

DESIGN & ACCESS STATEMENT

Replacement of Windows
Encapsulation of Balconies (where selected)
External Insulated Render System
Installation of Green Roof

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Introduction

This Design & Access Statement seeks to justify the reasons for this proposal and to explain the design principles applied to it based on an Understanding of the original design of the building and its setting.

This statement is to accompany an application for installation of replacement windows to existing openings, a replacement green roof and an external rendered insulation system.

The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms. This includes an assessment of the impact on adjoining properties and the environment in terms of layout, design and scale. This includes issues of access.

Source of Guidance

- ✓ This design and access statement has been prepared in accordance with and inclusive of the requirements embodied within:
- ✓ Town & Country Planning Act 1990
- ✓ Design and layout Guidelines (CABE)
- ✓ CS1 (Distribution of Growth)
- ✓ CS5 (Managing The Impact of Growth And Development)
- ✓ CS6 (Providing Quality Homes)
- ✓ CS13 (Tackling Climate Change Through Promoting Higher Environmental Standards)
- ✓ CS14 (Promoting High Quality Places and Conserving Our Heritage)
- ✓ CS17 (Making Camden a safer Place)
- ✓ DP22(Promoting Sustainable Design and Construction)
- ✓ DP24 (Securing High Quality Design)
- ✓ DP25 (Conserving Camden's Heritage)
- ✓ DP26 (Managing the Impact of Development on Occupiers and Neighbours).

The Building

The property was constructed approximately 1967 .The site comprises a 21 storey block of flats and accommodates 120 flats, with a concierge located at ground floor level. The first floor accommodates a resident's association/meeting area, a care takers flat and offices. Studio flats are located in the middle of the block whilst on each corner lies 2 bedroom units.

THE DESIGN COMPONENT

Statement of Impact

Our aims while preparing this proposal has been to deliver a design that will enhance the aesthetic of the building and the materials used. The overall impact will be to sustain the building in its current use and to extend the useable life of the building.

Layout

The works have no effect upon the layout of the building internally or to the grounds.

Scale

Issues of scale are not affected by this proposal.

Landscaping

The site is an established residential garden and there are existing trees and tree/shrub planting to the neighbouring property.

Issues of landscaping are not affected by the proposal.

Appearance

Windows

The existing windows are UPVC framed, whilst the windows located on the balcony area are timber framed casement windows. and shall change to a polyester powder coated white; Aluminium has been retained due to the lifespan and durability.

External render

The existing finish to the building is painted concrete and shall be replaced by a similar solid rendered colour that shall run throughout the building invigorating and rejuvenating its appearance.

Green Roof

This will not be visible or accessed except by maintenance personnel.

THE ACCESS COMPONENT

Access to the property is unaffected by the proposal.

CONCLUSIONS

In policy terms the proposal will not adversely affect the character of the existing building but more so enhance it allowing the thermal properties to be greatly enhanced with the improved insulation through the external render and new windows. The appearance of the property again shall be greatly enhanced with a solid bright colour that shall brighten, warm and uplift the overall appearance.

These improvements in hand with the 'green roof' and windows enhance and rejuvenate the existing building enabling it to continue to be used for social housing in the area whilst adhering to the current building regulations and government requirements for CO2 emissions and energy use.