



# RIDGE

Property and Construction Consultants

## Design and Access Statement

Window Replacement Programme for  
Central and Cecil Housing Trust

Rackstraw House, 40 Primrose Hill Road, London,  
NW3 3AB

October 2013

Prepared for  
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**Client Name :** Central and Cecil Housing Trust  
**Project Title :** Window Replacement Programme  
**Project Nr :** 130950

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## 1.0 Introduction

This Design and Access Statement is in support of a full planning application for the replacement windows and doors to all elevations of this purpose built block of flats, including the replacement of the existing white panels below the windows with coloured panels.

This report should be read in conjunction with the formal application documents and drawings (references 130950\_P01, 130950\_P02 and 130950\_A001 to A009).

Rackstraw House provides residential accommodation within 22 flats, with communal areas comprising entrance hall, lounge, laundry, offices, WC's, stores, lift and staircase. The building was built in 1968 and has a flat roof.

The works shall comprise replacement of the existing double glazed windows and doors.

## 2.0 Proposal

The existing fittings are white uPVC framed, double glazed windows and doors. The existing panels below the windows are white in colour.

The proposed fittings are white uPVC framed, double glazed windows and doors to the same fenestration as the existing. High use doors, those to the main and rear entrance as well as the bin store will be aluminium framed and the rear door shall be sliding. The proposal is for the panels below the windows to be replaced with coloured panels. Three windows to the ground floor have had these panels recently replaced with new coloured panels, photographs of the proposed colour are included with the application and can be viewed at the property.

Trickle vents will be provided to ensure background levels of ventilation are provided within these rooms.

Double glazing units to the ground floor windows shall comprise:

- 6.4mm laminated glass to the outer pane
- 18mm air gap
- 4mm clear/obscure float glass to the inner pane, with toughened safety glazing where required by Building Regulations.

Double glazing units to all other windows shall comprise:

- 4mm float glass to the outer pane
- 20mm air gap
- 4mm clear/obscure float glass to the inner pane, with toughened safety glazing where required by Building Regulations.

## 3.0 Design Objectives

Central and Cecil Housing Trust propose to replace the windows and doors to improve the thermal efficiency of the flats and reduce draughts. The new windows will allow for easy and safe access for cleaning. Windows will have locking handles and window restrictors. Window handles shall be provided with colour contrast to ensure the residents can easily distinguish and locate the handles.

The new windows will be installed into the existing window openings. The sizes of window openings have not been adjusted.

The residents have requested coloured panels below the windows be installed and through resident consultation have selected the proposed colour. They wish for their block to look brighter, more inviting with panels which do not show the dirt as much as the white panels do.