



## **Design and Access Statement**

**14 – 18 Springfield Lane  
London  
NW6 5UB**

## **Window Replacements**

Prepared on behalf of:

**London Borough of Camden  
5 Pancras Road  
London  
N1C 4AG**

**Job No: 35973  
Date: December 2024**

# Design and Access Statement


14 – 18 Springfield Lane  
London  
NW6 5UB

Prepared on behalf of:

Peabody Trust  
London Borough of Camden  
5 Pancras Road  
London  
N1C 4AG

Prepared By:        Oliver Trevatt BSc (Hons)

Authorised for Issue:

  
Sean Hall (Dec 20, 2024 13:32 GMT)

For and on behalf of Baily Garner LLP

Dec 20, 2024

Version	Issue Date	Reason for Issue
	December 2024	To accompany planning application

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# Design and Access Statement

85 Walford Road, London, N16 8EF

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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 detailed in the supporting documentation (elevations and window schedule) with modern double-glazed Aluminium equivalents.
- 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 – Heritage Context
  - Section 5.0 – Access
  - Section 6.0 – Response to the 2021 Fire Requirements
  - Section 7.0 – Summary and Conclusion

## 2.0 Understanding the Context

### 2.1 Site Description and History

- 2.1.1 The property is a purpose built block of 15 flats. London Borough of Camden are the head leaseholder and leaseholder of 11 out of the 15 flats within the property.
- 2.1.2 The existing windows assumed to be original. The local area is considered to be primarily residential with good travel connections across London.

## 3.0 Design

### 3.1 Description of Proposal

- 3.1.1 The proposal allows for an increase in safety with proposed windows complying with Approved Document Part K by raising the internal cill height from 750mm to 1100mm. The existing windows will also improve thermal efficiency throughout the building with modern double glazed aluminium units in accordance with the section details, elevations and window schedule appended to this application. This will also provide easy maintenance and durability for the occupants due to the nature of the proposal.
- 3.1.2 The new windows will be aluminium frames to match the existing material, although they will have a white powder coating to give a cleaner, brighter finish to the building. The new casement style fenestration is considered to be in keeping with a relative standard generic colour and style within similar types of property within the local area.

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## 3.2 Existing Use

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

## 3.3 Layout

3.3.1 The proposed development does not make any alterations to the existing window or site I

## 3.4 Scale

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

## 3.5 Appearance

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

3.5.2 Noting the character 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.

3.5.3 The property is visible to the public from all elevations and these works will improve the visual impact of the property due to the existing poor condition and non compliance with building regulations.

## 4.0 Heritage Statement

4.1.1 The building does not hold a locally listed status and does not lie within a conservation area. Architecturally it is noted that various other properties within the local vicinity feature PVCu windows and therefore do not require a high level of consideration or retention.

## 5.0 Access

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

## 6.0 Response to the 2021 Fire Requirements

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

- 6.1.2 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.
- 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.
- 6.1.3 The new window units proposed are to be constructed from aluminium and will be compliant with the latest building regulations with comprehensive building control sign off and certification upon completion.

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- 6.1.4 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.
- 6.1.5 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.
- 6.1.6 The existing property has a number of fire precautions that 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.
- 6.1.7 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.

## 7.0 Summary

- 7.1.1 The new window units proposed are to be constructed from aluminium and will be compliant with the latest building regulations with comprehensive building control sign off and certification upon completion.
- 7.1.2 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.
- 7.1.3 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.
- 7.1.4 The existing property has a number of fire precautions that 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.
- 7.1.5 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.