

**DESIGN AND ACCESS/HERITAGE  
PLANNING STATEMENT**

**RELATING TO**

**CAPITAL WORKS PLANNING**

**AT**

**CHERRY TREE COURT 91-93  
CAMDEN ROAD  
LONDON  
NW1 9HX**

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### Quality Control

#### PREPARATION

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REVISION NO.	BY	QA	DATE	COMMENTS
P1	DB	AJ	23/12/2024	-

## 1.0 Introduction

Potter Raper are working alongside Wates to facilitate the capital works on properties, on behalf of Clarion. This design and access statement will support the planning application for the refurbishment of premises Cherry Tree Court 91-93, Camden Road, London, NW1 9HX.

## 2.0 Planning Restrictions

### 2.1 Conservation and Heritage

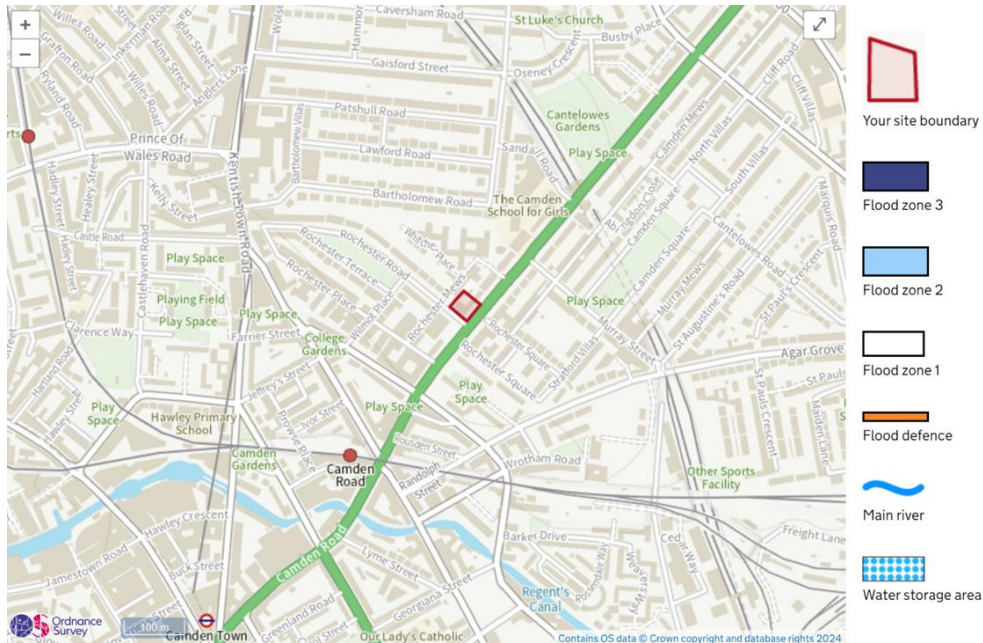
Cherry Tree Court is a purpose-built retirement housing block developed in 1984. Located at 91-93 Camden Road, it comprises 23 self-contained flats designed for older residents, featuring communal gardens, a lounge, and accessibility facilities.

In addition, the building is not situated in conservation area. The image input below is showing this:



## 2.2 Flood Risk Assessment

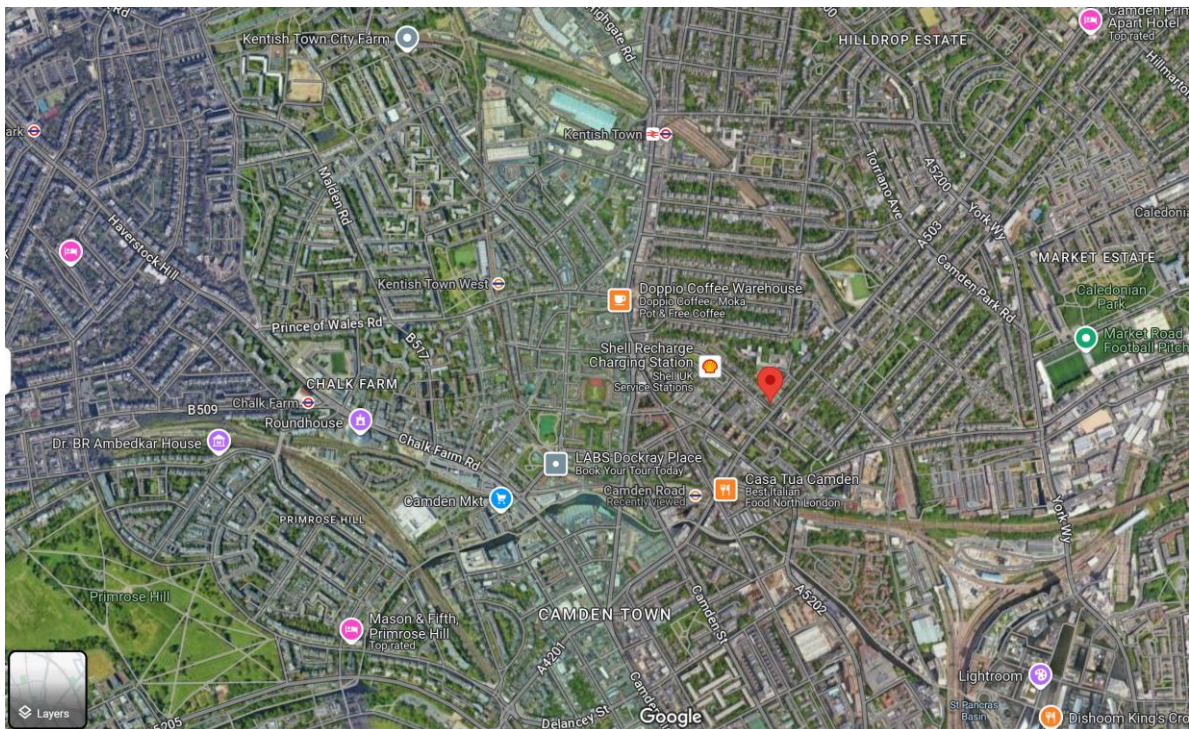
The property is located in a low flood-risk area, and flood risk does not have a significant bearing on this application. The below image confirms this:



## 3.0 Existing Building

### 3.1 Location

As indicated in the satellite image below taken from Google, the site is located in Camden, to the North-East of Camden Town Tube station and Camden Road overground.



### 3.2 Building Description

The building in question Cherry Tree Court is a retirement housing development managed by Clarion Housing and was constructed in 1984. The block is arranged over multiple storeys and includes one-bedroom flats designed with communal features such as a shared lounge, laundry facilities, and landscaped gardens. The architectural details include recessed casement windows and functional yet modest aesthetic characteristics, reflecting the practical needs of the living accommodation.



Front Elevation



Front Elevation

### 3.3 Existing features subject to proposals

#### 3.3.1 Existing Windows (With Photos)

The existing windows to the subject property are slim double glazed timber casement units throughout. Casement windows are present on all elevations of the building as can be seen on drawings and the photos. By virtue of their age and deterioration over many years, the existing timber windows are in poor condition, and now perform very poorly from thermally, losing a significant amount of heat.

# 11085 – CHERRY TREE COURT

## D&A/HERITAGE/PLANNING STATEMENT



W01 to Ground Floor



W03 to Ground Floor



Windows to Second/Third Floors



Windows to Second/Third Floors



Windows including W03 to First/Second Floors



Windows to Third Floor (In Mansard)



Windows to First and Second Floors



W01 to Second Floor



### 3.4 Existing features subject to proposals

#### 3.4.1 Existing Windows (With Photos)

The existing front entrance door is a timber communal entrance door with an upper and lower glazed panel. There are also a number of other timber doors of a similar style as pictured below, which are summarise in the following table

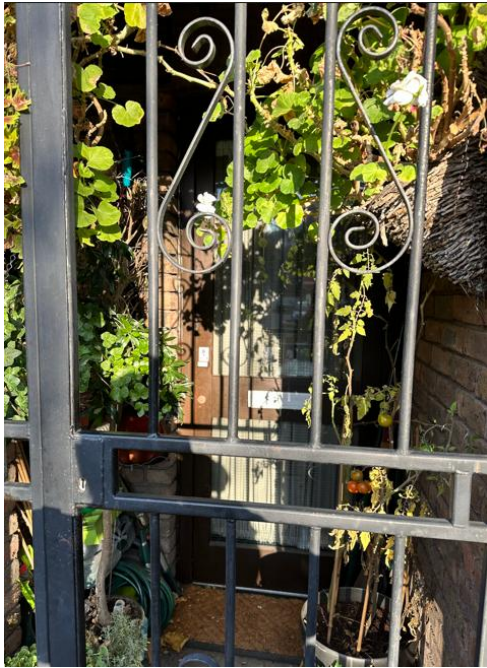
Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Main Communal Door	Timber	Brown	Upper and lower panels	N/A
Damaged private Door	Timber	Brown	Upper panel	Side light with glazed upper panel and fixed lower panel
Private rear doors	Timber	Brown	Upper and lower panels	Varies
Fire Escape door	Timber	Brown	None	N/A



Front Entrance Door



Side Door



Side Door 1



Side Door 2



Side Door 3



Rear Exit Door

## 4.0 Design Proposals

### 4.2 Proposed Windows

Due to the condition of the windows, the client plans on replacing all of the windows. The windows to all elevations will be replaced with new timber double glazed units with standard glazing profiles. This would achieve an improved thermal performance, better security, and resident comfort within the properties. The existing windows are no longer meeting the needs of the residents, are in poor condition, and as such are causing issues with heat loss, condensation and other condition related defects.

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

Proposed Windows Details	
Frame Material (Front):	Timber
Glazing Thickness (Front):	28mm (Maximum)
Frame Material (Side and Rear):	Timber
Glazing Thickness (Side and Rear):	28mm (Maximum)
Glazing Bars (Front):	Not applicable
Glazing Bars (Side and Rear):	Not applicable
Ironmongery finish:	As client's requirements
Frame depth:	To match existing
Obscure glazing:	Yes – only where existing
Toughened Glass:	As required by building regulations
Spacer bars:	As manufactured
Stained Glass:	Not applicable

## 4.1 Proposed Doors

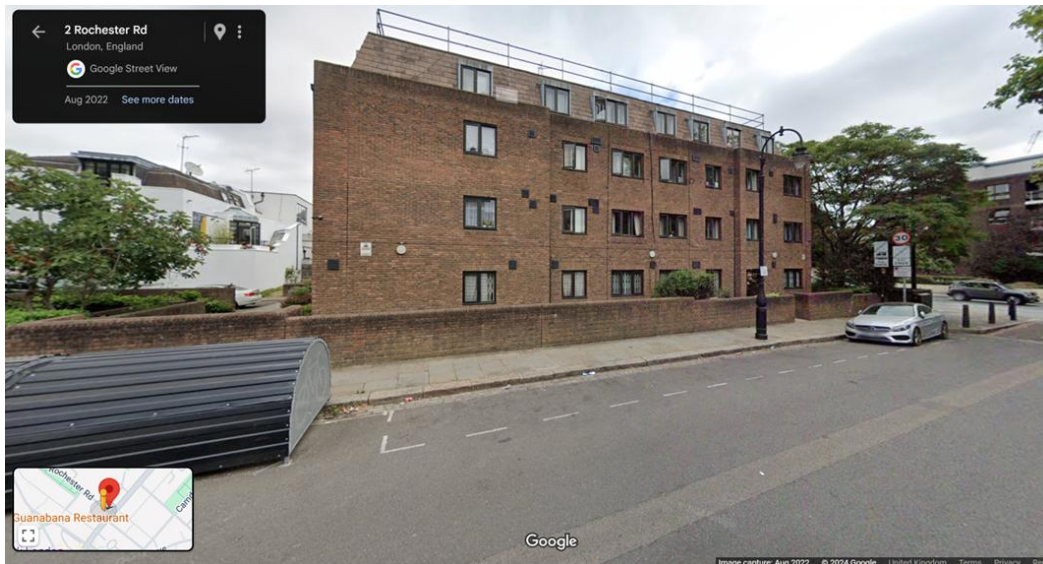
All doors to be replaced in a similar style with standard double glazing as part of this application and shown on drawings submitted.:

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Main Communal Door	Timber	Brown	Upper panel only	N/A
Damaged private Door	Timber	Brown	Upper panel only	Side light with glazed upper panel and fixed lower panel
Private rear doors	Timber	Brown	Upper panels only	Varies
Fire Escape door	Timber	Brown	None	N/A

## 5.0 Site Constraints

### 5.1 Car Parking

Cherry Tree Court, located at 91-93 Camden Road, London, does not provide dedicated parking facilities for residents. However, street parking is available in the surrounding area, and residents can apply for a Camden resident parking permit to use these spaces.



Car parking (source: Google Maps)

### 5.2 Transport

The property enjoys a location with many other transport methods such as buses and taxis. The nearest station is Camden Road overground Station.

## 6.0 Refuse Strategy and Disposal

### 6.1 Refuse Strategy

The existing refuse arrangements for the property remain unaffected by the proposals.

### 6.2 Waste

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

## 7.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12

Information on space provisions for fire appliances and assembly points (criteria 1).

a) The subject property is a housing block consisting of multiple flats, across 4-stories, which can be accessed via the road by the fire service. There is no change proposed to the existing arrangements.

b) The assembly point for an evacuation of this building would be directly outside on the street (public realm).

Information on passive and active safety measures (criteria 2)

The subject property is a housing block consisting of multiple flats, across 4-stories, which we are only proposing to replace the entrance doors and windows. These passive and active fire safety measures will remain as existing and are not relevant to the application.

Information and data on construction products and materials (criteria 3)

The subject property is a housing block consisting of multiple flats, across 4-stories, which we are only proposing to replace the entrance doors. The property is three storeys and the fire risk relating to products and materials choices is not relevant. Window frames and glass are included in the exemptions list under the materials and workmanship (regulation 7) paragraph (3) Item (j).

Information on means of escape and evacuation strategy (criteria 4)

The subject property is a housing block consisting of multiple flats, across 4-stories, which we are only proposing to replace the entrance doors. The existing means of escape and evacuation strategy will remain the same. The front entrance door will be controlled by a release button internally to allow for evacuation in the event of a fire.

Information on access and equipment for firefighting (criteria 6).

The subject property is a housing block consisting of multiple flats, across 4-stories, which we are only proposing to replace the entrance doors. This item is not relevant the application.

## 8.0 Summary

This application includes works which will improve the quality of life and safety for the residents within the housing property and neighbouring properties.