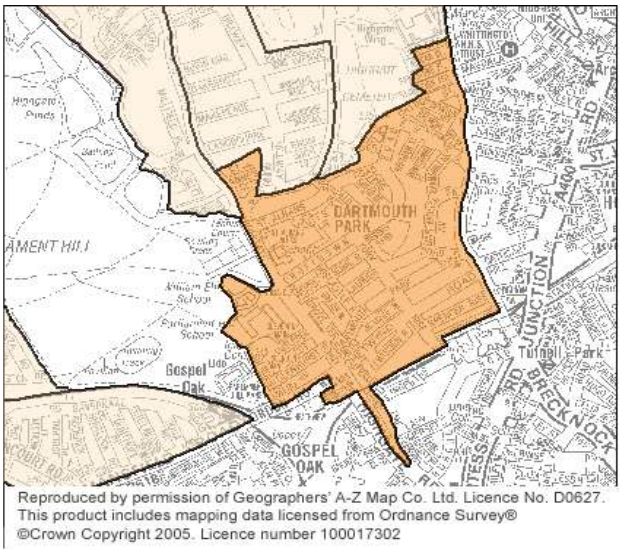
The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. A heritage impact assessment has also been included in order to assess the potential implications of the proposals on the interest of the building.

## 1.3 EXISTING PROPERTY

The application site is located within the administrative boundaries of the London Borough of Camden. The property consists of a five-storey red brick block with another floor in the mansard roof, single glazed metal windows and balconies.

The property is in Dartmouth Park Conservation Area.

Aerial view of Chester Court




Dartmouth Park Conservation Area

## 1.4 PROPOSED DEVELOPMENT

The proposal is to replace existing single glazed metal windows and doors in elevations with new triple glazed aluminized steel windows and doors in the same design and external appearance. This window and door system allows to combine aluminium's performance with a steel appearance.

The application also seeks to gain the planning consent for the installation of 18 air source heat pumps (ASHP) and photovoltaic (PV) panels on the roof of Chester Court.

The aim of the proposed works is to develop the property to improve its appearance, utility and thermal performance and reduce its carbon footprint. The existing metal windows and balcony doors show signs of failure and present problems for the occupiers of the building because of their poor thermal insulation properties. The use of triple glazing will result in replacement windows and doors being able to achieve a much higher standard of energy efficiency to meet or exceed the requirements of current Building Regulations. New windows and doors will provide significantly improved thermal efficiency, better sound protection and lower maintenance costs over the lifetime of the structure.

The proposed scheme incorporates sustainable design principles and renewable energy technologies, which contribute to its overall sustainability.

## 1.5 HIGHWAY CONSIDERATIONS

There are no highway considerations relevant to this proposal, as the existing access is to be used. It is not expected that the additional vehicle movements would have any adverse effect on local highway conditions.

## 1.6 TREES AND HEDGES

There are no trees and hedges affected by the proposal.

## 1.7 ACCESS

This proposal will not lead to any increase in traffic therefore it is considered to be a sustainable use of the site.

## 1.8 HERITAGE ASSESSMENT

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. This includes conserving and enhancing heritage assets.

The scheme requires no physical alterations, and the main structure of the building would remain intact. All the windows and doors are to be installed in existing openings, no change to the position or size is proposed. The details such as size of glass panes, location of glazing bars etc are not to detract from the original appearance of the existing products.

Adding plant and solar panels to the roof will result in minimal aesthetic effect on the overall building.

Therefore, the proposed works being minimal avoids any adverse impact on the building and will accord with the NPPF.

## 1.9 CONCLUSION

The proposed scheme presents a sustainable development proposal with the intention to reduce energy consumption, improve the thermal performance of the building and reduce emissions, which is key to achieving net zero carbon by 2050.

We trust that the information provided within this application and its supporting documentation is adequate for review and that the application will receive support, with a recommendation for approval from the relevant officers.