

## design & access statement

### REPLACEMENT WINDOWS, 1-9 CARNEGIE HOUSE & 10-24 CARNEGIE HOUSE NW3 1JE

#### INTRODUCTION

Carnegie House consists of a pair of purpose-built blocks of flats believed to date from the 1950s. The blocks are numbered 1-9 and 10-24 and separate planning applications are being submitted for each block. Block 10-24 also contains retail units on the ground floor south-east elevation which are excluded from this proposal.

The properties retain their original metal framed casement windows which have exceeded their design life-span.

Camden Council are required to refurbish their housing stock in order to improve living conditions for residents, and one aspect of meeting the standard is to increase the thermal comfort level within a property by installing double-glazed replacement windows.

#### PROPOSED DESIGN

PVC-framed double-glazed windows a white finish are the preferred option to replace the existing windows for the following reasons:

- 1) PVC windows will be largely maintenance-free, thus saving the Housing Department and leaseholders from the expense of regular cyclical redecoration including scaffolding. Of the available frame materials, PVC has by far the lowest initial cost.
- 2) The replacement windows will be fitted with multi-point locking mechanisms and will increase the level of security available to residents.
- 3) The double glazing will increase the SAP ratings of the dwellings by around 5 points.

#### LAYOUT

No changes are proposed to the external layout, orientation etc.

#### SCALE

Details of the dimensions are shown on the drawings.

#### LANDSCAPING

No changes are proposed to any landscaping.

#### APPEARANCE

No changes are proposed to the exterior fabric of the property other than the replacement of the windows.

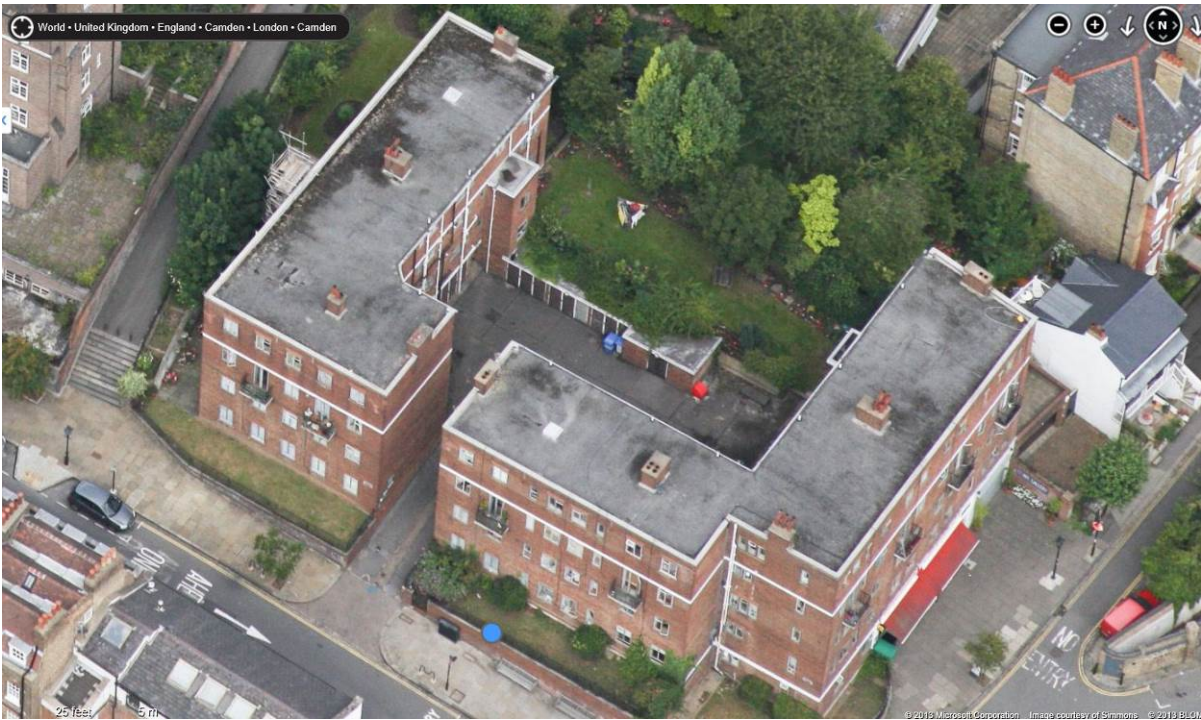
#### USE

No change of use is proposed.

#### ACCESS

No changes to the existing access are proposed.

## PHOTOGRAPHS



Aerial view showing block 1-9 on the left, 10-24 on the right.



Aerial view showing the courtyard-facing elevation of 9-24



1-9 Carnegie House front elevation (top) and courtyard elevation (bottom)



10-24 Carnegie House courtyard elevation (top) and front elevation (bottom)