

DESIGN & ACCESS STATEMENT



ST FRANCIS, NW1 WINDOW REPLACEMENT

For

Origin Housing

brodie**plant**goddard architects.

October 2013

RM/LJ/3591



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Appendix A – Typical window replacement specification

**THIS REPORT IS TO BE READ IN CONJUNCTION WITH ARCHITECTS DRAWINGS:
(not in this document – issued separately)**

3591/PL 000 LOCATION PLAN
3591/PL 001 EXISTING ELEVATIONS
3591/PL 002 EXISTING ELEVATIONS
3591/PL 003 PROPOSED ELEVATIONS
3591/PL 004 PROPOSED ELEVATIONS
3591/PL 005 WINDOW SCHEDULE

INTRODUCTION

This design and access statement has been prepared in support of a planning application for the replacement of existing windows. The site is owned by Origin Housing Association.

It should be read along with drawings:
3591/PL000 - 3591/PL005.

Station and Euston Underground Station providing good access and transport links.

PLANNING

The site is designated as a residential area, so no issues of change of use arise. The site is not in a Conservation Area nor does it contain any listed buildings.

SITE ANALYSIS AND EVALUATION

The site is on the corner of Bridgeway Street and Charlton Street – as shown by the red line on the plan. The site is located close to London Euston Rail



PROPOSALS – LAYOUT AND DESIGN

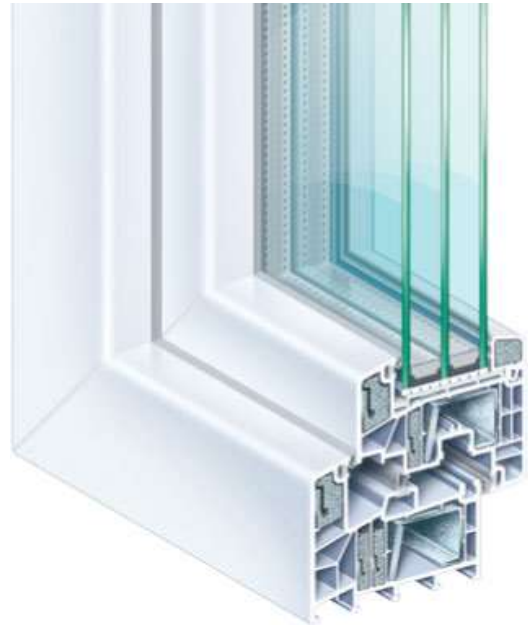
The existing windows are predominantly Critall single glazed steel windows which provide very poor heat efficiency and are prone to condensation and mould growth.

The new proposed double glazed windows will provide improved insulation levels, improved security through multipoint locking systems and internally fitted glazing beads. Trickle ventilation to prevent condensation, safe cleaning hinges and will also provide one window per flat to allow egress in the event of fire.

The proposals illustrate the replacement of the existing steel single glazed window frames with PVCu frames.

The new frames have enhanced u-values, double glazing and are 100% recyclable. The frames and window locks to be installed will comply with secure by design standards.

The window fenestration has been repeated as show on the enclosed drawings.



SUSTAINABILITY

Energy

The new windows will be thermally efficient so they will improve the insulation values within each flat.

Materials

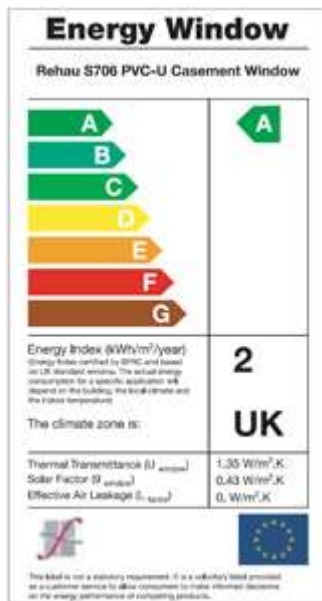
The new works will use materials and construction types will match the existing building.

Waste

Construction waste: during construction the Contractor will be required to implement a plan for the effective re-use or recycling of construction waste.

Management

The contractor selected to carry out construction will be required to adopt a Considerate Constructors scheme.



IMPACT STATEMENT/CONCLUSION

The proposed works will have no detrimental impact on the existing building, but will improve the energy rating, and security within the flats, therefore we see no objection to granting planning consent to replace the existing windows which would provide a major improvement to the living conditions of the tenants.



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