

22nd April 2025



Figure 1 – Photograph of the A201 Kings Cross Street elevation of 2-6 Leeke Street prior to the commencement of works approved by Camden Council on the 10th January 2025.

DESIGN, ACCESS AND HERITAGE STATEMENT REPLACING THE EXISTING SINGLE PANE WINDOWS WITH DOUBLE GLAZING

2-6 LEEKE STREET, CAMDEN, LONDON, WC1X 9HS

This document is to be read in conjunction with the relevant McDonald Architects drawings no. 1580-00001, 10100, 10101, 10102, 11010, 11011, 11012, 20000, 20001, 26000, 26001, 30100, 32000, 60001 and the prepared Photographic Record.

1 INTRODUCTION

- 1.1 This document has been prepared by McDonald Architects in respect of the full planning application for the replacement of all of the existing single pane Crittall windows with double glazed metal profile windows closely resembling the existing at 2-6 Leeke Street, London.

2 CONTEXT

EXISTING BUILDING

- 2.1 2-6 Leeke Street is located on the corner junction of the A201, Kings Cross Road and Leeke Street and sits within the King Cross Conservation Area.
- 2.2 The building is unlisted but has been noted to make a positive contribution to the special character and appearance of the Sub Area 4: Gray's Inn Road as per Camden Councils' Conservation Area Statement 22.
- 2.3 2-6 Leeke Street is currently used as offices.
- 2.4 Granted permission for external works full planning application number: 2024/4526/P received on 10th January 2025.

3 PROPOSED REPLACEMENT WINDOWS

- 3.1 This application is for the replacement of the existing tilt-turn Crittall windows (as illustrated in the photographic record submitted as part of this application) with new metal double glazed windows to improve the thermal envelope of the existing building. The new double-glazed metal windows intend to resemble the fenestration of the existing windows as closely as possible with the existing tilt and turn opening position replicated with fixed panels above and below. As per the requirements of the Camden Local Plan 2017 policy D1 and D2 the character and quality of the conservation area will be preserved and protected.
- 3.2 The external leading edge of the proposed windows will align with the external leading edge of the existing windows so will not visually impact the profiles of the window openings.

4 CONCLUSION

- 4.1 Due to the nature of the works, the character of the building will not be compromised as the replacement windows are intended to closely resemble the character and aesthetics of the existing windows at 2-6 Leeke Street.
- 4.2 The proposed windows will be in-keeping with the style of the replacement windows installed at 8-12 Leeke Street thus protecting the quality and character of the immediate conservation area.
- 4.3 The replacement of the existing windows will improve the external thermal envelope and energy efficiency of the existing building. The external façade has a fixed 12.5% glazed surface area ratio allowing for a large amount of heat to permeate through the existing single pane windows on the external façade.
- 4.4 2-6 Leeke Street is adjacent to a busy central hub and main road, the provision of double-glazed windows will create a more acoustically favourable internal working environment.
- 4.5 Therefore, the proposals should be approved.