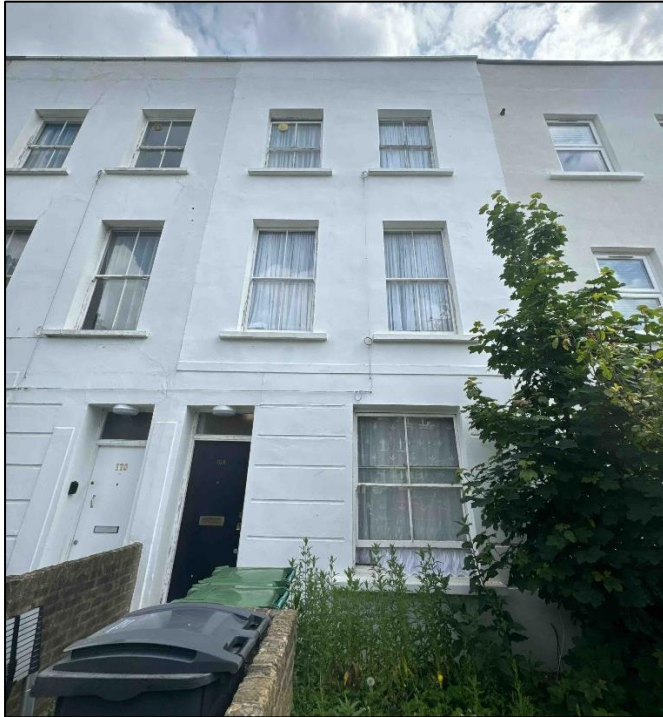


Design and Access Statement

Window Replacement Scheme

With response to Heritage and Fire requirements

Date: 28th February 2025
Address: Flat A and B Grafton Road
Job No: 35121



Introduction

Construction consultancy Baily Garner LLP have prepared this Design and Access Statement on behalf of Camden Council. This statement accompanies the planning application for the renewal of all windows to all elevations with modern double-glazed timber equivalents.

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).

Site Description and History

The site does not have a significant or interesting history and has primarily single-glazed window sets. The local area is considered to be primarily residential sited south of Gospel Oak Station.

Heritage

The site is not located within a Conservation Area and is not a Listed Building.

Design (Description of Proposal)

Windows

The proposal replaces the existing timber sash windows with modern double glazed timber casement units. Elevations and window schedule appended to this application.

The new proposed windows will be of timber casement style. Significant care has been taken to maintain the framing style when comparing the original sash windows with the proposed casements. In order to minimise the aesthetic alterations. Timber casements have been proposed to maximise the financial efficiencies of these units, particularly when compare to sash alternatives. Timber has been selected, over other materials such as uPVC due to the better environmental impact and embodied carbon. An appraisal of the neighbouring properties reveals a mixture of window types, including original sliding sashes, replacement sliding sashes, and casement windows with different materiality. For example, the neighbouring property has uPVC casement windows.

Use

The property is currently of residential C3 use and will not change or be impacted by the application.

Layout

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

Scale

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

Appearance

Careful consideration of the proposal has been undertaken to ensure the impact on the scape of all elevations is minimised.

Noting the character locally and presence of similar materials locally the impact of the new glazing and frames will be minimal, and the character will be retained by the works.

Access

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

Response to the 2021 fire requirements

As of the 1st of August 2021, a fire statement is required for most new full plan applications.

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.

- The Construction method, products and materials used.
- Means of escape for all building users and evacuations strategy (including Policy D5(B5)).
- Evacuation assembly points
- Passive and active fire safety measures.
- Access and facilities for the fire and rescue service
- Site access for the fire and rescue service.

The new windows proposed are to be constructed from timber and will be compliant with the latest building regulations with comprehensive building control sign off and certification upon completion.

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.

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.

The existing property has a number of fire precautions which 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.

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.

Summary

The proposal is to renew all windows to all elevations with modern double-glazed timber equivalents as a result of their deteriorating condition and noncompliance with the latest building regulations. The application forms part of a project through the Social Housing Decarbonisation Fund which is a government programme that helps improve the energy efficiency of social housing. The programme is intended to help social housing properties meet Energy Performance Certificate (EPC) C standards and reduce the energy demand.

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.

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.